



Hart County Board of Commissioners

Tuesday January 23, 2024

6:00 p.m.

Emergency Services and Administration Building

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
 - Election of Officers for 2024
4. WELCOME
5. APPROVE AGENDA
6. APPROVE MINUTES OF PREVIOUS MEETING(S)
 - 1/9/24 Regular Minutes
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Amendment to Building Permits Chapter 18, Article II, Section 18.31(h) (3rd and Final Reading)
 - b) City of Hartwell Annexation of Parcel I57B 023 001
13. NEW BUSINESS
 - a) 2024 Recreation / Little League Facility use Agreement
 - b) Chestatee-Chattahoochee RC&D board appointments
14. PUBLIC COMMENT
15. EXECUTIVE SESSION
16. ADJOURNMENT

Hart County Board of Commissioners
January 9, 2024
6:00 p.m.

Hart County Board of Commissioners met January 9, 2024, at Hart County Administrative & Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Michael Bennett, Frankie Teasley, Jeff Brown, and Joey Dorsey in attendance.

1. Prayer

Prayer was offered by Chairman Sayer.

2. Pledge of Allegiance

Everyone stood in observance of the Pledge of Allegiance.

3. Call To Order

Election of Officers for 2024

Commissioner Bennett moved to elect Commissioner Sayer as Chairman, Commissioner Dorsey as Vice Chairman and Commissioner Dorsey as IBA Alternate. Commissioner Brown provided a second to the motion. The motion carried 5-0.

4. Welcome

Chairman Sayer welcomed everyone in attendance via in person, YouTube, or HTC Channel 3.

5. Approve Agenda

Commissioner Brown moved to amend and approve the agenda to remove item 13 h; add item 13 j Chamber of Commerce Request Special Event Alcohol License and Executive Session – Personnel. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

6. Approve Minutes of Previous Meeting(s)

12/12/2023 Regular Meeting

Commissioner Teasley moved to approve the minutes of December 12, 2023, regular meeting. Commissioner Brown provided a second to the motion. The motion carried 5-0.

7. Remarks By Invited Guests, Committees, Authorities

None

8. Reports By Constitutional Officers & Department Heads

None

9. County Administrator's Report

December Financial Report

County Administrator Terrell Partain presented December General Fund Financial Report; reported Tax Commissioner Martin will issue overpayment refund checks to senior citizens for school tax exemption; Hart County is not involved with satellite provider services; explained the ISO Standards have changed requirements for fire insurance ratings; the county is working to resolve issues from the previous ISO revaluation; long range plans will require additional full time staffed fire fighters; commended Road Department, Sheriff and Dispatch personnel for their work during the heavy rain storm; nine county roads were closed due to flooding.

10. Chairman's Report

Chairman Sayer reported GDOT has agreed with the county that a round about is not necessary on Highway 172.

11. Commissioners' Reports

Commissioner Bennett thanked the Road Department crews for their efforts during the heavy rainstorm.

Commissioner Teasley commended Public Safety/Public Works and county employees for their efforts.

Commissioner Brown commended Public Works; encouraged BOC spearhead ideas for recruitment efforts for volunteer fire fighters.

Commissioner Dorsey requested Representative Powell assist with acquiring funding for damaged county roads due to the bridge replacement project on Highway 29; addressed Archway participation for solutions to parking issues in downtown Hartwell; and commended Road, Emergency Services, Sheriff personnel for their involvement during severe weather conditions.

12. Old Business

a) Chapter 50 Manufactured/Mobile Home Ordinance amended (3rd and Final Reading)

Commissioner Bennett moved to adopt the 3rd and Final Reading of Chapter 50 Manufactured/Mobile Home Ordinance. Commissioner Brown provided a second to the motion. The motion carried 5-0.

b) Board and Authority Advertising for 2024

Commissioner Dorsey moved to authorize staff to advertise for upcoming Board and Authority candidates. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

c) Amendment to Building Permits Chapter 18, Article 18.31 (h) (2nd Reading)

Commissioner Teasley moved to accept 2nd reading Amendment to Building Permits Chapter 18. Commissioner Brown provided a second to the motion. The motion carried 5-0.

13. New Business

a) City of Hartwell Annexation of Parcel I57B 023 001

Commissioner Dorsey reported the City of Hartwell resurfaced the county's portion of Highland Avenue; the annexation request would create an island.

Charlie Pierce requesting annexation into the City of Hartwell, the property will then fall under City Zoning requirements; he contested the annexation would not create an island; he is exercising right to annex for the main reason backyard fence line.

Chairman Sayer moved to grant the request contingent attorneys determine the issue with unincorporated island. Commissioner Bennett provided a second.

Chairman Sayer rescinded the motion.

