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**PUBLIC HEARING MINUTES**  
The Hartwell Planning & Zoning Commission held a regularly scheduled Public Hearing on February 23, 2023 at 6:00 p.m. in the Council Chambers at City Hall.

Zoning Board members present were Michelle Wetherbee, Erin Gaines, Jermaine Durham, Lenford Smith, and Mary Gidley.

The meeting was called to order by Chairwoman Michelle Wetherbee at 6pm.

The Pledge of Allegiance to the Flag was recited.

Zoning Administrator Ford announced that the City Council requested that staff work to update our zoning ordinances. Ford made contact with Georgia Mountain Region Commission staff and has begun that process.

**Case 2023-01 - Preliminary Plat Approval, Ridge Road**

Dana Sorrow spoke on behalf of the applicant. They had followed all of the requirements of the recent annexation of the property. Zoning Administrator Ford asked Fire Chief Alan Daniel to explain what a preliminary plat is. Chief Alan Daniel went through process and the Final Plat Approval Process.

Lenford Smith made a motion to approve the preliminary plat with staff recommendations to ensure a deceleration lane included. Jermaine Durham seconded. All voted in favor.

**Case 2023-02 - Preliminary Plat Approval, Bowers Estates**

The developer for the community explained that the property has been zoned and infrastructure was built for this exact development 20 years ago, it was just never completed. They would be putting in town home concepts - smaller unites 1300-1400 square feet and have senior affordability in mind.

Frank Sykes lives in Bowers Estate spoke in opposition. He owns a newly built single-family home in the area and is concerned about property value. There was some back and forth about the property, and the zoning administrator had to remind everyone that they are to address the board.

Toy Wilkins talked about a covenant that was in place. Zoning Administrator Ford explained to the board that covenants are between property owners, and are changeable. That issue is not related to preliminary plat process.

Mary Gidley made a motion to approve the preliminary plats, and the motion was seconded by Lenford Smith. All voted in favor of approving.

**Case 2023-03** - **Rezone of Parcel I56P 050 from R1 - Single Family Residential to R1A - Single Family Residential**

Zoning Administrator Ford explained that the parcel is larger than other parcels in the area, and the applicant wants to split the parcel to put a single family residential house on either side. None of the lots in the area conform to current zoning of R1 as they are all smaller than the 15,000 square foot minimum. Really the whole area should be rezoned to R1A.

Aaron Blomberg spoke in favor of the rezone as a resident of the area. He also mentioned there are already to cut outs for driveways.

Mary motioned to approve the rezone with staff conditions of using R1 setbacks, and no duplexes (single family residential only). Erin Gaines seconded the motion. All voted in favor.

Dr. Durham commented that many people may require more of an explanation of covenants or topics in general and that those concerns are considered when making decisions.

The meeting was adjourned – 6:40pm

Faithfully submitted,

Jason Ford

Zoning Administrator