



PLANNING & ZONING MEETING
Harpersville Town Hall
January 17, 2023 - 6:15PM

MINUTES

**BY GENERAL CONSENT OF THE PLANNING & ZONING BOARD, AGENDA ITEMS
MAY BE ADDED, REMOVED OR CONSIDERED OUT OF ORDER**

Proper notice of the regularly scheduled meeting of the Harpersville Planning & Zoning was given in advance of such public meeting and the notice remained posted throughout the scheduled meeting.

CALL TO ORDER AND INVOCATION

Chairman Sanders called the meeting to order at 6:15PM. Invocation was led by Sherry McGinnis.

RECORD OF ATTENDANCE

Board Member	Present	Absent
Martin Dates	✓	
Angela Tait Macon	✓	
Earl Kidd	✓	
Della Pender	✓	
Paul Brooks	✓	
Dale Glasscock	✓	
Mayor Perkins	✓	
Chairman David Sanders	✓	
Quorum	Yes	No

APPROVAL OF AGENDA

Approval of the January 17, 2023 Planning and Zoning Agenda. Board member Paul Brooks made the motion to approve the agenda. Board member Martin Dates seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

APPROVAL OF MINUTES

Approval of the December 12, 2022 Planning and Zoning Minutes. Board member Angela Tait Macon made the motion to approve the minutes. Board member Paul Brooks seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.



PUBLIC HEARING – None

REQUEST TO ADDRESS THE BOARD – Two Oakes Development, Mr. Joseph Winters. Two Oakes Development is asking to amend the approval of Phase 2 that was given on November 21, 2022. They would like approval to subdivide Phase 2 into 2 smaller phases which will be called Phase 2a and 2b. This particular meeting is seeking approval for Phase 2a (Lots 34 – 57 and 88 – 99). The smaller phases will allow the developer to concentrate on a centralized area and be able to have the lots ready for the builder whenever they should be ready to start work in Phase 2. The only condition for this approval is for the finished layer of pavement for the streets to not be installed until both phases of Phase 2 are completed. Motion was made by Board member Dale Glasscock to approve this request. Board member Paul Brooks seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

OLD BUSINESS

NEW BUSINESS

Appointment of membership was tabled until the February meeting.
Election of yearly officers was tabled until the February meeting.

Recognition of Certificates – Numerous members were presented certificates of completion for various courses offered through the University of North Alabama.

Overlay District – Board members were given an Overlay District Outline which will serve as a guide for the Planning and Zoning Board. All action items will be noted as the documentation is approved.

Board member Dale Glasscock asked to speak of an issue of concern. The issue is; How does the Planning and Zoning Board determine when the capacity is reached for water meters? The goal is to not have to allow an outside water source to be able to sell water to future residents. No further discussion was made on the subject.

ANNOUNCEMENTS

The next meetings of the

Harpersville Town Council are on the 1st (2/6) and 3rd (2/20) Monday of each month.

The Work Session begins at 5PM with the Regular Meeting following at 5:30PM.

The next meeting of the Town of Harpersville Water Board is scheduled for Monday (2/13) with the starting time of 5:00PM.

The next meeting of the Town of Harpersville Planning and Zoning Board is scheduled for Monday (2/21) with the starting time set for 6:15PM.



ADJOURNMENT

Being no further business. Motion was made by Board member Dale Glasscock to adjourn. Board member Martin Dates seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed. Time of adjournment was 6:47PM.