



SPECIAL PLANNING & ZONING MEETING

Harpersville Town Hall

July 6, 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 special scheduled meeting of the Harpersville Planning & Zoning Board was given in advance of such public meeting and the notice remained posted throughout the special scheduled meeting.

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

Not Present: Angela Hicks
William Rayfield

CALL TO ORDER AND INVOCATION

Mr. Sanders called the meeting to order at 6:32 p.m. Mr. Dates led the invocation.

RECORD OF ATTENDANCE

The following board members were present:

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

PUBLIC HEARING

To consider an amendment to the Town of Harpersville district boundaries changing the present zoning A-1 (Agricultural District) to RG (Garden Home Residential District). Property Location: Highway 444, across from Farmingdale Subdivision; Parcels 9 and 10, according to the Survey of Tanyard Branch Estates, as recorded in Map Book 30, Page 94, in the Probate Office of Shelby County, Alabama.

Applicant: Smith Douglas Homes

Ms. Tait made a motion to recess the Planning & Zoning Board meeting. Mr. Glasscock seconded the motion. The motion passed by unanimous voice vote of those members present and the meeting was recessed at 6:34 p.m.

Mr. Sanders stated the Planning & Zoning Board would now hear testimony for those speaking in favor of the rezoning:

Connor Thorpe and Chris Smith representing Smith Douglas Homes (SDH) spoke in favor of the rezoning. Mr. Thorpe stated SDH has placed a tract of land under contract across the street from Farmingdale Estates. He said the property acquisition team along with the engineering firm are still conducting due diligence on the 46 acre tract.

Mr. Thorpe displayed a preliminary plat map of the proposed subdivision. He said the goal is to build approximately 100 homes on the property. He said the number of homes could increase or decrease depending on the final engineered drawings.

Mr. Thorpe noted the current zoning of the property is A-1 (Agricultural District). SDH has made application to the Planning & Zoning Board to rezone the property to RG (Garden Home Residential District). He added the regulations of RG require a minimum of 60-foot lots, but SDH is proposing to increase the lot size to 65-foot lots. He noted this increase would provide for more flexibility in building the homes as well as enhance the overall aesthetics of the development.

Mr. Thorpe stated the listing price of the homes would range from the high \$100,000s to the low \$200,000s. There are six home plans currently being used in Farmingdale Estates and he anticipates the number to increase during the construction of the new development. He said an estimated 90,000 yards of dirt would have to be graded and moved before the home construction can commence. Mr. Thorpe said SDH would be providing and installing the necessary infrastructure with the exception of water meters. He stated the project would most likely be conducted in three phases.

Further discussion followed between Mr. Thorpe and the Planning & Zoning Board regarding details of the project, which included common areas, the Home Owners Association, flood plains, sidewalks, landscaping, and potential fencing options.

Mr. Sanders asked for those speaking against the rezoning to please step forward:

There were no comments from the public speaking against the rezoning.

It was noted for the record Nick Wilson and Greg Walton, adjacent landowners to the property under consideration to be rezoned, were present at tonight's meeting and asked questions of the representatives from SDH. Neither individual spoke for or against the rezoning.

There being no further discussion, Mr. Sanders called the July 6, 2020 Planning & Zoning Board meeting back to order at 6:45 p.m.

NEW BUSINESS

1. Discuss rezoning request, vote whether to recommend to the Harpersville Town Council

There were no additional comments from the Planning & Zoning Board.

Ms. Tait made a motion to approve and recommend the rezoning application made by Smith Douglas Homes to the Harpersville Town Council. Mr. Dates seconded the motion. Mr. Sanders called for a roll call vote:

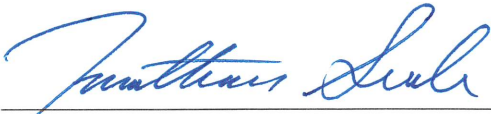
Paul Brooks	<u>Yes</u>
Martin Dates	<u>Yes</u>
Dale Glasscock	<u>Yes</u>
Angela Hicks	<u>Not Present</u>
Della Pender	<u>Yes</u>
William Rayfield	<u>Not Present</u>
David Sanders, Chairman	<u>Yes</u>
Angela Tait	<u>Yes</u>

The motion passed by unanimous roll call vote of those members present and Mr. Sanders declared the same passed.

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 6:47 p.m.

Respectfully submitted this 6th day of July 2020,


Jonathan Seale, Town Clerk/Treasurer