

The Planning & Zoning Commission of the City of Harlem, GA met for their Regular Meeting on Tuesday, May 11, 2010 at Harlem City Hall at 7:00 p.m. with Chairman B.J. Cunningham presiding.

Present: COMMISSIONERS: Chairman B. J. Cunningham, Commissioner Tim Farr, Commissioner Franklin Jennings, and Commissioner John Neal; STAFF: City Manager Jean R. Dove, Assistant City Manager Jason Rizner, and City Clerk Debra E. Moore; VISITORS: Jerry Campbell; ABSENT: Vice-chairman Dale Arnold.

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

The Invocation was given by Commissioner Jennings.

The Pledge of Allegiance was led by Chairman Cunningham.

Approval of the October 6, 2009 Minutes: Chairman Cunningham called for a motion for the approval of the October 6, 2009 Minutes as written; that motion was made by Commissioner Jennings; 2nd by Commissioner Farr. Motion carried; all in favor.

Walton Rehab (Senior Housing; Planer Mill Road)-Final Plat Approval: Chairman Cunningham presented to the Commission that this is a 15 unit Senior Citizen independent living facility; non-medical issues. There will be a resident manager. It is located on the east end of Harlem on the left side of Planer Mill Road. It was pointed out that the plans/plat received had the property located in Augusta-Richmond County; this would be an easy fix. City Manager Dove also reported that this is a HUD funded project and would need to be approved today, if possible. There was some discussion as to whether everything had been approved by the City Engineer. This had not been verified at this time and would be.

At this time Chairman Cunningham called for a motion for the approval of the final plat for the Walton Rehab project contingent upon their compliance with the City Engineer's approval of said plans; that motion was made by Commissioner Jennings; 2nd by Commissioner Farr. Motion carried; all in favor.

Other: There was none at this time.

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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 Commissioner Jennings. Motion carried; all in favor. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk

The Planning & Zoning Commission of the City of Harlem, Georgia met on Wednesday, August 11, 2010 at Harlem City Hall at 6:00 p.m. with Chairman B.J. Cunningham presiding.

Present: COMMISSIONERS: Chairman B. J. Cunningham, Commissioner Tim Farr, Commissioner Franklin Jennings, and Commissioner John Neal; STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, City Attorney Barry Fleming, and Jean R. Dove; VISITORS: Corey Truitt, Christy Sanders, Jimmy Tankersley, C.D. Morris, Joann Kirven, Tripp Lonergan, Paige Fleming, Johnny and Ramona Morris, Sherry Nash, Patti Johnson, Mickey Lonergan, Ken Sweatman, Emily and Russ Middleton, Duane Starrenburg, and John Dean.

The meeting was called to order by Chairman Cunningham at 6:15 p.m.

The Invocation was given by Commissioner Neal.

The Pledge of Allegiance was led by Chairman Cunningham.

Approval of the Minutes: Chairman Cunningham called for a motion on the Minutes of the May 11, 2010 meeting. Commissioner Jennings made the motion to approve the Minutes of the May 11, 2010 meeting as written; 2nd by Commissioner Neal. Motion carried; all in favor.

Rezoning/Variance Application-Joann Kirven, Property Owner: An application for the vacant lot located on the corner of East Boundary Street and Harlem-Grovetown Road was received requesting a rezoning from R1-A Single Family Residence to R-2 Multi-Family Residence. The application was made by Corey Truitt, the potential buyer of the property. Mr. Truitt addressed the Commission with his request. He is proposing to build a duplex on the property; he would occupy one side and lease out the other.

Opposition was received from the following people: Mickey Lonergan, Ken Sweatman, and Johnny Morris. All commented that they felt the area should stay zoned as Single Family; that is what is in the area. They feel this is the appropriate zoning. Mr. Morris also presented the Commission with a letter and a petition signed by 70 plus residents who are opposed to the rezoning.

Jimmy Tankersley spoke in favor of the rezoning. He pointed out that there is a duplex right across the street and that there is a multi-family residence around the corner. He spoke highly of Mr. Truitt.

There were no further comments from the public at this time.