Commissioner Dorsey moved to table the annexation request. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

b) Credit for Experience Jail

Commissioner Dorsey moved to grant two years credit for experience to Certified Detention Officer Christopher Trotter retro to hire date. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

c) Credit for Experience EMS

Commissioner Teasley moved to grant two years credit for experience to Paramedic Stoney Norris retro to full time date of hire. Commissioner Brown provided a second to the motion. The motion carried 5-0.

d) Credit for Experience Road Department

Commissioner Brown moved to grant four years credit for experience to new hire John Shaw (Equipment Operator 2). Commissioner Bennett provided a second to the motion. The motion carried 5-0.

e) Credit for Experience Maintenance Shop

Commissioner Teasley moved to grant six years credit for experience to new hire Andy Fortson (Grade 16 mechanic). Commissioner Bennett provided a second to the motion. The motion carried 5-0.

f) 2024 Election Qualifying Fees Resolution (2024-001)

Commissioner Dorsey moved to adopt the 2024 Election Qualifying Fees Resolution. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

g) Carpet Replacement Main Courtroom

Commissioner Bennett moved to approve Bowers Flooring quote of \$9,061.08 to replace the carpet in the main courtroom. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

h) Animal Shelter Discussion (item removed)

i) Statewide Mutual Aid Agreement renewal

Chairman Sayer moved to renew Statewide Mutual Aid Agreement for five years. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

j) Chamber of Commerce – Special Event Alcohol License (January 27, 2024)

Commissioner Brown moved to approve the Chamber of Commerce request for a Special Alcohol Event License. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

14. Public Comment

Adela Harter, resident of Reed Creek requested a speed table for the intersection of Paynes Creek/Boleman Hill/Mt.Olivet/John Fleming Roads, if not alter the flow of traffic for safety reasons.

Commissioner Dorsey responded that the county cannot do anything to alter the intersection.

15. Executive Session – Litigation/Personnel

Commissioner Teasley moved to exit into Executive Session to discuss litigation and personnel matters. Commissioner Brown provided a second to the motion. The motion carried 5-0.

Commissioner Teasley moved to reconvene the regular meeting session. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

16. Adjournment

Commissioner Teasley moved to adjourn the meeting. Commissioner Brown provided a second to the motion. The motion carried 5-0.

Marshall Sayer, Chairman

Lawana Kahn, County Clerk



MEMORANDUM

Terrell Partain,
County Administrator
January 9, 2024

RE: Item 12 A Amendment to Building Permits Chapter 18, Article II, Section 18.31(h) (3rd and final Reading)

Attached is the Amendment to Building Permits Chapter 18, Article II, Section 18.31(h). This is required for the change made in Amendment to Land Development Standards Chapter 46.

Amendment to Manufactured and Mobile Homes

Hart County Code of Ordinances

Chapter 50, Article I, Sections 50-1 through Section 50-30

The *purpose* of this Ordinance is to establish standards, conditions and an inspection program for pre-owned manufactured and mobile homes which are to be located or relocated within the county, for the promotion and maintenance of property values and the health and general welfare of the citizens of Hart County, and other purposes.

NOW THEREFORE, the Board of Commissioners hereby amends said Ordinance by striking and replacing Chapter 50 Article I, Sections 50-1 through Section 50-30, by repealing the existing ordinance regarding Manufactured Homes and Trailers in its entirety, and replacing the same as follows:

Chapter 50 MANUFACTURED AND MOBILE HOMES **ARTICLE I. IN GENERAL**

Sec. 50-1. Title.

This article will be known as "The Manufactured/Mobile Home Ordinance of Hart County, Georgia."

Sec. 50-2. Definitions.

The following definitions shall apply in the interpretation and enforcement of this article, unless otherwise specifically stated:

- a. *Applicant* means any person seeking to install a new manufactured home or pre-owned manufactured home in the unincorporated area of Hart County.
- b. *Building Inspector* means the person appointed, employed, or otherwise designated as the director of planning, permits and inspections; county building official, Code Enforcement Officer or any of his or her assistants.
- c. *Certificate of occupancy* means a document issued by the building inspector certifying that a pre-owned manufactured home is in compliance with applicable requirements set forth by this Ordinance, and indicating it to be in a condition suitable for residential occupancy.
- d. *Guarantee of Condition Bond* means a surety bond to guarantee that the affidavit and photographs required by paragraphs (1) and (2) of subsection (a) of Section 3 of this ordinance reasonably portray or represents the existing condition of the pre-owned manufactured or mobile home proposed for relocation. In lieu of the bond, a cash deposit may be deposited with the County.
- e. *Install* means to construct a foundation system and to place or erect a manufactured home on such foundation system. Such term includes, without limitation, supporting, blocking, leveling, securing, or anchoring such manufactured home and connecting multiple or expandable sections of such manufactured home.

