

PLANNING & ZONING MEETING
Harpersville Town Hall
April 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 6:18PM. 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 April 17, 2023 Planning and Zoning Agenda. Board member Della Pender 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 February 21, 2023 Planning and Zoning Minutes. Board member Paula Brooks made the motion to approve the minutes from February 21, 2023 as written. Board member Martin Dates 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

Approval of the March 20, 2023 Planning and Zoning Minutes. Board member Martin Dates made the motion to approve the minutes from March 20, 2023 as written. Board member Earl Kidd 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 – None

OLD BUSINESS –

1. Water Capacity

Chairman David Sanders turned the topic to Mayor Perkins for an update. Mayor Perkins announced that members of the Planning and Zoning board attended a Water Board meeting in order to confirm water capacity for new and upcoming developments. Mayor Perkins mentioned that in the future the Planning and zoning committee needs to discuss the issues and vote to send members to a meeting in order for everyone to remain involved. Mayor Perkins further addressed the water capacity for the Town of Harpersville. He confirmed the Town has more than enough water to sustain the new developments, however, he did get the Town Engineer involved. The Water Board asked the Engineer to get information together to confirm what the Town can handle with new developments coming in. Milton requested to produce a model for use to show new developments how much pressure is in a certain areas and what kind of impact it would have on our water system. This model will cost \$15,000.00 and the Water Board approved the funds for the model in their meeting held April 10, 2023. Mayor Perkins included that the Water Board has applied for a grant to replace water old pipes throughout the Town of Harpersville.

2. Short Term Rentals

Chairman David Sanders informed the board there is no real update on the topic. He educated the board that it is the responsibility of the home owner or renter to come before the Town to see what policies are in place concerning short term rentals. Board Member Della Pender asked what exactly brought this issue to the board. Chairman Sanders replied that the Council had concerns about having businesses in Town that was not generating revenue for the Town. Board member Pender asked if it was just for commercial rentals. Mayor Perkins confirmed it was for residential and commercial. The residential rentals would focus more on Airbnb or hotel type of businesses. Board member Glascock also included the policy would be in place for new developments to prevent investors coming in and renting the entire subdivision or neighborhoods. We are still waiting on recommendations from the Town Attorney.

3. 280 Overlay and RPCGB

Chairman Sanders referenced an email that was sent from the RPCGB informing the Town that ALDOT/FHWA did not approve the U.S. Highway 280 Overlay District project as being eligible for 80% funding from the Building Communities Grant Program. RPCGB reached out to the Town and informed us that they are still wanting to do our project with the \$5,000.00 that was approved by the council but the project will be downsized.

TOWN OF HARPERSVILLE

RICH PAST • BRIGHT FUTURE

FOUNDED 1815

RPCGB wants to limit the overlay district with funds available to only a portion of the Town instead of the entire Town limits. Chairman Sanders presented our zoning map and showed where the project would take place. He also informed the board that the RPCGP would not be able to be as present as they were offering in the beginning. The project time frame will also decrease from six to nine months to completion in three months. In summary the services are being down sized for the same amount of funds approved. Mayor Perkins suggested that this project is still needed as a good place to start for the bigger plan. Mayor Perkins also informed the board of the apple seed fund and he has asked the RPCGB to assist us with getting those funds for the Town Center. Chairman Sanders suggested we move forward and then later down the road come back and re-visit and amend to address a bigger area.

Board member Dale Glascock moved to accept the amended scope of work from the RPCGB. Mayor Perkins seconded the motion.

Chairman Sanders called for a voice vote:

Martin Dates - YES

Earl Kidd - YES

Della Pender – YES

Angela Hicks - YES

Paul Brooks - YES

Dale Glasscock - YES

Mayor Perkins - YES

David Sanders – YES

The motion passed unanimously by roll call vote of all those present. Chairman Sanders declared motion passed.

NEW BUSINESS – None

ANNOUNCEMENTS

The next meetings of the Harpersville Town Council are on the 1st (5/1) and 3rd (5/15) Monday of each month.

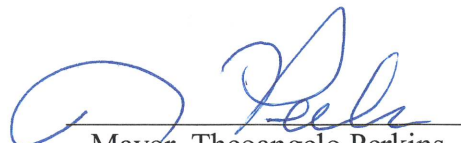
The Work Session begins at 5PM with the Regular Meeting following at 5:30PM.

The next meeting of the Town of Harpersville Water Board is scheduled for Monday (5/8) with the starting time of 4:30PM.

The next meeting of the Town of Harpersville Planning and Zoning Board is scheduled for Monday (5/15) with the starting time set for 6:15PM.

ADJOURNMENT

Being no further business. Motion was made by Chairman David Sanders to adjourn. Board member Earl Kidd seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed. Time of adjournment was 7:01PM.



Mayor, Theoangelo Perkins