



PLANNING & ZONING MEETING

Harpersville Town Hall
October 19, 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: October 19, 2020
Time: 6:30 p.m.
Place: Harpersville Town Hall
Present: Martin Dates
Dale Glasscock
Della Pender
David Sanders, Chairman
Angela Tait

Not Present: Paul Brooks
Angela Hicks
William Rayfield

CALL TO ORDER AND INVOCATION

Mr. Sanders called the meeting to order at 6:36 p.m. Mr. Glasscock led the invocation.

RECORD OF ATTENDANCE

The following board members were present:

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

APPROVAL OF AGENDA

Ms. Pender made a motion to approve the Planning & Zoning meeting agenda for October 19, 2020. Ms. Tait 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 September 21, 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

Ms. Tait asked if the town council approved the hiring of an engineering firm. Town Clerk/Treasurer Jonathan Seale said yes. Mr. Sanders said he would like the firm to attend the next Planning & Zoning Board meeting if possible.

Mr. Sanders said the current comprehensive plan was adopted in 2005. He said with the plan being 15 years old, it is either time to replace or update it. He noted he, Mayor Greene, Mayor-elect Perkins, and Town Clerk/Treasurer Jonathan Seale had a meeting with the Regional Planning Commission of Greater Birmingham (RPCGB) last week. Having reviewed the proposals, he said the cost of updating the current plan and creating an entirely new plan from scratch would cost almost the same amount. Federal grant funds would cover 80% of the project with a remaining 20% match by the town. The two plan options would cost the town approximately \$9,000 and \$12,000, respectively. He noted each plan has its benefits.

Mr. Sanders said the project could begin in January 2021 with a 4-9 month timeframe until completion. He noted the town council tabled all discussion until more information could be provided.

Mayor Greene noted Harpersville's permit pricing is one of the lowest in Shelby County. Mr. Dates said the low permit costs could actually be used as a recruiting tool for more builders to come to Harpersville. Mayor Greene said one reason Smith Douglas Homes purchased the remaining lots in Farmingdale Estates was the entire infrastructure was already installed. Ms. Pender said the cost difference relies heavily on the location of the homes. She said since Harpersville is further east from the Birmingham metro area, it makes home prices typically lower. It was noted a cost study should be conducted of permit prices around the Harpersville area.

Mr. Sanders read a letter from Ms. Hicks thanking Mr. Rayfield and Mayor Greene for their years of dedicated service. Mr. Sanders said he has personally known Mayor Greene or Sgt. Greene as he knew him prior to him becoming mayor, for 53 years going back to when he played little league baseball.

Ms. Pender thanked Mayor Greene for everything he has done to contribute to the town.

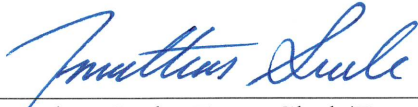
Mayor Greene said there are many good things going on in Harpersville. He said the Planning & Zoning Board has a difficult task because changes have to be taken under consideration and a decision made in a short period of time. He noted planning has a purpose and encouraged the board to continue to plan with a purpose. Always look to the future and the betterment of the Town of Harpersville. He added he will still be around town and he is not going anywhere.

NEW BUSINESS – None

ADJOURNMENT

With no other business before the board, Mr. Glasscock moved to adjourn the Planning & Zoning meeting and Mr. Dates seconded the motion. By voice vote, the motion passed unanimously by those members present and the meeting was adjourned at 7:09 p.m.

Respectfully submitted this 19th day of October 2020.



Jonathan Seale, Town Clerk/Treasurer