



PLANNING & ZONING MEETING

**Harpersville Town Hall
August 17, 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: August 17, 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, Chairman
Angela Tait

CALL TO ORDER AND INVOCATION

Mr. Sanders called the meeting to order at 6:33 p.m. Mr. Rayfield 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, Chairman
Angela Tait

APPROVAL OF AGENDA

Mr. Dates made a motion to approve the Planning & Zoning meeting agenda for August 17, 2020. Ms. 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

Ms. Tait made a motion to approve and dispense with the reading of the Planning & Zoning minutes from July 20, 2020. Mr. Dates 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. Discuss Comprehensive Plan

Mr. Sanders said the current Comprehensive Plan (Plan) was established in 2005 and has not been updated since that time. He added comprehensive plans are not required for municipalities but are useful to have. Mr. Sanders distributed excerpts from the Plan. He said the board needs to enforce or abolish the Plan. Ms. Pender said a great deal of work and effort went into creating the Plan. Further discussion followed between the board members whether to update, enforce, or abolish the Plan. Mr. Sanders said a decision did not need to be made at tonight's meeting but asked the board members to bring back their recommendations to the next meeting.

Mr. Brooks asked if the Plan is abolished would the board seek to do another one. Mr. Sanders said it is up to the board to decide. Mr. Dates stated he wanted to keep and enforce the current plan.

Mayor Greene said the Chancellors Crossing subdivision was annexed into the town limits in 2001 but not rezoned. He noted the current zoning of A-1 (Agricultural District). He asked the board to address this issue.

Mayor Greene said the town was approached by an individual wanting to buy 12 acres of land to place mobile homes on the property. Mayor Greene said this brought up some potential zoning issues concerning a mobile home park district. He added the town was seeking the advice from legal counsel and would report to the board their findings. Ms. Tait asked if the building inspector had visited Richey's trailer park to look for non-conforming mobile homes. Mayor Greene said not at this time.

2. Discuss and review Subdivision Regulations

Mr. Sanders informed the board members the town council voted to approve the rezoning application by Smith Douglas Homes (SDH) for the property located across Highway 444 from Farmingdale Estates subdivision. He noted two adjacent property owners expressed concerns during the public hearing portion of the town council meeting. He stated one property owner requested a buffer between his property and the property acquired by SDH. Mr. Sanders said with the specifications of the zoning requested by SDH, no buffer was required. He said SDH could work out an agreement with the property owner but there is no requirement per the zoning regulations. Another adjacent property owner was concerned about the water runoff onto her property. Mr. Sanders said SDH is planning to reroute all water runoff onto their property to be placed in a detention pond.

Mr. Sanders said SDH is still in the process of engineering and designing the subdivision. All subdivision plans will need to be submitted to the Planning & Zoning Board for review. He noted the need to update the subdivision regulations but felt it was important to work alongside SDH as they proceeded forward.

Mayor Greene said the regulations and engineered drawings would need to be reviewed by a professional engineer (PE). He said the town is in discussion with Shelby County to aid the town in this process. He said he would have more information for the board at the next meeting.

Mr. Sanders said there are potential zoning issues regarding mobile homes and mobile home park districts. He said he recommends addressing each issue as they are presented to the board and make the necessary amendments to the Zoning Ordinance. He noted the importance for planning and anticipating the needs of the town for the next two years.

ADJOURNMENT

With no other business before the board, Ms. Tait moved to adjourn the Planning & Zoning meeting and Mr. Rayfield seconded the motion. By voice vote, the motion passed unanimously by those members present and the meeting was adjourned at 7:03 p.m.

Respectfully submitted this 17th day of August 2020,



Jonathan Seale, Town Clerk/Treasurer