

City of Harlem Administrative Office

April 17, 2006

The Planning & Zoning Commission of the City of Harlem, Georgia met on Tuesday, April 17, 2006 at the Administrative Offices at 5:00 p.m.

Present: Chairman Robert W. Culpepper, Commissioner Donnie Head & Commissioner Tim Farr. Staff: Jean Dove – City Manager, Dee Tapley – Planning & Zoning Department. Absent: Commissioner Franklin Jennings and Commissioner Dale Arnold.

The meeting was called to order by Chairman Culpepper at 5:00 p.m.

Beallwood Subdivision- Commission Members reviewed final plat for Beallwood Subdivision. The developer changed the name from Beallwood to Cornerstone Creek Subdivision. After review, a motion was made by Commissioner Farr and 2nd by Commissioner Head making the recommendation that City Council approve the final plat and for the name to be changed to Cornerstone Creek Subdivision. Motion carried, all in favor.

Phase II Beallwood- Ms. Tapley gave Commissioners a copy of a very preliminary plat of Phase II of this subdivision that Mr. Prather will be developing in the future and also a copy of a proposed development on S. Louisville Street. Mr. Prather wants the Commissioners to have a copy to look at. He will be submitting these in the future for approval.

A motion was made by Commissioner Head and 2nd by Commissioner Farr to adjourn the meeting. The meeting adjourned at 5:17 p.m.

Respectfully submitted,

Jean R. Dove
City Manager

May 23, 2006

The Planning and Zoning Commission met for a Hearing at City Hall on Tuesday, May 23, 2006 at 7:00 p.m. with Chairman Bobby Culpepper presiding.

Present: COMMISSION: Chairman Bobby Culpepper, Commissioner Tim Farr, and Commissioner Franklin Jennings; STAFF: City Manager Jean R. Dove, City Clerk Debra E. Moore, P & Z Asst. Dee Tapley, and City Attorney Barry Fleming; ABSENT: Commissioner Donnie Head and Commissioner Dale Arnold. VISITORS: Rob Wren.

The meeting was called to order by Chairman Culpepper at 7:05 p.m.

The Invocation was given by Chairman Culpepper.

The Pledge of Allegiance was led by Chairman Culpepper.

Approval of Minutes: Chairman Culpepper called for a motion to approve the Minutes of the April 18, 2006 Planning & Zoning Meeting; that motion was made by Commissioner Farr; 2nd by Commissioner Franklin Jennings. Motion carried; all in favor.

Chairman Culpepper called for a motion to approve the Minutes of the May 9, 2006 Informal Planning & Zoning Meeting; that motion was made by Commissioner Farr; 2nd by Commissioner Franklin Jennings. Motion carried; all in favor.

Hardy Station Preliminary Plat Approval: Mr. Rob Wren was in attendance for Hardy Station. This project started some three years ago with the annexation of the property. Mr. Wren stated that on Phase I of the project the lot sizes were to be 20,000 square foot lots; he is asking if he would be able to amend to plat in the future for these lots to be reduced to 10,000 square feet. Mr. Wren currently wants the approval for the preliminary plat with the 20,000 square foot lots so they can go ahead with the development of the property.

City Attorney Fleming advised the Commission that they could have a general discussion only on any future changes. Mr. Wren stated that the engineer told them they would only have to amend the plat. City Manager Dove told him he would have to go back to the beginning as the narratives they submitted stated that the lots would be 20,000 square feet. City Attorney Fleming asked City Manager Dove if the new ordinance addressed amendments; she responded that she would have to check. The 20,000 square foot lots were brought about due to the proximity to McArthur Drive. Mr. Wren stated that the change would add only seven lots to the property. City Attorney Fleming asked if the approve to proceed letters received from John McClellan include the narratives; City Manager Dove responded that they did.

