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**PUBLIC HEARING MINUTES**
The Hartwell Planning & Zoning Commission held a Public Hearing on July 28th, 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.

The meeting was called to order by Chairwoman Michelle Wetherbee.

All present recited the Pledge of Allegiance.

The June minutes were accepted.

Case 2022-04 – Amend Conditional use on parcel(s) annexation and zoning of I70I 071 & I70F 009 002

Michelle Wetherbee explained the zoning hearing process.

Zoning Administrator Ford provided details about the annexation of I70F 009 002. The parcel appears to be in the city. However, the Official Zoning Map of the City of Hartwell appears to leave a small corner of the parcel out of the city limits. The action considered would be to officially annex that small portion and rezone the parcel from R1 – B2.

The CEO of Medlink gave background on Medlink, their operation, and their growth. He stated that they cannot grow in their current location, and they are simply out of room. They are currently leasing a building. Medlink’s intent is to build a medical park that could have primary care as well as specialty care.

Dr. Gordon added that community meetings could be held there once completed.

Dr. Jermaine Durham asked if this was consistent with our comprehensive plan and character map.

Zoning Administrator Ford explained that this is a gateway corridor, there is B2 in the area, and we should refer to the County’s Comprehensive Plan as well as the City’s since this area is not currently in the City. The County’s comprehensive plan refers to this type of facility being appropriate in this location.

Lenford Smith made motion to recommend approving the annexation and assigning zoning of B2 and to rezone the portion of the property in the city to B2 as well.

Mary Gidley Seconded – all voted in favor.

Discussion was held about the requested update to the City of Hartwell’s Zoning Ordinance – adding Data Center as a conditional use.

Michelle Wetherbee explained that this would add language to our ordinance that would allow for more control over noise and other factors.

Open discussion was held among the zoning commission as well as Scott Hardigree who was present during the hearing.

The zoning board recommended to city council to add a Data Center as a conditional use in M2. They also recommended a noise ordinance and significant penalty if violations of that noise ordinance occurred.