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**PUBLIC HEARING MINUTES**  
The Hartwell Planning & Zoning Commission held a Public Hearing on April 28th, 2022 at 6:00 p.m. in the Council Chambers at City Hall.  
  
The following members were present: Tina Howard, Michelle Wetherbee, Erin Gaines, Lenford Smith, and Mary Gidley.

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

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

The minutes for the January meeting were adopted correcting a typo for spelling and Erin Gaines last name. Note there was no February or March meeting.

Michelle Wetherbee explained the process of how the hearing would be conducted.

CASE NO. 2022-02 – Tax Parcel I57C 063

Amber Wilson Chavez presented the petition. Joe and Cassidy Sanders own the property in front of the Bells Shopping Center. They want to refurbish the house – changing nothing structurally, use as a business office. She said there was some confusion about a restaurant sign that was put out, and there is no connection to this petition and that sign. She said there office-based business would not have more than 1 or 2 vehicles at a time. There is an old damaged shed they want to remove for that parking. Seeking B1 for this office residential

Nancy Clark – Historic Preservation Commission – Shared the Design guidelines and history of the house. She said we need housing in this community. She talked about all of the lost historic properties in Hartwell.

Asa Wages (spelling) – Hartwell – Spoke against the petition – traffic

Nancy Hardigree – Needs to maintain residential zoning, she knows there are medical businesses in the area but wants to stop businesses.

Larry Aires (spelling) – Hartwell Agreed with the opposition.

Paul Sewell – believes this zoning would set a precedence and feared this zoning would lead to other historic areas being turned to business.

Amber Wilson Chavez – Understands peoples concerns. Said she is also from Hartwell and she is not wanting to change the integrity of the home. She wants to follow the guidelines. Has used the guidelines and worked with HPC on other properties around the city.

Zoning Administrator noted the traffic study at the intersection where the house is that is being conducted.

Amber Wilson- just wants the use for office. If they lived there, it could be a home occupation. She doesn’t want to change the neighborhood. There aren’t a lot of options for locations. The downtown is full. That is why they picked this property. They don’t want a full parking lot, not a drive thru, the kitchen doesn’t even currently work. She stated they have been in business for 15 years and the only reason she lives in Carnesville is no housing in Hartwell. She said the house would have fell in if they had not purchased it. They want to save the house.

Tina Howard – Stated she is against this but she likes the applicant and that they are contentious about what they are doing. She is pro-business not against her.

Zoning administrator was asked and provided clarification about zoning ordinance.

Zoning administrator was asked about clarification and provided information about home occupations.

The applicant said they would need to add an ADA compliance ramp.

Lenford Smith made a motion to recommend denying the petition.

Tina Howard seconded the motion.

The motion to recommend denial passed 4-1. Mary Gidley, Tina Howard, Lenford Smith, and Erin Gaines voted in against the motion. Michelle Wetherbee voted for the motion.

The meeting adjourned.

Faithfully submitted,

Jason Ford

Zoning Administrator, City of Hartwell