Rezoning/Variance Application (cont'd): Chairman Cunningham asked for comments from the Commission. They made none at this time, so Chairman Cunningham called for a motion on the Application. Commissioner Neal made the motion to not recommend the approval of said application. Commissioner Jennings commented that based on the opposition he would not vote to approve a recommendation for the approval of the re-zoning request; he questioned if there were any other reasons to not approve it. City Attorney Fleming referenced the case from several years ago pertaining to the property located at 395 Harlem-Grovetown Road (Quinn) and the house being too near the road. This property would fall under that same type of thing. The lot size is currently too small even for a single family home, but it is grandfathered in. Note: Mr. Truitt also has a variance request pending upon this outcome. City Attorney Fleming stated that this would have to be done at a separate meeting. Commissioner Neal feels that the property should stay as Single Family; the Comprehensive Plan calls for Single Family. Mr. Sweatman asked if he could make a comment at this time; Chairman Cunningham granted permission. Mr. Sweatman was urging Mrs. Kirven and Mr. Truitt to reconsider their request. At this time Commissioner Jennings 2nd the motion to not approve a recommendation to Council to approve the re-zoning request. Motion carried; all in favor.

Other: City Manager Rizner had a request from Tripp Lonergan to be introduced to the Commission and that he was offering his services for anything that might arise pertaining to fire services in any cases they may have to come before them.

Being nothing else before the Commission, Chairman Cunningham called for a motion to adjourn the meeting. Commissioner Jennings made the motion to adjourn the meeting; 2nd by Commissioner Farr. Motion carried; all in favor. The meeting adjourned at 6:35 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk

The Planning & Zoning Commission met for their Regular meeting on Tuesday, December 14, 2010 at 6:00 p.m. at Harlem City Hall with Chairman B.J. Cunningham presiding.

Present: COMMISSION: Chairman B. J. Cunningham, Commissioner Tim Farr, Commissioner Franklin Jennings and Commissioner John Neal; STAFF: City Manager Jason Rizner, City Clerk Debra E. Moore, and City Attorney Adam Nelson; ABSENT: Commissioner Dale Arnold; VISITORS: Joe and Angela Lokey, and Gerald Hargrove.

The meeting was called to order by Chairman Cunningham at 6:00 p.m.

The Invocation was given by Chairman Cunningham.

The Pledge of Allegiance was led by Chairman Cunningham.

Approval of the August 11, 2010 Minutes: Chairman Cunningham called for a motion on the August 11, 2010 Minutes. Commissioner Jennings made the motion to approve the minutes as written; 2nd by Commissioner Farr. Motion carried; all in favor.

Variance Request-Gerald Hargrove: Mr. Hargrove is the contractor for Ms. Johnnie Allen of 360 W. Church Street. He is asking for a reduction in the front setback to 27 ½' in order to add a porch to the home. The request is for a 12 ½' variance. Commissioner Jennings reported that he had visited some of the other existing properties in the area and found that they had varying front setbacks and that this would fall in line with them. Commissioner Neal questioned the materials that would be used; the porch will be constructed of wood with a metal roof, will be closed in and will have a stucco foundation. There was no opposition to the request from the neighborhood. Chairman Cunningham called for a motion at this time. Commissioner Jennings made the motion to make a recommendation to Council for the approval of the request for a 12 ½' variance on the front setback; 2nd by Commissioner Farr. Motion carried; all in favor.

Conditional Use Permit Request-Joe & Angela Lokey: Chairman Cunningham recognized the Lokey's at this time. Mr. Lokey reported that they are requesting the addition of two additional residents; currently they are approved for six. Chairman Cunningham asked if they were going to need to expand their current facility. Mr. Lokey responded they would not at this time, but they did have room if needed to. Their current office is big enough to accommodate double occupancy. City Attorney Nelson made the recommendation that when the motion is made to word it "to accommodate up to 8 eight clients/residents" that way in the event a client left they would not be violation of their permit. Chairman Cunningham called for a motion on their request. Commissioner Farr made the motion for the approval of the amendment of the Conditional Use Permit for the

Conditional Use Permit Request-Joe & Angela Lokey (cont'd): Personal Care home of the Lokey's from "six clients/residents" to "up to eight clients/residents"; 2nd by Commissioner Neal. Motion carried; all in favor.

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 Commissioner Neal. Motion carried; all in favor. The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk