

**CITY OF SPRINGVILLE
PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission of the City of Springville (the "Commission") held a special called meeting at 6:00 P.M. on November 1, 2011.

ROLL CALL:

Present: Chairman Doug Connell; Members Stephen Graham, Billy Joe Green, Chester Harris, Frank Agnew and Jennifer Disker.
Absent: Hugh Marlin, Jerry Spruiell, William Isley.

Chairman Doug Connell opened the special called meeting at 6:00 PM.

Resurvey of Lots 10, 11, & 12 of The Village at Springville

Chairman Doug Connell opened the public hearing on the resurvey of lots 10, 11, and 12 of The Village at Springville. Building Official, Richard Harvey said that he and Public Works Director, Earl Peoples have looked at the resurvey and everything looks fine. Mr. Connell turned the floor over to the property owner, James Bryant. Mr. Bryant explained that the resurvey was necessary to finalize a property line settlement. He stated that there was an overlap in the property lines that an adjacent property owner had acquired. He bought the majority of the property back, with the exception of a small part of lot 10 that was close to the adjacent property owner's pond. The resurvey moves the property lines back to what was originally platted, with the exception of the corner of lot 10. The subdivision is not in the city, so there are no zoning issues. The lots will still have adequate size for septic tanks. Mr. Connell asked for any further comments and questions. Being none, Chester Harris motioned to close the public hearing. Motion was seconded by Stephen Graham, and carried unanimously.

Chester Harris motioned to approve the resurvey, subject to the correction already made. Frank Agnew seconded the motion. Motion carried unanimously.

Zoning Ordinance

Chairman Doug Connell opened the public hearing on the newly revised *Zoning Ordinance* and Zoning Map. Richard Harvey explained the significant changes that are proposed. He also stated that he felt that a maximum amount should be added to the penalty section of the ordinance.

Board of Adjustments member, Sentell Killingsworth, asked what changes were made to annexations. Mr. Harvey explained that the current ordinance includes provisions for newly annexed property to be zoned to the most comparable zone, but this would not be applicable to Springville, because St. Clair county does not have zoning districts. So the new verbiage states newly annexed property will have to go through the same procedures as a rezoning request.

Mr. Harris stated that he was appreciative of the new numbering system. Mr. Connell asked for any further comments or questions. Being none, Chester Harris motioned to close the public hearing. Billy Joe Green seconded the motion, which carried unanimously.

Frank Agnew motioned to recommend the Zoning Ordinance to the City Council. Chester Harris seconded the motion. There was some discussion about adding a maximum penalty for violations. Frank Agnew withdrew his motion.

Chester Harris motioned to favorably recommend the Zoning Ordinance to the City Council, contingent upon verbiage being added to set a maximum penalty of \$500 per offense. Stephen Graham seconded the motion. Further discussion ensued over the penalty. Richard Harvey explained that typical penalty language usually included possible jail time because there are some violators that won't pay or are habitual offenders and the verbiage gives the judge more options. Mr. Connell thought that the Commission did not want to emphasize the jail time and that mentioning penalties in accordance with state law was adequate. After further discussion, Mr. Harris withdrew his motion.

Frank Agnew motioned to recommend the Zoning Ordinance as presented. Chester Harris seconded the motion. Motion carried unanimously.

Frank Agnew motioned to adjourn at 7:20 PM. Stephen Graham seconded the motion, which carried unanimously.

Attest:

Jennifer Disker, Secretary
Or Another member of the
Planning & Zoning Commission

Doug Connell, Chairman

Minutes transcribed and typed by Jennifer Disker.