



PLANNING & ZONING MEETING

Harpersville Town Hall

May 17, 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: May 17, 2021
Time: 6:30 p.m.
Place: Harpersville Town Hall
Present: Paul Brooks
Martin Dates
Dale Glasscock
Angela Hicks - ABSENT
Earl Kidd
Angela Tait Macon
Della Pender - ABSENT
Theoangelo Perkins, Mayor
David Sanders, Chairman

CALL TO ORDER AND INVOCATION

Chairman Sanders called the meeting to order at 6:31 p.m. Mayor Perkins led the invocation.

RECORD OF ATTENDANCE

The following board members were present:

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

APPROVAL OF AGENDA

Board Member Dates made a motion to approve the Planning & Zoning meeting agenda for May 17, 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

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

PUBLIC HEARING

Chris DeLucia appeared on behalf of JG Property Management and Land Development, LLC, which said LLC owns approximately 12 acres along Highway 25 and which is proposed to be subdivided into four parcels of approximately 2.5 acres each. Someone from the audience asked if this property would be rezoned and was answered no, A-1 allows for residential. It was discussed that the houses to be built on these parcels would be in the low \$200,000 range and that the smallest plan is approximately 1800 square feet on the smallest lot. The LLC will build the houses and sell. The parcels will have covenants.

Board Member Brooks made a motion to approve the subdivision application. Board Member Glasscock seconded the motion. The motion passed by unanimous voice vote of those members present, and Mr. Sanders declared the same passed.

OLD BUSINESS –

1. Board Member Glasscock presented updated definitions of the Planning & Zoning Regulations. He stated a copy has been sent to the Town's attorney to review and asked the Board to review for the next meeting.
2. Lindsay Puckett from Regional Planning Commission of Greater Birmingham gave an overview of what was learned from the kick-off phase of the Town's Master Plan and discussed the results of the surveys.
3. The Mayor announced the Town is still trying to get Internet and Spectrum for our area.

NEW BUSINESS – NONE

ADJOURNMENT

Board Member Brooks made a motion to adjourn the meeting. Mayor Perkins seconded the motion. By voice vote, the motion passed unanimously by those members present, and the meeting was adjourned at 7:55 p.m. by Chairman Sanders.

Respectfully submitted this 17th day of May, 2021.


Paula Head - Town Clerk/Treasurer