**PUBLIC HEARING MINUTES**
The Hartwell Planning & Zoning Commission held a Public Hearing on March 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, Tina Howard, Michelle Wetherbee, and Mary Gidley

Absent: Jermaine Durham and Marcus Hurley

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

CASE NO. 2021-03

Mr. Hill explained that parcel I57D 013 is being sold and used for office space. Chairman Rushing asked if any changes will be made to the building. Mr. Hill said the steps need repaired and needs a new sign. He said it has had several businesses in the building. The zoning administrator noted that while the parcel is zone R1 Single Family Residential and a business has been there, it was likely prior to the adoption of the zoning ordinance, and B1 is the appropriate zoning classification going forward if it is to be a business. Motion made by Michelle Wetherbee to recommend approving the zoning change to B1. It was seconded by Lenford Smith. All Commissioners voted in favor.

Case NO. 2021-04

No representative was present from the applicant to explain the case for rezoning of parcels I70F 005 003 and I70F 005 004. Laura Murphy spoke in opposition to the rezone, specifically that there should be shrubs and bushes as a buffer around the property. Alan Duncan spoke in opposition of the rezone. Maggie Seargrit (spelling?), who purchased a lot near by that is being developed was present to observe. The zoning administrator explained that if the zoning board does not make a recommendation to the City Council withing 30 days, our ordinance says it is deemed to have recommended passing the change, so if you table the issue, you will need to announce a called meeting to be heard. He laid out options for the Commission, 1) you can review the case and vote to recommend approval, you can vote to recommend approval with conditions to satisfy the objections, or you can recommend denial. He noted that this is still a recommendation, so City Council may decide differently if the applicant comes to the City Hall meeting. Michelle Wetherbee noted that she is uncomfortable making motion to approve without the applicant being there and at this time she is making motion to deny the request. Mary Seconded the motion. In further discussion. Tina Howard noted that this was a less impactful use and the commission should consider that the zoning as is could bring in large manufacturing to the area. A vote was called for and 4-1, the Commission vote to recommend to deny the zoning change.

Faithfully Submitted,

Jason Ford

Zoning Administrator