



PLANNING & ZONING MEETING

**Harpersville Town Hall
September 21, 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: September 21, 2020
Time: 6:30 p.m.
Place: Harpersville Town Hall
Present: Martin Dates
Dale Glasscock
Angela Hicks
William Rayfield
David Sanders, Chairman
Angela Tait

Not Present: Paul Brooks
Della Pender

CALL TO ORDER AND INVOCATION

Mr. Sanders called the meeting to order at 6:31 p.m. Ms. Hicks led the invocation.

RECORD OF ATTENDANCE

The following board members were present:

Martin Dates
Dale Glasscock
Angela Hicks
William Rayfield
David Sanders, Chairman
Angela Tait

APPROVAL OF AGENDA

Ms. Tait made a motion to approve the Planning & Zoning meeting agenda for September 21, 2020. Mr. Rayfield seconded the motion. The motion passed by unanimous voice vote of those members present and Mr. Sanders declared the same passed.

APPROVAL OF MINUTES

Mayor Greene stated he wanted to clarify a statement in the minutes he made about Chancellor's Crossing subdivision. He clarified by saying the current zoning of the subdivision is A-1 (Agricultural District). He noted the Planning & Zoning Board should address this issue, as the property should be zoned residential.

Ms. Tait made a motion to approve and dispense with the reading of the Planning & Zoning minutes from August 17, 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

1. Discuss Comprehensive Plan

Mr. Sanders said he found information where it is mandated by the State of Alabama for cities and towns to adopt a comprehensive plan. He said he would take all comments from the board and said this is meant to be an open discussion. Mr. Glasscock asked if the current comprehensive plan had been adopted by the town council. Mr. Sanders said yes. [Mr. Sanders said it was time to move forward regardless by way of starting from scratch or taking the current comprehensive plan and making it fit with what has been previously passed]. He said his opinion was the current comprehensive plan was far too complicated for a town like Harpersville. Mr. Glasscock noted the data used was old and outdated.

Mr. Sanders suggested hiring a professional firm to assist with the process. Mr. Glasscock agreed saying they would possess the knowledge and resources to ensure success of the project. Mr. Sanders noted it is difficult to make decisions based on the current zoning map as detailed in the comprehensive plan. He said it was the job of the Planning & Zoning Board to make decisions from the land use map and give an official recommendation to the town council.

Mayor Greene said the comprehensive plan and the Zoning Ordinance do not coordinate well. He said there is contradictory language between the two documents. Mayor Greene distributed an updated zoning map to the board members in attendance.

Ms. Tait asked what the best fit for the town would be moving forward. Mr. Sanders stated the comprehensive plan maps need to be addressed and updated. Mr. Dates said he preferred to leave the comprehensive plan as is and make revisions as issues arise. Ms. Tait said she thought the language in the comprehensive plan was fine, but the maps do need to be updated.

It was the consensus of those members of the board present to allow Mr. Sanders to contact various sources to meet with the Planning & Zoning Board.

2. Discuss the need to hire an engineer to administer the Harpersville Subdivision Regulations

Mayor Greene said he, Mr. Sanders, and Town Clerk/Treasurer Jonathan Seale recently met with representatives from Shelby County Engineering, Development Services, and Planning regarding Harpersville's subdivision regulations. He said the town needs an engineer to review and enforce the current subdivision regulations. He said the bottom line is Shelby County would love to assist the Town of Harpersville. However, they will not enforce the regulations currently in place. He said Shelby County

would require the town to adopt their subdivision regulations. He added the County does not want to try to enforce regulations with which they are unfamiliar. He said the full 147-page document is available on Shelby County's website. He said there is no doubt Harpersville's subdivision regulations need attention and updating.

Ms. Tait noted while Harpersville and Shelby County are separate, the overall goal is for the quality of work and finished product is as good as the County's. Mr. Glasscock asked if the town could hire an engineering firm to work on its behalf to review and enforce the subdivision regulations. Mr. Sanders agreed.

Mr. Dates asked what was wrong with the current subdivision regulations. Mr. Sanders said they are dated and not being enforced. He said the regulations refer to a town engineer 36 separate times. He said it is crucial for the town to look at hiring an engineer to assist with these issues. Mr. Dates said he does not see the need in hiring an engineer when the developer of a subdivision already hires one. He added an engineer is not going to design a substandard project when they have to place their stamp of approval on it.

Mr. Sanders referred to a conversation Mr. Seale had with one of the engineers of the new subdivision being developed by Smith Douglas Homes. Mr. Seale said the potential issues do not necessarily lie with the engineered drawings. He added engineers have codes and industry standards they are required to meet. He said issues can and most likely occur once the drawings are turned over to the builder and construction begins. Mr. Seale said by the town hiring an engineer to oversee these projects it will hopefully alleviate any potential issues. He added the town needs an expert who is looking out for the best long-term interests of the town.

Mr. Glasscock made a motion to recommend to the town council the need to contract with a professional engineer for the purposes specified at tonight's meeting. Ms. Tait seconded the motion and added time is of the essence. There being no further discussion, the motion passed by unanimous voice vote of those members of the board present and Mr. Sanders declared the same passed.

NEW BUSINESS – None

ADJOURNMENT

With no other business before the board, Mr. Glasscock moved to adjourn the Planning & Zoning meeting and Ms. Tait seconded the motion. By voice vote, the motion passed unanimously by those members present and the meeting was adjourned at 7:22 p.m.

Respectfully submitted this 21st day of September 2020.



Jonathan Seale, Town Clerk/Treasurer