

TOWN OF
HARPERSVILLE
RICH PAST • BRIGHT FUTURE
FOUNDED 1815

PLANNING & ZONING MEETING

Harpersville Town Hall
March 16, 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: March 16, 2020
Time: 6:30 p.m.
Place: Harpersville Town Hall
Present: Martin Dates
Paul Brooks
Dale Glasscock
Angela Tait
Angela Hicks
Della Pender

Not Present: William Rayfield

CALL TO ORDER AND INVOCATION

Mr. Dates called the meeting to order at 6:30 p.m. Ms. Tait led the invocation.

RECORD OF ATTENDANCE

The following board members were present:

Martin Dates
Paul Brooks
Dale Glasscock
Angela Tait
Angela Hicks
Della Pender

APPROVAL OF AGENDA

Ms. Pender made a motion to approve the Planning & Zoning meeting agenda for March 16, 2020. Ms. Hicks seconded the motion. The motion passed by unanimous voice vote of those members present and Mr. Dates declared the same passed.

APPROVAL OF MINUTES

Mr. Brooks made a motion to approve and dispense with the reading of the Planning & Zoning minutes from January 21, 2020 and February 17, 2020. Ms. Pender seconded the motion. The motion passed by unanimous voice vote of those members present and Mr. Dates declared the same passed.

PUBLIC HEARING – None

REQUEST(S) TO ADDRESS THE BOARD

1. Sharon Chism

Ms. Chism was not present at tonight's meeting. Mayor Greene noted the issue has been addressed and no action was needed by the Planning & Zoning Board.

2. Ola Clancy

Ms. Clancy stated her desire to place a new mobile home on a parcel of land in Harpersville. She said the percolation test for the septic system was conducted and passed by the Shelby County Health Department. Mayor Greene said Ms. Clancy and her family have been cooperative with the process and have followed the necessary steps to obtain a mobile home permit. He stated the property meets all contingency requirements and regulations to place a mobile home on the property. Mr. Brooks asked what the property was zoned. Mayor Greene said A-1. Ms. Tait asked if two homes could be within 30 feet of each other. Mayor Greene said yes. Mayor Greene said the mobile home will sit on two parcels of land but both deeds are listed under the same individuals. Mr. Brooks asked if there was any further action needed on this topic. Mayor Greene said no, so long as the property owners obtain a mobile home permit and follow all necessary regulations set forth by the town and enforced by the building inspector.

OLD BUSINESS

1. Discuss potential candidates to fill vacant position on the Planning & Zoning Board

Mayor Greene said no action would be taken on this subject at tonight's meeting.

2. Review subdivision regulations

Mayor Greene said the Town of Harpersville wants to be prepared for future growth and development. He noted the regulations are already in place but they need to be followed and enforced. Mayor Greene referenced the Chancellors Ferry subdivision and the poor road quality. He said this could have been avoided if the regulations had been enforced by the proper authorities. He mentioned the building inspector should review the current regulations to see what updates, if any, are needed. Mr. Brooks asked who would oversee the inspection of roadways. Mayor Greene said the town would need to collaborate with Shelby County Development Services, or a municipality, to have an engineer conduct the necessary inspections. Mr. Glasscock emphasized the need to have the developer submit bond money to the town. He said this would ensure the roadways could be completed or repaired in the event the developer abandons the project. He said the roads would need to be thoroughly inspected before any bond money was released by the town council. Ms. Tait asked how the subdivision regulations compared for both Harpersville and Shelby County. Mayor Greene said he did not provide copies of the Shelby County regulations due to the length, but they are available for review on the County's website. It was agreed upon by the members of the board present, clarification was needed to dictate the responsibilities for the building inspector and engineer as they relate to the subdivision regulations.

NEW BUSINESS – None

ADJOURNMENT

With no other business before the board, Mr. Brooks 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 7:05 p.m.

Respectfully submitted this 16th day of March 2020,



Jonathan Seale, Town Clerk/Treasurer