- f. *Jurisdiction* means the unincorporated areas of Hart County, Georgia.
- g. *Manufactured home* means a residential structure transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. Such a dwelling must be constructed in accordance with the Federal Manufactured Home Construction and Safety Standards, which became effective on June 15, 1976, and shall bear the insignia issued by the U.S. Department of Housing and Urban Development (HUD).
- h. *Mobile home* means a residential structure transportable in one or more sections, which is built on a permanent chassis and designed to be used as a permanent dwelling constructed prior to June 15, 1976.
- i. *Pre-owned* means any manufactured or mobile home that has been previously used as a residential dwelling or for any other purpose and had been titled.

Sec. 50-3. Requirements.

(a) Permits.

(1) Transportation and Inspection Permits.

- a. No mover, hauler, or person shall move a mobile or manufactured home into the county or relocate a mobile or manufactured home existing within the county without first obtaining a transportation permit from the county tax assessor's office. Said transportation permit shall not be issued until a building/location permit has been issued by the county tax assessor, an inspection permit has been issued by the county building inspector, and a sanitation permit has been issued by the County Health Department. Mobile or manufactured homes may be brought into the county and located on a sales lot approved by the state safety fire commissioner for resale without a building or sanitary permit.
- b. To obtain an inspection permit, Applicants shall provide to the building inspector;
 - (1) An affidavit signed by the applicant that a pre-owned mobile or manufactured home meets health and safety standards required by this Act;
 - (2) Photographs of the interior and exterior of the pre-owned mobile or manufactured home providing evidence that home meets the minimum health and safety standards of Section 4 of this ordinance;
 - (3) A \$500.00 refundable guarantee of condition bond or \$500.00 refundable cash deposit
- b. Transportation permit fees and inspection fees shall be set by the county Board of Commissioners.
- c. The transportation permit shall be of a contrasting color of the location permit/decal and shall be affixed to the mobile or manufactured home at all times between entering the county or leaving its original location and being placed in its permitted location.
- d. Failure to obtain and/or display a transportation permit as required by this article shall result in a fine of up to \$1,000.00.
- e. At the request of the Applicant, the building inspector may, at his or her discretion, inspect a pre-owned mobile or manufactured home prior to its being relocated if the home is then located at another site within the county.

- f. *Abandoning.* Any mobile or manufactured home that ceases to be occupied for more than six (6) months and no active attempt to rent via regular advertisement effort or no longer complies with Section 4, said mobile or manufactured home will be considered abandoned. Any abandoned mobile or manufactured home that ceases to be occupied by an individual(s) that remains on the property in this condition, unless Section (7) below applies, shall be a violation of this ordinance.
 - g. *Converting to a Storage Facility.* If a previous occupied mobile or manufactured home is converted from occupancy to a storage facility, Section 50-3(e) remains applicable to the structure.
- (2) *Other permits.*
- a. In addition to the location permit and decal required by O.C.G.A. § 48-5-492 which may be obtained from the county tax assessor's office, all mobile and manufactured homes intended for residential occupancy in the county must obtain a sanitation permit which may be obtained from the county health department. Sanitation permit fees shall be set by the county board of health.
 - b. Application. Applications for these permits will be approved and granted, disapproved, or conditionally approved within 15 days of the application. The reason(s) for a disapproval will be stated, and any conditions for approval will also be stated.
 - c. It shall be unlawful for any owner or dealer or any other person to deliver any mobile or manufactured home to any site or lot unless all necessary permits have been obtained.
 - d. Anyone who moves, performs the set-up, or installs mobile or manufactured homes within Hart County is required to be registered, for records purposes, with the Building Inspector and will re-register annually at the beginning of each new year, presenting their state installed licenses as issued by the State of Georgia. Suspension or revocation of the license by the State of Georgia will automatically void the installer registration with Hart County.
- (b) *Certificate of occupancy.* A certificate of occupancy shall be issued indicating compliance with all applicable installation provisions of this article before any person is authorized to occupy any newly installed mobile or manufactured home overnight. There shall be no fee for occupancy permits. Occupancy permits shall be issued by the county tax assessor's office.
- (c) *Proof of tax payment.* It shall be a condition precedent to issuance of any mobile or manufactured home permit required by this article that the owner submit proof that all state and county taxes accruing and payable with respect to subject mobile or manufactured home have been paid.
- (d) *Utilities.*
- (1) Water to a mobile or manufactured home may be from a public water system or private well.
 - (2) The sewage system for a mobile or manufactured home must be connected to a system approved by the county health department. Every plumbing fixture, water, and waste pipe of a new manufactured home and pre-owned manufactured home shall be in a sanitary working condition when property connected, and shall be free from leaks and obstructions. Each home shall contain a kitchen sink. Each bathroom shall contain a lavatory and water closet. At least one bathroom shall contain a tub and/or shower facilities. Each of these fixtures shall be checked upon being connected to ensure they are in good working condition.
 - (3) No public utility may connect or provide permanent service to any newly installed mobile or manufactured home without proof of location and sanitary permits.
 - (4) Power companies are authorized to provide temporary power not to exceed 110 volts for the express purpose of completing necessary construction and installation of a mobile or manufactured home. This provision specifically does not allow permanent power hookup or overnight occupancy of a mobile or manufactured home.
- (e) *Manufacturing standards.*

