The Planning and Zoning Commission of the City of Harlem, Georgia met for their Regular meeting on Tuesday, March 7, 2023, at 6:00 p.m. at the Public Safety Building with Chairman Robert Holland presiding.

Present: COMMISSION: Chairman Robert Holland, Vice Chairman Dustin Driggers, Commissioner Tim Farr, Commissioner John Thigpen, Jr., and Commissioner James Thomas, Jr.; STAFF: Community Development Director David Jenkins, City Clerk Leona Holley, and City Attorney Tom Watkins.

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

The Invocation was given by Vice Chairman Driggers.

The Pledge of Allegiance was led by Chairman Holland.

Determination of a Quorum: A quorum of the Commission was present.

Approval of the Agenda: Commissioner Farr made the motion to approve the Agenda as presented; 2nd by Commission Thomas. The motion carried with Commissioners Driggers, Farr, Thigpen, and Thomas voting in the affirmative.

Approval of the Minutes: Commissioner Thigpen made the motion to approve the minutes of the February 7, 2023, Regular Meeting as written; 2nd by Vice Chairman Driggers. The motion carried with Commissioners Driggers, Farr, Thigpen, and Thomas voting in the affirmative.

PUBLIC HEARINGS:

VAR-2023-03-01: 275 Recreation Drive – Softball Training Facility: The applicants are Kristen and Taylor Camp, 442 Leitner Mill Road, Harlem, Georgia. Application VAR-2023-03-01 is a variance request for an accessory building construction with no primary structure and an accessory building larger than expected than the primary structure. Currently there is no structures on the property, but Staff expects there will be a home there one day. At this time the applicants are proposing to construct a softball training facility on the property that was originally purchased for the eventual construction of their home. The applicants are proposing to construct a 40’ x 80’ facility (3,200 square feet) with a 40’ x 10’ (400 square feet) porch. The proposed site was at one time the location of the recreation center for Harlem. Mr. Jenkins reviewed the accessory building materials. The Staff recommendation is to recommend approval for application VAR-2023-03-01 for 275 Recreation Drive with the following Finding of Facts:

a. The proposed project is of an emergency nature forced upon the applicants due to no fault of their own.

b. The parcel involved with the application has size and shape features that allows for the construction of the requested large accessory structure as well as a single-family dwelling.

c. The granting of the requested variance, coupled with a Conditional Use Permit, will not adversely impact neighboring properties, is in harmony with the Harlem Comprehensive Plan, and is the minimum variance necessary for the proposed project.

d. The proposed project is consistent with accessory building development for later use as a residential storage building.
PUBLIC HEARINGS (cont’d):

VAR-2023-03-01: 275 Recreation Drive – Softball Training Facility (cont’d): Staff recommendation is to recommend approval for application VAR-2023-03-01 for 275 Recreation Drive with the following conditions:

a. No other accessory structures can be built on the property until a single-family dwelling is constructed.

b. The height of the proposed softball training facility cannot exceed 35 feet.

c. The size of the proposed softball training facility, including the porch, can never be expanded until the principal building ratio (Item 5 of Sec. 108-96. Accessory buildings, structures and uses.) is achieved.

d. The unique nature of the existing business, the property location, and the property size and shape does allow for construction of the facility before the principal building.

e. As the proposed softball training facility will be in plain view, Item (7) of Sec. 108-96.-Accessory buildings, structures and uses. Shall be complied with by the applicant and adherence shall be confirmed by the Community Development Director before any Certificate of Occupancy and Occupational Tax Permits are granted. It is noted that the roof material selected shall guide the eventual roof material of the residential structure.

f. That the softball training facility be constructed to later allow for use as a residential storage shed that would include tractor access.

Commission Comments: Commissioner Thigpen questioned if the building and roof must be built out of the listing building materials in Sec. 108-96. Accessory buildings, structures, and uses. Item (7); Mr. Jenkins responded the ordinance states if an accessory building is not hidden from plain view, it shall maintain a façade of fiber-cement sliding, wood siding, wood-textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco, or synthetic stucco, or finished baked enamel aluminum/metal siding that establishes a horizontal pattern. For buildings not obscured from view, the roofing materials shall be constructed of the same materials as the roof of the primary structure.

Applicant Comments: Kristen and Taylor Camp addressed the Commission on their application. Mrs. Camp stated she has been coaching and training softball for six years out of Thomson and local fields. Their goal is to provide a safe space for Harlem’s youth and the surrounding communities. They feel this business will have a positive impact on the community as they will be teaching softball and baseball as well as life skills such as work ethics, time management, accountability and perseverance. They feel the business will have a positive impact on Harlem because of visitors coming from other cities and counties to train at the softball complex and this will impact the businesses of Harlem. Currently Mrs. Camp trains approximately 60 students, and Mr. Camp trains approximately 10 students. They feel the numbers will remain steady or grow in the future. The training facility will not be open to the public, the only time clients will be allowed inside the facility is during their reserved time. They are hoping to build a home on the property in the future and in any event, they can no longer use the building for the training facility the building would be used for personal storage.

