

The Planning and Zoning Commission of the City of Harlem, Georgia met for their Regular meeting on Tuesday, March 5, 2024, 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 Herbert Flick, Commissioner John Thigpen, Jr., and Commissioner James Thomas, Jr.; STAFF: Community Development Director Robert Fields, 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:** Vice Chairman Driggers made the motion to approve the Agenda as presented; 2<sup>nd</sup> by Commissioner Flick. The motion carried with Commissioners Driggers, Flick, Thigpen, and Thomas voting in the affirmative.

**Approval of the Minutes:** Commissioner Thigpen made the motion to approve the minutes of the December 5, 2023 meeting as written; 2<sup>nd</sup> by Commissioner Flick. The motion carried with Commissioners Driggers, Flick, Thigpen, and Thomas voting in the affirmative.

NEW BUSINESS:

None.

OLD BUSINESS:

None.

**Staff Report: Robert Fields:**

- a. Christies Coffee: Mr. Fields reported Christies Coffee, located at 380 W. Milledgeville Road, has officially opened. The signage for the business has been installed. Mr. Fields reported that per the Conditional Use permit shrubs were to be planted in front of the business, this has not been done. Mr. Fields will reach out to Mr. Christie on this condition.
- b. O'Reilly's Auto Parts: Mr. Fields reported O'Reilly's Auto Parts is looking at the property located at 370 W. Milledgeville Road. They are in their due diligence period and are working with the city to determine what process needs to be done to construct a 7,300 square foot building on the property. The zoning on this property is B-3 Commercial Overlay District and is also located in the Historic District of Harlem.
- c. Heritage Ridge Project: Mr. Fields reported the Heritage Ridge project is still on hold due to rain. The developer and contractor are waiting for better weather to begin the project.

**Staff Report: Robert Fields (cont'd):**

- d. Harlem Mini Storage: Mr. Fields reported everything is going smoothly with the construction of the new Harlem Mini Storage.
- e. Bowdre Street Townhomes: Mr. Fields reported this past December there was an issue with the storm drainpipe near the railroad for the Bowdre Street Townhome project. The latest information Mr. Fields received from the contractor was that they are having to do a realignment and they are working with the engineer on this issue.

**Public Comments:**

None.

**Legal Matters:**

None.

**Chairman's Comments:** Chairman Holland thanked everyone for their attendance at tonight's meeting.

With there being nothing further before the Commission, Commissioner Flick made the motion to adjourn the meeting; 2<sup>nd</sup> by Commissioner Thomas. The motion carried with Commissioners Driggers, Flick, Thigpen, and Thomas voting in the affirmative. The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Leona H. Holley  
City Clerk