

The Planning & Zoning Commission met for their Regular Meeting at Harlem City Hall on Tuesday, January 13, 2009 at 7:00 p.m. with Chairman B. J. Cunningham presiding.

Present: COMMISSION: Chairman B. J. Cunningham, Vice Chairman Dale Arnold, Commissioner Tim Farr, Commissioner Franklin Jennings and Commissioner John Neal;
STAFF: City Clerk Debra E. Moore and Planning & Zoning Clerk Jerry Campbell;
ABSENT: City Manager Jean R. Dove, Operations Manager Robert Fields and City Attorney Barry Fleming; VISITORS: Cyndi Brush and Art Barrera.

The meeting was called to order by Chairman Cunningham at 7:00 p.m.

The Invocation was given by Commissioner Neal.

The Pledge of Allegiance was led by Chairman Cunningham.

Approval of November 10, 2008 Minutes: Chairman Cunningham called for a motion for the approval of the November 10, 2008 Minutes as written; that motion was made by Vice Chairman Arnold; 2nd by Commissioner Farr. Motion carried; all in favor.

Discuss Need for Monthly Meetings: P&Z Clerk Campbell addressed the Commission. Due to a conflict in days, City Attorney Fleming has requested a change in the scheduling of the Regular meeting for the Commission. Vice Chairman Arnold made the motion recommending to change the Regular meeting to the first Tuesday of the month as long as there was business to come before the Commission; 2nd by Commissioner Farr. Motion carried; all in favor.

Other: Chairman Cunningham asked about any upcoming training; he is interested in attending anything that might be available. Mr. Campbell will check on this.

Being no further business before the Commission, Chairman Cunningham called for a motion to adjourn the meeting; that motion was made by Commissioner Neal; 2nd by Vice Chairman Arnold. Motion carried; all in favor.

The meeting adjourned at 7:11 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk

The Planning and Zoning Commission met for a Called Meeting on Thursday, February 26, 2009 at 7:00 p.m. at Harlem City Hall with Chairman B. J. Cunningham presiding.

Present: COMMISSION: Chairman B. J. Cunningham, Vice Chairman Dale Arnold, Commissioner Tim Farr and Commissioner John Neal; STAFF: City Manager Jean R. Dove, City Clerk Debra E. Moore and City Attorney Adam Nelson; VISITORS: Planning & Zoning Clerk Jerry Campbell, Operations Manager Robert Fields, Lee Anderson, Hugh Jones, Joey Reed, Mark Kitchens, and Ron Willoughby.

The meeting was called to order by Chairman Cunningham at 7:00 p.m.

The Invocation was given by Chairman Cunningham.

The Pledge of Allegiance was led by Chairman Cunningham.

Approval of the January 13, 2009 Minutes: Chairman Cunningham called for a motion to approve the Minutes of the January 13, 2009 Regular Meeting as written; that motion was made by Commissioner Farr; 2nd by Commissioner Neal. Motion carried; all in favor.

Zoning Change Request-Lee Anderson: Chairman Cunningham recognized Mr. Anderson and asked him to speak before the Commission. Mr. Anderson is requesting a zoning change for the property located at 190 E. Milledgeville Road, Map & Parcel H04 076B, Zoned B-2 (Local Business District). This is the former Bill's Dollar Store. His request is to have it rezoned from B-2 (Local Business District) to I-1 (Industrial District). He would like to use the building for a fabrication shop (manufacture of utility trailers). They will hire five to six employees; the building will be brought up to fire code and city code. Mr. Anderson presented the Commission with a drawing of the proposed building use. The front area is for customer service and sales. There will be office space for a secretary. There will be no trailers on display inside the building only parts. Trailers will also not be on display outside the building. There will be an open flow for traffic. The trailers will possibly be outside a day or two at the most after assembly. All construction/assembly will be done inside; none outside. There were questions about the level of noise due to there being two new door openings on the side towards Las Lomas. Mr. Anderson stated he did not feel that the noise would be overbearing; there should be no "riveting" done. There will be no closed in trailers; only open trailers.

Vice Chairman Arnold had some concerns as to whether it met the criteria of the City's Comprehensive Plan. Mr. Campbell responded that the Comprehensive Plan calls for the area to remain as a business district and not light industrial. The area across the street is

Rezoning Request-Lee Anderson (cont'd): zoned Commercial in the front and Industrial in the back towards the City limits. Vice Chairman Arnold also questioned if this could be done as a conditional use on Commercial. Mr. Anderson stated that he was asking for a variance with a conditional use to change back to Business if does not work out; he is willing to sign a letter to that effect. There was some discussion as to whether he applied for a rezoning or a variance. The application is listed as being a "Rezoning/Variance" application. Vice Chairman feels that the Commission should take a vote on the rezoning request and let the City Council make the final decision.

City Manager Dove made reference to Code Section 152.235 *Authority to Grant Variances* section C *Conditions and Criteria for Granting a Variance* section 5 of the Planning & Zoning Ordinance which states "The variance does not permit a use of land, building or structure which is not permitted by right in the land use intensity district in which the proposed development is located." Chairman Cunningham interpreted this to mean that the variance can not be done because the area is not originally zoned industrial. City Attorney Nelson concurred, but would rather research it further.

