**PUBLIC HEARING MINUTES**  
The Hartwell Planning & Zoning Commission held a Public Hearing on April 29th, 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 Jermaine Durham

Absent: Marcus Hurley

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

CASE NO. 2021-08

Chairman Rushing explained the procedure for how the hearing would be conducted. The room recited the Pledge of Allegiance.

Dr. Rushing called for a motion to accept minutes from the April 22nd, 2021 meeting. Commissioner Smith made motion and was seconded by Commissioner Wetherbee. All voted in favor.

Prior to beginning the case, Dr. Rushing explained the origins of the Athenian Pledge and how it has become a motto of Planning and Zoning in present time.

Charlene Fields, representing Jimmy Moore presented for the petitioner that at a County Commissioner meeting, the County voted to not object to the annexation, and at the last Planning and Zoning hearing the board voted to recommend annexation, which led to a zoning discussion tonight. A plat was presented with metes and bounds, and the plan it to have single family residential on smaller lots with 10 lots to be larger.

Speaking in opposition:

Dwayne Kearns, a resident of the county in the Reed Creek area stated he was profoundly against the zoning. He pointed to the criteria that is in the city ordinance used by the board to help guide their decision. He pointed out criteria 1, 7, and 8. He appreciated consideration and restated his opposition.

Charlene rebutted his concerns that once annexed it is unclear if the covenants stay in place since the city has zoning.

Alan Brown, a resident of the County in the Reed Creek area spoke in opposition and suggested the action is illegal because of covenants that are in place.

Jimmy Moore spoke saying he always had intent to put multifamily on the parcel, and right now he could put a cemetery out there. He said 9 acres not included with the original lots in the covenant. He stated this is to facilitate sewer services being available.

Commissioner Howard asked is their value in creating single family lots? Mr. Moore stated yes and smaller lots provides access to more people.

Alan Brown reiterated the covenants.

Dr. Durham asked about the implication of the covenants?

The City Manager, Jon Hershcell, explained that those are between property owners.

A question was brought up about GDOT involvement. County Commissioner Joey Dorsey spoke and explained that any accidents in the area would be worked by the County.

Commissioner Wetherbee pointed out that this is not a subdivision review.

Dr. Rushing voiced concerns of increased traffic and called for a motion.

Dr. Durham made motion that the zoning be approved as presented. Michelle Wetherbee seconded the motion. The vote was 4 to 2 in favor of recommending zoning as presented.

Tina Howard explained her vote and so did Dr. Rushing.

A motion was made, and seconded to adjourn.

The meeting was adjourned at 6:58

Faithfully Submitted,

Jason Ford

Zoning Administrator

