

TOWN OF
HARPERSVILLE
RICH PAST • BRIGHT FUTURE
FOUNDED 1815

PLANNING & ZONING MEETING
Harpersville Town Hall
June 20, 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 6:18PM. Invocation was led by Board Member Della Pender.

RECORD OF ATTENDANCE

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

APPROVAL OF AGENDA

Approval of the June 20, 2023 Planning and Zoning Agenda. Board member Della Pender made the motion to approve the agenda. Board member Dale Glasscock 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 May 15, 2023 Planning and Zoning Minutes. Board member Martin Dates made the motion to approve the minutes from May 15, 2023 as written. Board member Angela Hicks seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

T O W N O F
HARPERSVILLE
RICH PAST • BRIGHT FUTURE
FOUNDED 1815

PUBLIC HEARING – None

REQUEST TO ADDRESS THE BOARD – None

OLD BUSINESS –

1. 280 Overlay Follow Up with Lindsey Puckett

Lindsey Puckett was phoned into the meeting to review and clarify questions the board has. The board reviewed question one in regards to removing parcels that seems out of place. Mrs. Puckett and the board agreed to remove parcel number one. The board went on to discuss question two – difference in commercial laundry and dry cleaners. Mrs. Puckett confirmed dry cleaners would fall under personal services. Mrs. Puckett also explained makerspace as a work, studio and/or retail space for artisans, craftsmen or small scale manufactures. Chairman Sanders requested Lindsey add the definition to appropriate documents.

The board went on to discuss questions and get clarification from Lindsey as it pertains to the overlay district. The board discussed what date would be ideal to hold the public meeting for the overlay district. Lindsey and the board agreed July 18, 2023, one day after the regular scheduled meeting, would be a good time and give the Town Clerk enough time to mail the notices. Lindsey also informed the board she created a website for citizen to have access to information if they were unable to attend the meeting. The web address is www.rpcgb.org/harpersville.

Board member Dale Glasscock made motion to send the 280 overlay district to a public meeting with amendments. Public meeting to be set for July 18, 2023 from 6:15 P.M. – 7:00 P.M. Board member Martin Dates seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

NEW BUSINESS - None

ANNOUNCEMENTS

- The next meeting of the Harpersville Town Council will be held on the Monday July 17, 2023. 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, July 10 with the starting time of 4:30PM.
- The next meeting of the Town of Harpersville Planning and Zoning Board is scheduled for Monday, July 17 with the starting time set for 6:15PM. This meeting will also serve as the Public Hearing for Garrett Farms Preliminary Plan.
- A Public meeting is scheduled for July 18 starting at 6:15 P.M. This informational meeting is to serve as an opportunity to learn more about the proposed Town Center Overlay District.
- Police and Pizza will be Held Thursday, June 22, 2023 at the Harpersville Community Center.
- The Town of Harpersville will host a senior luncheon on Thursday, July 20th 2023 from 11:30 – 1:00 P.M.

TOWN OF
HARPERSVILLE
RICH PAST • BRIGHT FUTURE
FOUNDED 1815

ADJOURNMENT

Being no further business. Motion was made by Mayor Theoangelo Perkins to adjourn. Board member Della Pender seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed. Time of adjournment was 6:55 PM.



Mayor, Theoangelo Perkins