At this time Chairman Cunningham stated that he was in favor of granting the rezoning request and that there was no opposition present. Chairman Cunningham called for a motion from the Commission. Commissioner Farr made the motion to recommend to the City Council to approve the rezoning request for the property located at 190 E. Milledgeville Road from B-2 Local Business District to I-1 Industrial District; 2nd by Vice Chairman Arnold. Motion carried; all in favor. It was explained to Mr. Anderson that this was only a recommendation and that the City Council would have final approval. This would be taken up at the March 12, 2009 Work Session for discussion and a vote at the March 16, 2009 Regular Meeting. It was recommended that Mr. Anderson be in attendance for any questions, explanations, etc. With this being a rezoning request, if at some later date this does not work out and a Commercial Business would like use the building, a rezoning will have to done at that time.

Being no further business before the Commission, Chairman Cunningham called for a motion to adjourn the meeting; that motion was made by Commissioner Farr; 2nd by Vice Chairman Arnold. Motion carried; all in favor. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk

The Planning & Zoning Commission of the City of Harlem, GA met for their Regular Meeting at Harlem City Hall on Tuesday, March 3, 2009 at 7:00 p.m. with Chairman B.J. Cunningham presiding.

Present: COMMISSION: Chairman B. J. Cunningham, Vice Chairman Dale Arnold, Commissioner Tim Farr, Commissioner Franklin Jennings and Commissioner John Neal; STAFF: City Manager Jean R. Dove, City Clerk Debra E. Moore, and Planning & Zoning Clerk Jerry Campbell; VISITORS: N/A.

The meeting was called to order by Chairman Cunningham at 7:00 p.m.

The Invocation was given by Vice Chairman Arnold.

The Pledge of Allegiance was led by Chairman Cunningham.

Approval of the February 26, 2009 Minutes: Chairman Cunningham called for a motion for the approval of the February 26, 2009 Planning & Zoning meeting as written; that motion was made by Vice Chairman Arnold; 2nd by Commissioner Farr. Motion carried; all in favor.

Zoning Change Request-James B. Lewis, Sr., Etal: The rezoning application is for the property located on Planer Mill Road, Map & Parcel 043 022U. They are requesting to change the zoning from I-1 Industrial to R-3 Residential. The proposed use is for a 16 unit senior independent living housing complex with an office and a club house. The complex will be required to have sidewalks, use the decorative lighting, etc. It will be built by Walton Rehab. Commissioner Farr questioned as to why a PUD was not being done; City Manager Dove responded that a PUD is multi-use (residential, commercial, etc.). This would be an apartment type complex; single level.

Being no further discussion, Chairman Cunningham called for a motion on the zoning change request. Commissioner Neal made the motion to make a recommendation to Council to approve the re-zoning request for the Planer Mill Road property, Map & Parcel 043 022U from I-1 Industrial to R-3 Residential; 2nd by Commissioner Farr. Motion carried; all in favor.

Other: Commissioner Arnold noted that the next meeting would be during Masters Week and wanted to know if there would be a meeting. Currently there was nothing to come before the Commission; there will not be a meeting unless there is something.

Planning & Zoning Commission Meeting, City of Harlem, GA
March 3, 2009
Continued from page 1

Page 2

Being no further business for discussion, Chairman Cunningham called for a motion to adjourn the meeting; that motion was made by Commissioner Jennings; 2nd by Vice Chairman Arnold. Motion carried; all in favor. The meeting adjourned at 7:18 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk

The Planning & Zoning Commission of the City of Harlem, GA met for their Regular Meeting on Tuesday, October 6, 2009 at Harlem City Hall with Vice-Chairman Dale Arnold presiding.

Present: COMMISSIONERS: Vice-Chairman Dale Arnold, Commissioner Tim Farr, Commissioner Franklin Jennings and Commissioner John Neal; STAFF: City Manager Jean R. Dove, City Clerk Debra E. Moore and Planning & Zoning Clerk Jerry Campbell; ABSENT: Chairman B. J. Cunningham; VISITORS: Renee Dean, Charmagne Landrum, Mike Rorick and Phil Turner.

The meeting was called to order by Vice-Chairman Arnold at 7:00 p.m.

The Invocation was given by Commissioner Neal.

The Pledge of Allegiance was led by Vice-Chairman Arnold.

Approval of the March 3, 2009 Minutes: Vice-Chairman Arnold call for a motion for the approval of the March 3, 2009 Minutes as written; that motion was made by Commissioner Neal; 2nd by Commissioner Farr. Motion carried; all in favor.

Request for Conditional Use Permit-Red Oak Manor (Landrum Florist): Mr. Campbell addressed the Commission. Red Oak currently has a conditional use permit to operate, but the current permit does not cover a florist. Charmagne Landrum of Landrum Florist has applied for the Conditional Use Permit to operate a florist and gift shop within Red Oak. There have no comments received from the public, pro or con.

Commissioner Farr made the motion to approve the request for a conditional use permit for the operation of a florist in Red Oak Manor; 2nd by Commissioner Neal. Motion carried; all in favor.

Other: There was none at this time.

Being no further business before the Commission, Vice-Chairman Arnold adjourned the meeting at 7:05 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk