

## **PUBLIC HEARING MINUTES**

The Hartwell Planning & Zoning Commission held a Public Hearing on July 22nd, 2021 at 6:00 p.m. in the Council Chambers at City Hall.

The following members were present: Mary Gidley, Lenford Smith, Michelle Wetherbee, and Jermaine Durham, and Charles Rushing

Absent: Marcus Hurley and Tina Howard

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

The Pledge of Allegiance to the Flag of the United States of America was recited by all.

Chairman Rushing explained the process of how the hearing would be conducted

### CASE NO. 2021-12

Commissioner Rushing announced the parcels involved.

Charlene Fields (the agent representing Sharif Faran) explained that they desired to build 4-8 homes on 2 acres of land. She presented housing data for Hart County (included in the minutes). She said that her goal was to affordable houses, and she would be splitting the parcels into 4 ½ acre lots. The end result would be 4 houses.

Commissioner Gidley asked to clarify ½ acres lots. She said yes and that these lot sizes are consistent with county regulations also. The reason for annexation is the county recently created a new rule that any street would need 60 feet of right-of-way.

Sharif Faran spoke. He said he has been in Hartwell for 23 years and he loves this community. He wants to give back to the community he loves and housing is a need. He reiterated the ½ acre lots.

Commissioner Durham asked about permitted use in the proposed zoning classification.

Lowell Macher – Speaking in opposition presented a petition with approximately 68 signatures. He stated that he too worked in real estate and provided a card. He was opposed to the 4 units in two lots and explained that the petitioner had to buy an additional lot to satisfy the county's requirement for annexation.

Janet Cross – Greeted the petitioner and stated she loves their restaurant. Opposed the petition and stated the lake is for a higher tax bracket and feels it is wrong to zig zag zoning.

Commissioner Rushing asked if Mrs. Cross would buy the house she lives in if this was already there.

Mary Beth Facer – stated she was a county resident, did not want additional traffic. The power goes out twice a year. She enjoyed the quiet during the week and the lake people on the weekend and that it would be a tight corner.

Administrator Ford explained the approval options and that the board was a recommendation board. The case would be heard by the City Council on August 2<sup>nd</sup> at 7pm.

George Bowers spoke in favor. His property is in the city and just across the street. He said he designed his property so the area across the street could connect to city sewer.

Commissioner Durham asked about conditional approvals

Commissioner Rushing asked if the proposal is in order

Commissioner Wetherbee explained the county changed the rules and regs for property which put a hardship on the property. She stated the entire community does need more housing. She said her inclination, although not a motion, is to recommend approval with conditions.

Commissioner Rushing called for a motion.

Commissioner Wetherbee made a motion to recommend approval with condition that the lots remain single family residential with density no greater than 2 units per lot. The motion was seconded Commissioner Gidley. All voted in favor.

See attachments that include the petition and housing data.

#### CASE NO. 2021-13

Commissioner Rushing announced the parcels involved.

Julie Mochet (the petitioner) brought a copy concept sketch for her proposal. She stated that two parcels involved are already in the city and she would like those rezoned from R1 – Single Family Residential to PUD zoning at the same time as a third parcel is annexed into the city limits and assigned PUD zoning. She stated the county approved as long as the city provided one parcel who did not wish to be annexed fire services. That property is already receiving all other city services. Ms. Mochet gave her background that she was a developer and lives in this community. She has done lots of work remodeling homes. She stated that according to the city's comprehensive plan, this area was in the gateway corridor and that the definitions of that proposed a mix use area of commercial and residential. She said she is currently proposing 28 residential units with commercial up front near the main road. Potentially a general store, not the size of a grocery store. She mentioned a recent article from CNBC that Lake Hartwell was number 9 for up-and-coming destination spots. Asking for PUD zoning to accommodate the commercial in the front so that the other side of town could be serviced without having to drive

through town. She stated that this proposed development is very much in keeping with the gateway corridor and city comprehensive plan. She stated she knew she would have to bring in curb and gutter, sidewalks, have surveyed properly and engineers are working on that now. She is going to try to bring in housing in the \$200,000's. She stated the quality of work can be seen and she understands procedures as she has worked with historic preservation on preserving historic homes in Hartwell. She closed with saying her family lives here and she wouldn't do work that would not make them proud.

Billy Kidd asked to see a copy of the sketch.

Commissioner Gidley asked to clarify that these parcels were at Trussell Bridge.

Aaron Blomberg explained PUD reasoning. They have not set the commercial line and that by doing a PUD it gives time for engineers to properly set the commercial line based on the land needs. He explained they were looking at developing zero lot line houses similar to Linder Place. The property would potentially be subject to a HOA. They would like the option to have multifamily or single family.

Commissioner Gidley said it needs sidewalks.

Aaron Blomberg explained that it is required by city ordinance to put them in.

Chairman Durham asked about permitted uses in PUD zoning.

Commissioner Gidley asked about Sundown Road – is it a driveway?

Billy Kidd – 84 Sundown Circle – speaking in opposition answered that it is a driveway with enough room for 1 car.

Lenford Smith asked about a house location, if it was being torn down.

Ms. Mochet reiterated this is a sketch not a plat and that everything would be built to city specifications.

Billy Kidd said this was opposed 20 years ago but that was 20 years ago.

Lenford Smith asked about the road.

Ms. Mochet explained that she is working with DOT and if a deceleration lane is needed it would be done. That all streets would meet the city standards.



Aaron Blomberg explained that it is now a driveway. If approved, during the platting phase a driveway would need to be engineered and it would be done properly to city specifications, and that Mr. Kidd's driveway would meet that road.

A letter in opposition was presented to the Zoning Administrator by Mark Beidel due to not being able to attend the meeting. The copy of the letter as well as Ms. Mochet's unofficial sketch is provided in the minutes.

Commissioner Durham made a motion to recommend approval of the annexation and zoning of PUD along with rezoning the two parcels already in the city to PUD. Commissioner Wetherbee seconded the motion. 4 voted in favor and 1 voted to oppose (Lenford Smith).

#### CASE NO. 2021-14

Commissioner Rushing announced the parcel involved.

Administrator Ford explained the request is to rezone to R2 Multifamily residential for the purpose of putting in two duplexes. This parcel is in the redevelopment neighborhood class of the city's comprehensive plan and on an undeveloped lot.

Aaron Blomberg provided a proposed plat and is available upon request. They understood that there was a swell in the back and that the structures would be kept near the road.

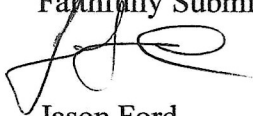
Commissioner Smith made a motion to approve the rezone to R2 Multifamily Residential. Commissioner Gidley made a second. All voted in favor.

During administrator comments, Administrator Ford informed the board that we are working on developing a Conservation Neighborhood Ordinance and a new zoning classification for a Downtown Business District.

During Commissioner comments, Commissioner Wetherbee stated she did listen to the opposition which is why she made the recommendation to limit the density.

The meeting was adjourned at 7:15

Faithfully Submitted,

A handwritten signature in black ink, appearing to read 'J. Ford', is written over the printed name 'Jason Ford'.

Jason Ford  
Zoning Administrator



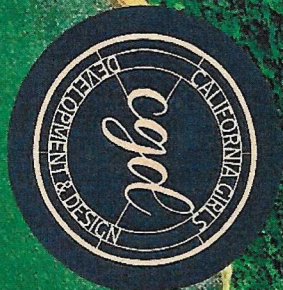
# Market Absorption Rate Results

Georgia MLS





# Sundown



sketch



July 21, 2021

City of Hartwell, Planning and Zoning Commission  
Mr. Jason Ford, Economic and Community Development Director  
456 E. Howell Street  
Hartwell, GA 30643

Re: Case 2021-13

- Julie Mochel's Case

Dear Sirs/Madams,

Thank you for the opportunity to provide input to this request. My name is Mark Beidel; I have owned an adjacent property at 930 West Howell Street since 2000. Due to a long planned vacation trip I cannot attend this meeting in person, but wish to participate fully in this process.

Based on the application submitted [shared with me by Jason Ford], there is not enough information provided to make an informed assessment. Specifically the Attachment 3 (page 7 in the application packet) indicates a "Sketch Plan", but there is no "sketch" of proposed use. Furthermore the information required is blank for: Number of Lots, Total Acreage, Minimum Lot Size, and Lineal Feet of New Streets. The application indicates that Smith Planning group are the engineer/surveyors for the project, so these details must have been developed. This information should be required for this Commission, impacted neighbors and the general public to evaluate the petition.

The application packet (pages 9 & 10) contains selected pages from the Hartwell 2020 Comprehensive Plan. However, this Commission and Hartwell residents expressed the vision clearly and repeatedly in the full 125 page document: *"The desire to remain a rural, charming small town is still a priority for Hartwell, particularly the elements in the community that contribute to the sense of hometown that city residents feel"* (2020 Comprehensive Plan, page 9). The properties are literally the first impression that is made when entering the City of Hartwell from the I-85 corridor.

Huge, stately oak trees are bordered by grazing pastures – the very picture of a "City in the Country". Hidden on the property is a wet water spring that will need close attention and care. At present, there is a very territorial hawk, raising its family in the trees that nestle the lake shore line. For these environmental matters to be addressed, more detail is needed on what this "first look" will become.

Please defer any further recommendation until sufficient information is provided. Thank you.

Sincerely,

*Mark Beidel*

Mark Beidel  
930 West Howell Street  
Hartwell, GA 30643