



PLANNING & ZONING MEETING

Harpersville Town Hall
June 15, 2020 – 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: June 15, 2020
Time: 6:30 p.m.
Place: Harpersville Town Hall
Present: Paul Brooks
Martin Dates
Dale Glasscock
Angela Hicks
Della Pender
William Rayfield
David Sanders

Not Present: Angela Tait

CALL TO ORDER AND INVOCATION

Mr. Dates called the meeting to order at 6:30 p.m. Mr. Brooks led the invocation.

RECORD OF ATTENDANCE

The following board members were present:

Paul Brooks
Martin Dates
Dale Glasscock
Angela Hicks
Della Pender
William Rayfield
David Sanders

APPROVAL OF AGENDA

Mr. Brooks made a motion to approve the Planning & Zoning meeting agenda for June 15, 2020. Mr. Glasscock seconded the motion. The motion passed by unanimous voice vote of those members present and Mr. Dates declared the same passed.

APPROVAL OF MINUTES

Ms. Pender made a motion to approve and dispense with the reading of the Planning & Zoning minutes from March 16, 2020. Mr. Brooks seconded the motion. The motion passed by unanimous voice vote of those members present and Mr. Dates declared the same passed.

PUBLIC HEARING – None

REQUEST(S) TO ADDRESS THE BOARD – None

OLD BUSINESS – None

NEW BUSINESS

1. Farmingdale Subdivision Update

Representing Smith Douglas Homes: Tahme Cox, Chris Smith, and Connor Thorpe

Connor Thorpe, representing Smith Douglas Homes (SDH), updated the Planning & Zoning Board on the housing development in the Farmingdale Estates subdivision. He stated with the success of the project, SDH has placed a tract of land under contract across the street from Farmingdale Estates. He said the property acquisition team along with the engineering firm are still conducting due diligence on the 46 acre tract.

Mr. Thorpe displayed a preliminary plat map of the proposed subdivision. He said the goal is to build approximately 100 homes on the property. He said the number of homes could increase or decrease depending on the final engineered drawings.

Mr. Thorpe noted the current zoning of the property is A-1 (Agricultural District). SDH has made application to the Planning & Zoning Board to rezone the property to RG (Garden Home Residential District). He added the regulations of RG require a minimum of 60-foot lots, but SDH is proposing to increase the lot size to 65-foot lots. He noted this increase would provide for more flexibility in building the homes as well as enhance the overall aesthetics of the development.

Mr. Thorpe stated the listing price of the homes would range from the high \$100,000s to the low \$200,000s. There are six home plans currently being used in Farmingdale Estates and he anticipates the number to increase during the construction of the new development. He said an estimated 90,000 yards of dirt would have to be graded and moved before the home construction can commence. Mr. Thorpe said SDH would be providing and installing all the necessary infrastructure with the exception of water meters.

Building Inspector Gary Barnett expressed his appreciation and noted how impressed he was with SDH. He stated he, too, was a homebuilder having built a subdivision in Vincent, Alabama. He said SDH is selling lots faster than they can build the houses. He said it is a quality product with a great price point.

Mr. Thorpe stated he was looking forward to discussing the rezoning request with the Planning & Zoning Board in the coming weeks.

Mr. Brooks made a motion to schedule a public hearing on July 6, 2020 at 6:30 p.m., assuming signage is placed on the property within the required length of time. Ms. Pender seconded the motion. Mr. Dates called for a roll call vote:

| | |
|------------------|--------------------|
| Paul Brooks | <u>Yes</u> |
| Martin Dates | <u>Yes</u> |
| Dale Glasscock | <u>Yes</u> |
| Angela Hicks | <u>Yes</u> |
| Della Pender | <u>Yes</u> |
| William Rayfield | <u>Yes</u> |
| David Sanders | <u>Yes</u> |
| Angela Tait | <u>Not Present</u> |

The motion passed by unanimous roll call vote of those members present and Mr. Dates declared the same passed.

2. Review Rezoning Process

There was no additional discussion from those members present.

3. Elect a Chairman of the Harpersville Planning & Zoning Board

Mr. Dates stated he has served in the capacity of vice-chairman and would assume the role of Chairman if the board is agreeable.

Ms. Hicks made a motion to appoint Martin Dates as Chairman of the Harpersville Planning & Zoning Board.

Mr. Brooks and Mr. Glasscock expressed their concerns regarding Mr. Dates serving as Chairman while also serving on the town council. They stated the chair should not serve in another capacity where a conflict of interest may arise or where proper checks and balances are not observed.

There being no second, the motion to appoint Martin Dates as Chairman of the Harpersville Planning & Zoning Board died for lack of a second.

Mr. Brooks made a motion to appoint Dale Glasscock as Chairman of the Harpersville Planning & Zoning Board.

Mr. Glasscock stated being relatively new to the board, he did not feel comfortable serving as Chairman.

Mr. Brooks withdrew his motion.

Mr. Glasscock made a motion to appoint David Sanders as Chairman of the Harpersville Planning & Zoning Board. Ms. Pender seconded the motion.

It was noted Mr. Sanders previously served on the Planning & Zoning Board before his appointment to the Board of Adjustment. Mr. Sanders stated he would be happy to serve as Chairman if it was the wish of the board.

There being no further discussion, Mr. Dates called for a roll call vote:

| | |
|------------------|--------------------|
| Paul Brooks | <u>Yes</u> |
| Martin Dates | <u>Yes</u> |
| Dale Glasscock | <u>Yes</u> |
| Angela Hicks | <u>Yes</u> |
| Della Pender | <u>Yes</u> |
| William Rayfield | <u>Yes</u> |
| David Sanders | <u>Abstain</u> |
| Angela Tait | <u>Not Present</u> |

The motion to appoint David Sanders as Chairman of the Harpersville Planning & Zoning Board passed by a unanimous roll call vote of those members of the board present, with one abstention.

Ms. Hicks made a motion to appoint Martin Dates to the position of vice-chairman. Mr. Brooks seconded the motion.


There being no further discussion, Mr. Dates called for a roll call vote:

| | |
|------------------|--------------------|
| Paul Brooks | <u>Yes</u> |
| Martin Dates | <u>Yes</u> |
| Dale Glasscock | <u>Yes</u> |
| Angela Hicks | <u>Yes</u> |
| Della Pender | <u>Yes</u> |
| William Rayfield | <u>Yes</u> |
| David Sanders | <u>Yes</u> |
| Angela Tait | <u>Not Present</u> |

ADJOURNMENT

With no other business before the board, Mr. Rayfield moved to adjourn the Planning & Zoning meeting and Ms. Pender seconded the motion. By voice vote, the motion passed unanimously by those members present and the meeting was adjourned at 7:25 p.m.

Respectfully submitted this 15th day of June 2020,



Jonathan Seale, Town Clerk/Treasurer