**PUBLIC HEARING MINUTES**  
The Hartwell Planning & Zoning Commission held a Public Hearing on February 25th, 2021 at 6:00 p.m. in the Council Chambers at City Hall.  
  
The following members were present: Mary Gidley, Charles Rushing, Lenford Smith, Jermaine Durham, Michelle Wetherbee, and Marcus Hurley

Absent: Mary Gidley and Mike Kanabar

At 6PM, the planning and zoning hearing was called to order by Vice Chairman Charles Rushing.

A motion was made to amend the agenda to move the cases ahead of officer elections by Lenford Smith. The motion was seconded by Michelle Wetherbee and all voted in favor.

CASE NO. 2021-01

Scott Haines presented the request to rezone two parcels that make up 72 E Franklin Street from B1/R1 to B2 General Business District on behalf of W&A Engineering and Popeyes Louisiana Kitchen. He presented the schematic plans for the lot and their intent to work with Hartwell’s Historic Preservation for conformity purposes. Kurt Fairly (sp) presented that it would be an all-brick building. Commissioner Durham asked if this was their typical layout and are there enough spaces. There are more spaces in their design than are required by Hartwell’s code and the building’s all brick design is to incorporate Hartwell’s design guidelines. They predicted that the project will bring 35-40 jobs to the City of Hartwell. No objection was given by any of the commissioners and they voted unanimously to recommend the zoning change to B2 General Business District.

Case NO. 2021-02

John Alpers presented the request to rezone 296 N. Forest from R1 to R2 Multifamily residential. The proposed site includes the construction of 3 duplexes that would enter on Vickery Street. They would be 2 bedroom 2 bath renting for $900-1100 and 900 sq. ft. He noted that it is walkable to downtown.

Michelle Wetherbee moved to recommend approval to city council. Lenford Smith seconded the rezone and all voted in favor.

Election of board officers was conducted. Lenford Smith moved that Charles Rushing be Chair, Michelle Wetherbee be Vice Chair. Jermaine Durham seconded the motion and all voted unanimously.

Jason Ford the zoning administrator commented that the city comprehensive plan was completed and upon adoption by city council, the document will be provided to the commission. There are also training opportunities coming up.

Chairman Rushing complimented the zoning administrator on the preperations for the meeting.

Nothing follows.

Faithfully Submitted,

Jason Ford

Zoning Adminstrator