

**Public Hearing-October 3, 2016
HL-16-01 Zoning Ordinance
Town of Highland Lake, Alabama**

The Highland Lake Town Council held a Public Hearing on Monday, October 3, 2016 at the Anchor. Mayor Bailey called the hearing to order at 6:00 p.m.

Present: Mayor Gail Bailey
Council members Skip Davis, Donna Hanby, Shani Ort, Tim Peek and Connie Vice
Absent: None

Town attorney, Alex Smith, was also present.

The purpose of the Public Hearing was to review the proposed new Zoning Ordinance, HL-16-01. Cheryl Storey, Town Clerk and Tim Moore, Building Inspector presented the summary of changes to the zoning ordinance (attached).

Questions/comments were addressed from the public.

Public Hearing adjourned at 6:30 pm.

Respectfully submitted:


Cheryl Storey, Town Clerk


Gail S. Bailey, Mayor



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ORDINANCE HL-16-01 - ZONING
(REPLACES ORDINANCE HL-85-18)

District Classification: R-1 (Residential Single Family)

SUMMARY OF CHANGES

- **Certificate of Occupancy** – when the property owner or his agent notifies the Town Building Inspector that a building or premises is ready for occupancy or use, the Building Inspector will conduct a final inspection and issue a certificate of occupancy if the building is found to conform with the provisions of this ordinance within 14 days - changed from within 3 days to 14 days
- **Expiration of Building Permit section added.** Any building permit that has been issued, for which no construction work has been done above the foundation walls or other foundation support, within six months from the date of issuance shall expire by limitation, but shall upon reapplication be renewable, subject, however, to the provisions of all ordinances in force at the time of said renewal. Construction of the building shall be completed within one year from the date of issuance of the building permit.
- **Zoning Board of Adjustment established to decide issues in three areas:** (1) variance requests; (2) interpretation of existing zoning ordinances and (3) requests for uses that may be permitted by zoning ordinance upon appeal (special exception uses):
 - Application and \$125 filing fee for variances and special exception uses
 - Public notice provided to all adjacent property owners when a variance request or special exception application is received.
 - No lot shall be re-subdivided without approval of the Zoning Board of Adjustment



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- **Planning Commission established** to recommend to the council amendments to the zoning ordinance.
- **Home Occupation defined in more detail** – Article VII – Supplemental Regulations
 - Home Occupation is classified as a Special Exception Use which must be approved by the Zoning Board of Adjustment.
- **Schedule of fees** updated as follows:
 - “Square feet of building” updated to begin at 1800 square feet.
 - Base fees unchanged.
 - The “plus cents per foot” – all changed to \$0.10 except adding living space, which remains at \$0.30 cents plus per foot.
- **New forms:**
 - Application for Variance Request
 - Application for Special Exception Use
 - Building Permit Extension/Renewal Request
 - Application for Rezoning
 - Application for Subdivision Review