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**PUBLIC HEARING MINUTES**  
The Hartwell Planning & Zoning Commission held a Public Hearing on June 23rd, 2022 at 6:00 p.m. in the Council Chambers at City Hall.

Zoning Board members present were Michelle Wetherbee, Erin Gaines, Jermaine Durham, Tina Howard, Mary Gidley, Lenford Smith - Tina Howard joined by phone due to Covid-19.

The meeting was called to order by Vice Chairperson Michelle Wetherbee.

All present recited the Pledge of Allegiance.

The minutes were accepted with a notable correction. The motion made in the April meeting was flipped on who voted for and against a previous motion. That was corrected on June 24th.

Michelle Wetherbee recognized and thanked Dr. Charles Rushing for his many years of service to the Planning and Zoning Board.

Case 2022-03 – Amend Conditional use on parcel(s) I56G 006 and I56G 006 001

Michelle Wetherbee explained the zoning hearing process.

Charlene Fields explained that the last time she was here, the city council approved 2 single family detached units per lot. Due to affordability and aesthetics, she believed a duplex/townhouse style would be more suitable.

There was some discussion about our ordinance definition of townhouse vs. duplex.

Lowell Macher stated he had a productive conversation with Charlene and was not opposed to the update. His preference would be townhouses instead of duplexes, because townhouses lend themselves to more of an owner-occupied product. He also said, financing is harder on duplexes.

There was some discussion about the site plan.

Michelle Wetherbee called for a motion.

Mary Gidley made motion to recommending approving the change to 1 townhouse per lot that allows for two separate single-family units to occupied. Erin Gaines seconded the motion. All voted in favor.

The density for the entire project is 1 building, 2 residences per lot with a total 4 buildings, 8 units in the entire development.

The Zoning Administrator noted with the resignation of Dr. Rushing, we are short a chairperson. Lenford Smith made motion that Michelle Wetherbee be the new Chair. Erin Gaines seconded. All voted in favor.

After discussion, Jermaine Durham was nominated to be Vice Chair. Mary Gidley made the motion; a second was received by multiple board members. All voted in favor.

Adjourned 6:45