



## **PLANNING & ZONING MEETING**

**Harpersville Town Hall**

**July 20, 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:** July 20, 2020  
**Time:** 6:30 p.m.  
**Place:** Harpersville Town Hall  
**Present:** Paul Brooks  
Martin Dates  
Dale Glasscock  
Angela Hicks  
Della Pender  
David Sanders, Chairman  
Angela Tait

**Not Present:** William Rayfield

#### **CALL TO ORDER AND INVOCATION**

Mr. Sanders called the meeting to order at 6:30 p.m. Ms. Pender led the invocation.

#### **RECORD OF ATTENDANCE**

The following board members were present:

Paul Brooks  
Martin Dates  
Dale Glasscock  
Angela Hicks  
Della Pender  
David Sanders, Chairman  
Angela Tait

#### **APPROVAL OF AGENDA**

Ms. Pender made a motion to approve the Planning & Zoning meeting agenda for July 20, 2020. Mr. Brooks seconded the motion. The motion passed by unanimous voice vote of those members present and Mr. Sanders declared the same passed.

## APPROVAL OF MINUTES

Ms. Tait made a motion to approve and dispense with the reading of the Planning & Zoning minutes from June 15, 2020 and the Special Called Planning & Zoning minutes from July 6, 2020. Mr. Glasscock seconded the motion. The motion passed by unanimous voice vote of those members present and Mr. Sanders declared the same passed.

## PUBLIC HEARING – None

## REQUEST(S) TO ADDRESS THE BOARD – None

## OLD BUSINESS – None

## NEW BUSINESS

### 1. Review potential subdivision name recommendations

Mr. Sanders stated at the Special Called meeting on July 6, 2020, Smith Douglas Homes stated they encouraged the assistance from the town to help name the new subdivision across the street from Farmingdale Estates. Mr. Sanders asked the board members to consult with the public and turn in suggestions to himself or Jonathan Seale. Mayor Greene stated the original name for Farmingdale Estates was Tanyard Branch Estates due to the proximity of Tanyard Branch Creek. He said this could be a name to consider.

### 2. Open discussion between Chairman Sanders and board members

Mr. Sanders outlined his goal of making the Planning & Zoning Board more structured moving forward. He asked the board members to attend all the meetings, if possible. If there is an assignment or discussion item on the agenda, be prepared. He said he would like the board to review the zoning map and zoning ordinance for inaccuracies and possibly make updates. He distributed a map to the board members outlining areas of the Harpersville town limits designated to each member, similar to council districts. He said this format would allow each board member to know their area and bring back information to the meetings.

Mayor Greene encouraged the board members to read the subdivision regulations. He said with the potential of a new subdivision in the near future, it is important for the board to have an understanding of the regulations.

Mr. Sanders noted there was discussion at tonight's town council meeting regarding a buffer requirement along property boundary lines. He clarified, buffers are only required if two residentially zoned districts adjoin one another. In this case, assuming the rezoning request passes, no buffer would be required because it would be a residential district next to an agricultural district.

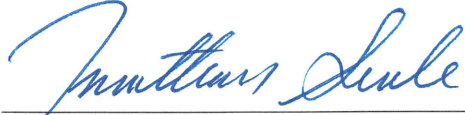
Mayor Greene said he was approached a few weeks ago by a developer seeking to build an assisted living facility for veterans in Harpersville. He said the initial plans call for 84 beds and 75 employees. Councilmember Gill asked if the developer had constructed and operated similar facilities in the past. Mayor Greene said yes.

Mayor Greene noted the developer has an interest in property currently owned by the Town of Harpersville near the Harpersville Municipal Park. He said while they would only need about 8-10 acres of land for the project, Mayor Greene asked the town council if they would be agreeable to engage in conversation with the developers to negotiate a sale or lease of the property. It was the consensus of those members of the council present to move forward with discussions with the developer.

## ADJOURNMENT

With no other business before the board, Mr. Dates moved to adjourn the Planning & Zoning meeting and Mr. Glasscock seconded the motion. By voice vote, the motion passed unanimously by those members present and the meeting was adjourned at 6:54 p.m.

Respectfully submitted this 20th day of July 2020,



---

Jonathan Seale, Town Clerk/Treasurer