



**SPECIAL CALLED JOINT MEETING OF
THE PLANNING & ZONING BOARD
and
THE BOARD OF ADJUSTMENT
Harpersville Town Hall
April 13, 2021 – 6:00 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 special called joint meeting of the Harpersville Planning & Zoning Board and the Harpersville Board of Adjustment was given in advance of such public meeting and the notice remained posted throughout the special scheduled meeting.

Date:	April 13, 2021	
Time:	6:00 p.m.	
Place:	Harpersville Town Hall	
Present:	Paul Brooks	Phillip Barber
	Martin Dates – ABSENT	Catherine Fair - ABSENT
	Dale Glasscock	Wesley Middleton
	Angela Hicks – ABSENT	Linda Thompson - ABSENT
	Earl Kidd	Mike Waldrop - ABSENT
	Della Pender	
	Angela Tait	
	Theoangelo Perkins, Mayor - ABSENT	
	David Sanders, Chairman	

CALL TO ORDER AND INVOCATION

Mr. Sanders called the meeting to order at 6:04 p.m.

RECORD OF ATTENDANCE

The following board members were present:

Paul Brooks	Phillip Barber
Martin Dates – ABSENT	Catherine Fair - ABSENT
Dale Glasscock	Wesley Middleton
Angela Hicks – ABSENT	Linda Thompson - ABSENT
Earl Kidd	Mike Waldrop - ABSENT
Della Pender	
Angela Tait	
Theoangelo Perkins, Mayor - ABSENT	
David Sanders, Chairman	

Chairman Sanders addressed the Board members in attendance and provided each with a copy of a letter from Attorney William R. Justice. Conditions can be placed on approval of rezoning. A list of six conditions was developed by the Boards to place on the rezoning, if rezoning is approved by the Boards.

(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.

Chairman Sanders will provide a copy of the conditions to Brian Tarrance and Al Chatham II on April 14, 2021, via e-mail.

It was discussed and decided that the Planning & Zoning Board will be the board that will put conditions on the rezoning.

ADJOURNMENT

With no other business before the board, Ms. Pender moved to adjourn the Planning & Zoning meeting and Mr. Brooks seconded the motion. By voice vote, the motion passed unanimously by those members present, and the meeting was adjourned by Chairman Sanders at 6:58 p.m.

Respectfully submitted this 13th day of April, 2021,



Paula Head, Town Clerk/Treasurer