



PLANNING & ZONING MEETING

**Harpersville Town Hall
October 18th, 2021 – 6:30 p.m.**

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 Board was given in advance of such public meeting and the notice remained posted throughout the scheduled meeting.

Date: October 18, 2021
Time: 6:30 p.m.
Place: Harpersville Town Hall
Present: Paul Brooks
Martin Dates
Dale Glasscock
Angela Hicks
Earl Kidd
Angela Tait Macon
Della Pender
Theoangelo Perkins, Mayor
David Sanders, Chairman

CALL TO ORDER AND INVOCATION

Chairman Sanders called the meeting to order at 6:32 p.m. Board Member Martin Dates led the invocation.

RECORD OF ATTENDANCE

The following board members were present:

Paul Brooks
Martin Dates
Dale Glasscock
Angela Hicks
Earl Kidd
Angela Tait Macon
Della Pender
Theoangelo Perkins, Mayor
David Sanders, Chairman

APPROVAL OF AGENDA

Approval of the October 18th, 2021 Planning & Zoning Agenda – Board member Dates made a motion to approve the agenda. Board member Tait seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

APPROVAL OF MINUTES

Board member Dates made a motion to approve the July 19, 2021 Planning and Zoning Minutes. Board member Kidd seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

Board member Tait made a motion to approve the September 20, 2021 Planning and Zoning Minutes. Board member Pender seconded the motion. The motion passed unanimously by voice vote of all those present. Chairman Sanders declared the same passed.

PUBLIC HEARING-

A. To consider a request to amend the following Zoning District of the Zoning Ordinance: To amend the following description from the A-1 (Agricultural) classification to the R-4 (Multi Family Residential District) classification with the intentions of constructing an Assisted Living Facility on the property. The property is located at the intersection of Hwy 280 West and Water Oak Way.

REQUEST(S) TO ADDRESS THE BOARD-

- (1) Jennifer Caldwell
- (2) Bill Christenberry
- (3) Bobby Coe
- (4) Earline Foster
- (5) Keila Limbaugh

Several residents of the Town spoke in addition to noted requests. The residents all expressed concerns surrounding the approval of the rezoning amendment request. Concerns ranged from Town marketability to flooding zones and future site plans of an assisted living facility. Gere Chatom discussed plans for the sale of the property for an assisted living facility and answered some questions from the Town citizens regarding the intent of use for the sale. Former Mayor Don Greene spoke concerning the lack of transparency he felt from the potential buyer and developer. Mayor Perkins advised all present that engineers are in place to ensure compliance, suitability, and oversight. Mayor Perkins noted that the Town could not approve or disapprove based on likeability alone. He noted that everyone must be considered in fairness.

Mayor Perkins made a motion to proceed with the request to amend the proposed zoning district of the zoning ordinance. To amend the following description from the A-1 (Agricultural) classification to the R-4 (Multi Family Residential District) classification with the intentions of constructing an Assisted Living Facility on the property. The property is located at the intersection of Hwy 280 West and Water Oak Way. Earl Kidd seconded the motion. The motion passed 7 to 2 by voice vote all of those present as listed:

Paul Brooks-Yes

Martin Dates- Yes
Dale Glasscock- No
Angela Hicks-Yes
Earl Kidd-Yes
Angela Tait-Yes
Della Pender-Yes
Mayor Theoangelo Perkins-Yes
Chairman David Sanders-No

OLD BUSINESS – None

NEW BUSINESS – None

ANNOUNCEMENTS –

Public Hearing for the Harpersville Board of Adjustments will be announced. Dater unknown at the time of meeting.

All meetings are contingent on everything being approved. Any vote to not approve ends the process.

ADJOURNMENT

Being no further questions. Motion was made and seconded to move the application to a Planning and Zoning Public Hearing. All members present voted in favor. Chairman David Sanders declared the same. The meeting was adjourned at 7:40pm

Respectfully submitted this 18th day of October, 2021.

Theoangelo Perkins, Mayor