May 23, 2006

Hardy Station (continued): At this time Chairman Culpepper called for a motion to approve the preliminary plat that is currently before the Commission for Hardy Station; that motion was made by Commissioner Farr; 2nd by Commissioner Jennings. Discussion-The subdivision will have sidewalks on one side; the utilities will be on the other. Lighting is included; it will be the same as the streetscape. Commissioner Jennings asked if they approve this plat now, will it change in the future (request to change to 10,000 square foot lots); City Attorney Fleming stated that this would happen only if approved later. Motion carried; all in favor.

Follow Up-Otis Crowell: At this point Mr. Crowell has not made a formal request for a variance; his main item dealt with the setbacks. Mr. Crowell wanted to see if the Commission would be amenable to issue a variance; the Commission was not in agreement. The required setbacks are 40 feet from the property line; he wants them to be 20 to 24 feet. Commissioner Culpepper stated he had visited Ivy Falls; it was not appealing to him to see that all the houses were in a row, were different houses, and made with different brick. Northlake was more appealing with the varied setbacks. Commissioner Culpepper stated we could look at giving him a percentage of averages of setbacks. City Manager Dove expressed her concern with the houses being closer to the street that the cars would be parked on the streets; Commissioner Culpepper addressed this issue by stating that the homes built by Keystone Homes have the bigger garages. City Attorney Fleming questioned if a percentage of averages of setbacks solve his question; Commissioner Culpepper stated that it would. Keystone Homes has built many subdivisions; Commissioners should visit a completed subdivision to see. If the subdivisions have covenants, they would affect the look of the subdivision. Northlake is a current project they are doing. City Manager Dove state that Mr. Crowell wanted flexibility, but that he does not want to do a PUD; he wants an R-1B zoning. City Attorney Fleming wanted to know what Mr. Crowell did want from the Commission tonight; there will be a follow up with City Manager Dove and Ms. Tapley tomorrow to get a feel of the Commission. His requests would be easier made with a PUD; with PUD you can negotiate better for setbacks, etc.

Note: Hardy Station-a recommendation was made by City Attorney Fleming to consider limiting the list of uses for the commercial portion of the PUD.

Fite Variance Request: The next meeting has tentatively set up for June 20, 2006 at 7:00 p.m. at City Hall.

The meeting adjourned at 8:00 p.m.

Respectfully submitted,
Debra E. Moore, City Clerk

June 20, 2006

The Planning and Zoning Commission met for a Hearing at City Hall on Tuesday, June 20, 2006 at 7:00 p.m. with Commissioner Franklin Jennings presiding.

Present: COMMISSION: Commissioner Dale Arnold, Commissioner Tim Farr, and Commissioner Franklin Jennings; STAFF: City Manager Jean R. Dove, City Clerk Debra E. Moore, City Attorney Barry Fleming and Planning & Zoning Administrative Assistant Deidre Tapley; ABSENT: Chairman Bobby Culpepper and Commissioner Donnie Head. VISITORS: Mary Fite, C. Terry Blanton, J. D. Fite, Carolyn and Bill Teets, Marty Mulkey, and Roberta Ramsey.

The Meeting was called to order by Commissioner Jennings at 7:00 p.m.

The Invocation was given by City Attorney Fleming.

The Pledge of Allegiance was led by Commissioner Jennings.

Approval of Minutes- Commissioner Jennings called for a motion to approve the Minutes of the May 23, 2006 Planning & Zoning Hearing; that motion was made by Commissioner Farr; 2nd by Commissioner Arnold. Motion carried; all in favor.

Fite Variance Request- Mr. Blanton, the Attorney for the Fites, stated that they were requesting a variance to the Zoning requirement of a 75 foot road frontage on a public road; asking for a dedication of a 30 foot wide easement instead of a public street. The costs at the minimum for a public road would be \$132,000.00 and \$265,000.00 maximum; the land is only worth \$65,000.00; the road costs 2-3 times more than the property. There was a prior variance request in 1999 that had been denied; the request was for an easement on the Lamkin Road side of the properties. Ms. Tapley has copies of the minutes from that meeting; she will get copies made Mr. Blanton.

