



## PLANNING & ZONING MEETING

Harpersville Town Hall  
January 19, 2021 – 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:** January 19, 2021  
**Time:** 6:30 p.m.  
**Place:** Harpersville Town Hall  
**Present:** Paul Brooks  
Martin Dates  
Dale Glasscock  
Della Pender  
Angela Tait  
Angela Hicks  
Theoangelo Perkins, Mayor  
David Sanders, Chairman

**Absent:** None

### CALL TO ORDER AND INVOCATION

Chairman Sanders called the meeting to order at 6:30 p.m. Chairman Sanders led the invocation.

### RECORD OF ATTENDANCE

The following board members were present:

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

## APPROVAL OF AGENDA

Mayor Perkins made a motion to approve the Planning & Zoning meeting agenda for January 19, 2021. 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 December 21, 2020. Ms. Pender seconded the motion. The motion passed by unanimous voice vote of those members present, and Mr. Sanders declared the same passed.

## OLD BUSINESS –

1. Comprehensive Plan – On September 21, 2020, permission was given to search for companies to assist the Town of Harpersville with the Comprehensive Plan – Regional Planning Commission of Greater Birmingham (“RPCGB”), Shelby County, and an independent firm. Shelby County informed it had no time, and the independent firm couldn’t match RPCGB. The Council has approved \$12,471.00 for the project. It was noted that the project could begin April or May 2021. From start to finish was estimated to be nine months.

Mr. Glasscock made a motion to move forward with Regional Planning Commission of Greater Birmingham. Mr. Dates seconded the motion.

There being no further discussion, Chairman Sanders asked the Town Clerk/Treasurer for a roll call vote:

Paul Brooks	<u>Yes</u>
Martin Dates	<u>Yes</u>
Dale Glasscock	<u>Yes</u>
Della Pender	<u>Yes</u>
Angela Tait	<u>Yes</u>
Angela Hicks	<u>Yes</u>
Theoangelo Perkins, Mayor	<u>Yes</u>
David Sanders, Chairman	<u>Yes</u>

The motion to move forward with Regional Planning Commission of Greater Birmingham passed by a majority roll call vote of those members present, and Chairman Sanders declared the same passed.

2. Reports from Board Members –

Ms. Pender stated her research on mobile homes is a work in progress.

Mr. Brooks stated surrounding municipalities charge about the same for inspection fees, and that he will have his information pulled together soon.

Mr. Glasscock stated his area to research is definitions. He noted some of the definitions should be updated.

3. Jonathan Gill Property – the Mayor stated he has a markup from our engineer and wants to discuss with Mr. Gill before he submits his plan to us. Mr. Gill is looking to construct one house to see if it sells before starting the other houses. It was noted that Mr. Gill wants to do four parcels -- 2.5 – 3 acres each – and each could have its own entrance but could probably do two entrances from Co. Rd. 83. Mr. Gill is working with the County on the entrances. It was noted he will need at least two entrances to meet our regulations; and that this is technically not a subdivision, but according to statute it is a subdivision.
4. Subdivision Regulations -- Chairman Sanders stated he sent all members of the Planning & Zoning Board a copy of the subdivision regulations with the engineer's recommendations noted in red and Sanders' recommendations noted in green; that he will let Water Board and Fire Department look at this also. It can be discussed further when RPCGB comes.
5. Al Chatham Property – this matter is on delay, didn't get drawings in until Thursday or Friday, January 15<sup>th</sup> or 16<sup>th</sup>. The engineer replied that the drawing was too small and needs it on a larger page. Chairman Sanders hopes in the future engineers can get together and he [engineer] can talk to us when concerns are worked out.

NEW BUSINESS –

1. Election of Chairman – Mr. Dates advised it is time to elect a Chairman for the Planning & Zoning Board. Mr. Glasscock made a motion to keep David Sanders as Chairman. Ms. Pender seconded the motion. By voice vote, the motion passed unanimously by those members present, and Chairman Sanders declared the same passed.

ADJOURNMENT

Mr. Glasscock made a motion to adjourn the meeting. Ms. Pender seconded the motion. By voice vote, the motion passed unanimously by those members present, and the meeting was adjourned at 7:32 p.m. by Chairman Sanders.

Respectfully submitted this 19<sup>th</sup> day of January, 2021.



Paula Head - Town Clerk/Treasurer