

PLANNING & ZONING BOARD MEETING

**Harpersville Town Hall
April 19, 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 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: April 19, 2021
Time: 6:30 p.m.
Place: Harpersville Town Hall
Present: Paul Brooks
Martin Dates
Dale Glasscock
Angela Hicks
Earl Kidd
Della Pender
Angela Tait Macon
Theoangelo Perkins, Mayor
David Sanders, Chairman

CALL TO ORDER AND INVOCATION

Mr. Sanders called the meeting to order at 6:32 p.m. Mayor Perkins led the invocation.

RECORD OF ATTENDANCE

The following board members were present:

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

APPROVAL OF AGENDA

Board Member Brooks made a motion to approve the Planning & Zoning meeting agenda for April 19, 2021. Board Member Macon seconded the motion. The motion passed by unanimous voice vote of those members present, and Mr. Sanders declared the same passed.

APPROVAL OF MINUTES OF MARCH 15, 2021 REGULAR PLANNING & ZONING BOARD MEETING

Board Member Brooks made a motion to approve and dispense with the reading of the Planning & Zoning minutes from March 15, 2021. Board Member Hicks seconded the motion. The motion passed by unanimous voice vote of those members present, and Mr. Sanders declared the same passed.

APPROVAL OF MINUTES OF APRIL 13, 2021 SPECIAL CALLED MEETING OF THE PLANNING & ZONING BOARD

Board Member Macon made a motion to approve and dispense with the reading of the minutes of the Special Called Meeting of the Planning & Zoning Board from April 13, 2021. Board Member Dates seconded the motion. The motion passed by unanimous voice vote of those members present, and Mr. Sanders declared the same passed.

PUBLIC HEARING

To consider an amendment to the Town of Harpersville district boundaries changing the present zoning A-1 (Agricultural District) and R-1 (Residential District) to R-4 (Multi-Family Residential District). Property Location: Homespun Hill.

Applicant: Al Chatham II

Al Chatham II addressed the group with his plan for the approximate 17-acre tract of land.

Brian Tarrance addressed the group, summarized what Mr. Chatham was saying about the approximate 17-acre tract of land.

Two citizens from the audience spoke with concerns regarding water usage and questioned why Mr. Chatham was petitioning to rezone the approximate 17-acre tract of land.

Mr. Chatham re-addressed the group and stated he was, at that moment, dropping his application to rezone the approximate 17-acre tract of land.

Chairman Sanders addressed the group regarding Mr. Chatham's application to rezone an approximate 50-acre tract of land for an assisted living facility, and read the Planning & Zoning Board's list of six (6) conditions to the re-zoning:

(1) All the property rezoned can never be used for anything else other than an Assisted Living Facility even if there is a change of ownership. This would become effective immediately when the current property owner permanently moves their residence.

(2) The Assisted Living Facility must be connected to a public sewer system (Enviro).

(3) Any sign erected at the entrance to the facility off Sun Valley Rd. cannot be lighted due to the area being primarily residential and agricultural.

(4) All approvals, finances, permits, etc. must be granted and approved and construction must be started within twelve (12) months of the final vote of the Town Council.

(5) If construction has not begun within twelve (12) months from the effective date of the Town Council final approval, then the property reverts back to the previous zoning classification of A-1 (Agricultural).

(6) The Town Council may, upon a showing of good cause by the owner, extend the period for commencement of construction by up to six (6) months.

Brian Tarrance gave background information about himself and the proposed assisted living facility project.

Questions and answers were had between Mr. Tarrance and members of the audience regarding definition of assisted living, what is considered beginning of construction, how many beds/residents will the facility have, present facilities in operation, "spot" zoning, and financing, among other things.

It was also brought into discussion by a member of the audience that this type facility would be inconsistent with the area, non-harmonious, and in conflict with the zoning ordinance of the municipality. Other members of the audience stated there could be an increase in crime, pollution, and other nuisances which would be a burden on the town's resources and services.

Mr. Tarrance responded this project has nothing to do with any of those issues. He stated it will bring jobs, and that his attorney has reviewed the issue of "spot" zoning and said there is no issue. He further stated Atlas Senior Living will be running the proposed assisted living facility. After someone from the audience stated the project would bring crime and sex offenders, Mr. Tarrance asked that it be noted in the record that there will be no sex offenders.

A petition of 92 signatures from residents on Sun Valley Road was introduced and submitted to the Planning & Zoning Board.

A member of the audience noted there are other properties in Harpersville more suitable for the project. Mr. Tarrance stated he had a contract with the Town on another parcel of land and he "tore it up." Former Mayor Don Greene said there was never a signed contract but a price was negotiated.

Chairman Sanders asked for a motion from the Board to end discussions and asked if there was a motion to accept the Application with Conditions.

Board Member Paul Brooks stated he came to the meeting "on the fence"; stated the Board is not paid and that an assisted living facility would not be a bad thing for Harpersville; that this is a passionate subject, and that the 50- acre tract is not spot zoning.

Board Member Angela Hicks stated she was surprised how everyone had responded; her sister is in assisted living; and she thinks this would be good for Harpersville.

Chairman Sanders again asked for a motion.

Board Member Glasscock made a motion to decline the application made by Al Chatham II. Board Member Pender seconded the motion. Chairman Sanders called for a roll call vote:

Paul Brooks	-	ABSTAIN
Martin Dates	-	YES
Dale Glasscock	-	NO
Angela Hicks	-	YES
Earl Kidd	-	ABSTAIN
Della Pender	-	NO
Angela Tait Macon	-	NO
David Sanders	-	NO
Mayor Theoangelo Perkins	-	NO

The motion to deny the application passed, with the Town Clerk noting there were five (5) No votes, two (2) Yes votes, and two (2) abstentions.

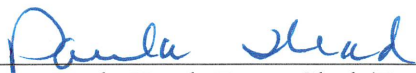
Chairman Sanders acknowledged the Application is denied.

Mayor Perkins thanked all for coming out; thanked Brian Tarrance for considering Harpersville; and stated we have a wonderful, unique town with great potential if we work together. He announced that the next evening, Tuesday, April 20, 2021, is the kickoff for the Town's Master Plan at the Harpersville Community Center from 5:30 p.m. until 7:00 p.m., and that the community's input is needed. He also stated it is a tough job being on the Planning Board and this group does a good job, each bringing something different to the table.

ADJOURNMENT

After a prayer led by Mayor Perkins, and with no other business before the Board, Board Member Brooks moved to adjourn the Planning & Zoning meeting and Board Member Glasscock seconded the motion. By voice vote, the motion passed unanimously by those members present, and the meeting was adjourned at 7:54 p.m.

Respectfully submitted this 19th day of April, 2021,



Paula Head, Town Clerk/Treasurer