Public Comment For/Against: Abbigayle Hillman, 130 Shady Lane, Harlem, Georgia addressed the Commission. Ms. Hillman stated she has been training with Kristen Camp for over six years; Mrs. Camp has helped her on and off the field. The new facility will bring opportunities for herself and future generations.
VAR-2023-03-01: 275 Recreation Drive – Softball Training Facility (cont’d):
Sheridan Carrier, 812 Madelyn Drive, Harlem, Georgia addressed the Commission. Ms. Carrier stated she is a rising senior at Harlem High School, she has been taking softball lessons from Mrs. Camp since she was in sixth grade. During her eighth-grade year she moved to Harlem from Greenbriar. Mrs. Camp helped her get through the move and helped her to bring back the courage of the sport she loved. The new facility will be able to bring the courage to many athletes that have lost their courage and will give them time to train where they will not have to worry about not having enough time in another facility, a facility that is loved and where you can trust people.

With there being no further discussion, Vice Chairman Driggers made the motion to approve Variance application VAR-2023-03-01, 275 Recreation Drive, Softball Training Facility with the recommended conditions and the “Finding of Facts”; 2nd by Chairman Farr. The motion carried with Commissioners Driggers, Farr, Thigpen, and Thomas voting in the affirmative.

CU-2023-03-01: 275 Recreation Drive – Softball Training Facility: The applicants are Kristen & Taylor Camp, 442 Leitner Mill Road, Harlem, Georgia. Application CU-2023-03-01 is a conditional use for a softball training facility. The request is to support a business need and a community need. The conditional use application is being made to establish the property use restrictions so that the character of the neighborhood is maintained. There was one inquiry after the signs were placed out for the conditional use. The inquiry was from a member of the Masonic Lodge. He inquired on what type of business and building. There was no opposition. Staff’s recommendation is for approval of application CU-2023-03-01 for 275 Recreation Drive with the following Finding of Facts:

1. Parcel H04 030B is currently vacant with a proposed softball training facility, specifically a NAICS Code 713940 Fitness and Recreational Sports Centers, to be constructed.
2. The proposed professional trainer (NAICS Code 812990 Personal Fitness training services) has college level competition experience and several years in providing softball training services to young ladies in the Harlem area.
3. The proposed facility can be utilized as a residential use should a Conditional Use permit be lost or abandoned. This would be as a residential storage shed.
4. The size of the facility must be approved through a variance application.
5. Impacts upon the surrounding property and neighborhood can be addressed through land use conditions.

Staff’s recommendation is for approval of application CU-2023-03-01 for 275 Recreation Drive with the following Conditions:

1. Throughout the Conditional Use Permit, the facility shall only be operated as a NAICS Code 711940 Fitness and Recreational Sports Center and provide NAICS Code 812990 Personal fitness training services.
2. Ten (10) regular parking spaces shall be provided on a gravel or pervious service and two (2) ADA compliant parking spaces shall be placed on a concrete or other appropriate surface.
3. An operation period from 8:00 a.m. until 10:00 p.m. is conducive to neighborhood tranquility.
4. Any training facility signage shall be removed should the Conditional Use Permit be lost or abandoned. Should removal not be by the property owner, city costs shall be recovered by the
PUBLIC HEARINGS (cont’d):

CU-2023-03-01: 275 Recreation Drive – Softball Training Facility (cont’d): City of Harlem.

5. The Conditional Use Permit is not valid unless a Variance is granted for the building size and building construction.

With there being no further discussion, Commissioner Thomas made the motion to approve Conditional Use application CU-2023-03-01, 275 Recreation Drive, Softball Training Facility with the recommended conditions and the “Finding of Facts”; 2nd by Vice Chairman Driggers. The motion carried with Commissioners Driggers, Farr, Thigpen, and Thomas voting in the affirmative.

NEW BUSINESS: N/A

OLD BUSINESS: N/A

PUBLIC COMMENTS: N/A

Legal Matters: N/A

Staff Report – David Jenkins:

• The APS Policy Guide on Factory Built Housing – this is a monthly continuing education resource for the Commission.
• The AJC file provides materials from the Atlanta Journal Constitution dealing with rental housing in Atlanta.
• Information on Developers of Build-To-Rent Single-Family Pushing Back on Opposition.
• Georgia General Assembly Cross over day was yesterday, March 6th. Senate Bill 213 survived the crossover bill. This will allow upgrade for mobile home replacement with new mobile homes. House Bill 517 - This bill proposed to do away with frontage restrictions and size of homes. This bill died in committee. House Bill 514 – This bill is if there is a moratorium has to be limited to 180 days before it could come back. Mr. Jenkins stated there is no action for the April meeting.

Chairman’s Comments: Chairman Holland commented tonight’s meeting was a wonderful meeting and thanked the Commissioners for being part of the meeting.

With there being nothing further for discussion, Commissioner Farr made the motion to adjourn the meeting; 2nd by Commissioner Thomas. The motion carried with Commissioners Driggers, Farr, Thigpen, and Thomas voting in the affirmative. The meeting adjourned at 6:33 p.m.

Respectfully submitted,

Leona H. Holley
City Clerk