After further discussion, Commissioner Jennings called for a motion to either approve or deny the request of the Fite's. Commissioner Farr made the motion to deny the variance request of the Fite's; 2nd by Commissioner Arnold. Motion carried; all in favor. The recommendation to the City Council of the City of Harlem will be to deny the request. The final decision will be made by Council on July 17, 2006. The meeting starts at 6 p.m. with the Work Session and the Regular Meeting will begin immediately after.

June 20, 2006

Commissioner Jennings called for a motion to adjourn the meeting; 2nd by
Commissioner Farr. Motion carried; all in favor. The meeting adjourned at 7:40 p.m.

Respectively submitted,

Debra E. Moore

City Clerk

September 7, 2006

The Planning and Zoning Commission met for meeting at City Hall on Thursday, September 7, 2006 at 7:00 p.m. with Chairman Bobby Culpepper presiding.

Present: COMMISSION: Chairman Bobby Culpepper, Commissioner Dale Arnold, Commissioner Tim Farr, Commissioner Donnie Head and Commissioner Franklin Jennings; STAFF: City Manager Jean R. Dove, City Clerk Debra E. Moore, City Attorney Lee Bennett and Planning & Zoning Administrative Assistant Deidre Tapley; VISITORS: James Thomas, Jr., Andre and Gayle Miller, J.M. Lonergan, Jr., Charles Crawford, Pierce Crawford, Jerry and Wanda Maddox, Donald Green, Scott Johnson (engineer for Don Green), Adam and Austin Green.

The Meeting was called to order by Chairman Culpepper at 7:00 p.m.

The Invocation was given by Chairman Culpepper.

The Pledge of Allegiance was led by Chairman Culpepper.

Approval of June 20, 2006 Minutes: Chairman Culpepper called for a motion to approve the June 20, 2006 Minutes as written; that motion was made by Commissioner Jennings; 2nd by Commissioner Farr. Motion carried; all in favor.

NEW BUSINESS:

Election of Vice-Chairman: Due to Rich Wingate's moving outside the City limits, a replacement for Vice-chairman is needed. His replacement on the Commission was Dale Arnold. Chairman Culpepper opened the floor for nominations. Commissioner Jennings nominated Dale Arnold for the position for Vice-chairman. Chairman Culpepper asked if there were any other nominations; as there was not, Chairman Culpepper called for a second on Commissioner Arnold's nomination; that was made by Commissioner Farr. Motion carried; all in favor.

Variance Request-Harlem Baptist Church: Harlem Baptist Church is requesting a Rear Yard Variance of 15 feet on the rear property line requirement. The property is located at 115 S. Louisville Street, legal map and parcel H04 084. Chairman Culpepper opened the floor for questions or comments, pros or cons. He invited Mr. Lonergan to speak on behalf of Harlem Baptist Church. Mr. Lonergan presented that the building they want to build is just over the 25 foot buffer zone on the rear of the building; this would be located next to the Huddle House parking lot. Commissioner Head asked what the narrowest point of the property was and if emergency vehicles would be able to pass through; Mr. Lonergan stated that the narrowest point was 12 to 14 feet and that emergency vehicles would be able to get through the area. Mr. Lonergan stated that he had a discussion with Mr. Green of the Huddle House and they had no problems.

Variance Request-Harlem Baptist Church (cont'd):

Mr. Lonergan asked for the Commission's approval. Chairman Culpepper asked if there were anymore questions or comments. City Manager Dove responded that she had not received any opposition to the request. Being as there were no further comments, Chairman Culpepper called for a motion to approve or disapprove the request of Harlem Baptist Church. Commissioner Head made the motion to send a recommendation to Council to approve the variance request of Harlem Baptist Church; this was 2nd by Commissioner Jennings. Motion carried by a vote of 4-0 with one abstention by Vice-chairman Arnold due to the fact that he is a member of the church. City Manager Dove told Mr. Lonergan that the final approval or disapproval would be done by Council at the September 18, 2006 Regular Council meeting.

Rezoning Request-Donald, Ashlee, Adam, and Austin Greene: The Greene's are requesting a change to the zoning classification on a 5.83 acre tract of land situated on the east of South Louisville Street, legal map and parcel H060 08A. The zoning change would be from R1-B (Residential District), R1-C (Residential District) and A-1 (Agricultural District) to R-4 (Townhome Development). Chairman Culpepper opened the floor for comments or questions, pros or cons. Scott Johnson, engineer for Donald Greene, produced a drawing of what the proposed development would look like. The homes would consist of two bedrooms and would have a garage. There would be a total of 85 units; which is in compliance with current regulations. Mr. Thomas of 210 Stone Street asked if there would be some type of barrier between the back of the homes and the properties located on Stone Street; Mr. Johnson responded that each home would have a privacy fence enclosing the back yards. Mr. Johnson and Mr. Greene confirmed that the development would comply with the current standards of installing sidewalks, decorative lighting and street signs. Chairman Culpepper asked if there were anymore questions or comments; as there were none, Chairman Culpepper called for a motion to approve or disapprove the zoning request of the Greene's. Commissioner Jennings made the motion to make the recommendation to Council to approve the zoning request made by the Greene's; that motion was 2nd by Vice-chairman Arnold. Motion carried; all in favor. City Manager Dove told Mr. Greene that the final approval or disapproval would be done by Council at the September 18, 2006 Regular Council meeting.

Request for Approval of Preliminary Plat-S. Louisville Street/Stone Street-Wanda Maddox

City Manager Dove reported that the property is currently zoned R1-B and that the property is located at the corner of S. Louisville Street and Stone Street; this is the property that has the old house that is falling down. Ms. Maddox is planning on removing the house and then is proposing to divide the lot into four separate lots; the property is large enough to do this and falls under the R1-B zoning guidelines. The infrastructure is already in place (water, sewer, gas, etc.). Commissioner Farr asked if what she was planning on building would be in compliance with the area; City Manager Dove responded that she would be. Chairman Culpepper wanted to know what zoning change she was requesting; City Manager Dove responded that she was not requesting a

Request for Approval of Preliminary Plat-S. Louisville Street/Stone Street-Wanda Maddox (cont'd):

zoning change that the R1-B zoning covers her request. When the house is removed, the lots would meet the zoning requirements for R1-B; the lot can be broken down into the four separate lots. The plat enclosed in the packets is her preliminary plat. Ms. Maddox is proposing to build a patio home on each lot. They are currently taking care of the lot clearing, etc. and would possibly start building on one of the lots when done. A recommendation came from City Attorney Bennett that the house that has to be demolished should be taken down prior to any building permits being issued for new construction on the lots. After some further discussion on the look of the homes, sidewalks, signs and lighting (in compliance with current standards), Chairman Culpepper called for a motion to approve or disapprove the preliminary plat presented to the Commission by Ms. Maddox. A motion was made by Commissioner Head to approve the request of Ms. Maddox contingent upon that the house is destroyed and removed prior to any permits being issued for the new construction; a 2nd was made by Commissioner Jennings. Motion carried; all in favor. City Manager Dove reported that this request would not have to come before Council for approval as it was not a zoning request and that the Commission approves the preliminary plats. Chairman Culpepper asked Ms. Maddox if she understood that they approved the request contingent upon the demolition of the house prior to any new construction permits being issued; Ms. Maddox responded that she did and that she had the equipment in place and would be getting her demolition permit to take the house down.

Chairman Culpepper stated that if there was no further business before the Commission, a motion was called for to adjourn the meeting. That motion was made by Commissioner Jennings; 2nd by Vice-chairman Arnold. Motion carried; all in favor.

Respectfully submitted,

Debra E. Moore
City Clerk