- (1) Each newly installed mobile or manufactured home in the county shall conform to the minimum construction standards required by HUD in the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended, 42 U.S.C. 5401 et seq. and shall not have been altered in such a way that the home no longer meets the HIJD Code.
 - (2) It is the intent of this article to prohibit moving mobile or manufactured homes into the county unless they conform to the aforementioned HUD standards. Mobile or manufactured homes existing within the county as of March 12, 1996, which do not conform to the HUD standards may be relocated within the county, however relocation cannot occur subsequent to a change in ownership of the mobile or manufactured home after March 12, 1996.
- (f) *Installation.*
- (1) Each mobile or manufactured home shall be installed so that the pier height shall not exceed a height higher than five feet in elevation from the finished grade.
 - (2) Each newly installed mobile or manufactured home shall be installed on and supported by piers prescribed by Chapter 12-3-7, Rules and Regulations for Manufactured Homes, as promulgated and administered by the office of the insurance and fire commissioner for the state or the manufacturer's instructions, whichever is more stringent.
 - (3) Tie-downs. Each mobile or manufactured home shall be secured with tie-downs with provisions for distributing the load of these tie-downs and provisions for the attachment of ground anchors so as to resist wind overturning or sliding. Each tie-down shall be designed to resist an allowable working load equal to or exceeding 3,150 pounds and shall be capable of withstanding a 50 percent overload without failure. Each tie-down shall be securely attached to a ground anchor.
 - (4) Towing Devices. All towing devices, wheels, axles, and bolt-on hitches must be removed.
 - (5) Skirting. Within 30 days after the certificate of occupancy is issued, the foundation of each mobile or manufactured home shall be enclosed by a curtain wall, manufactured skirting material, masonry construction or other material(s) manufactured for such purpose. All such enclosures shall be permanently installed and shall extend from the lower edge of the exterior walls of the mobile or manufactured home to the ground surface. A minimum of four ventilation openings shall be covered with wire mesh screen or its equivalent.
 - (6) Landing/stairs. Each mobile or manufactured home shall be provided with permanent stairs and landings constructed from pressurized treated lumber, masonry or metal sufficient to provide ingress and egress from at least two exterior doors. Stairs and landings shall be constructed in accordance with Section 1112 (Stairway Construction) of the Georgia State Building Code.
 - (7) All mobile and manufactured homes and auxiliary structures shall be installed in accordance with Chapter 12-3-7, Rules and Regulations for Manufactured Homes, as promulgated and administered by the office of the insurance and fire commissioner for the state or the manufacturer's instructions, whichever is more stringent.
 - (8) Interior Condition. Every floor, interior wall, and ceiling of a new manufactured home and pre-owned manufactured home shall be in sound condition. Doors and windows shall be operable, watertight and in good working condition. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.
 - (9) Exterior Condition. The exterior of all New Manufactured Homes and Pre-Owned Manufactured Home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to occupied spaces. The exterior siding shall be free of rot and rust. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the home.
 - (10) Heating Systems. Heating shall be safe and in working condition. Un-vented heaters shall be prohibited.

- (11) **Electrical Systems.** Switches, receptacles, fixtures, etc. shall be properly installed and wired and shall be in working condition. Distribution panels shall be in compliance with the approved listing, complete with required breakers, with all unused openings covered with solid covers approved and listed for that purpose. The home shall be subject to an electrical continuity test to assure that all metallic parts are properly bonded. Each new manufactured home and pre-owned manufactured home shall contain a water heater in safe and working order. This section shall be certified to the Building Inspector by a licensed and bonded electrician or by a qualified and licensed installer as certified by the State of Georgia. All cost for this certification is the responsibility of the owner of the home being installed. The County assumes no liability for this certification.
- (12) **Hot Water Supply.** Each mobile or manufactured home shall contain a water heater in safe and working condition.
- (13) **Egress Windows.** Each bedroom of a mobile or manufactured home shall have at least one operable window of sufficient size to allow egress if necessary.
- (14) **Ventilation.** The kitchen in the home shall have at least one operating window or other ventilation device.
- (15) **Smoke Detectors.** Each new manufactured home and pre-owned manufactured home shall contain one operable battery-powered smoke detector in each bedroom and in the kitchen, which must be installed in accordance with the manufacturer's recommendations.

Sec. 50-4. Conflicts.

Whenever any part of this article is in conflict with the provisions of the Hart County Land Use Ordinance adopted March 10, 1992, as now or hereafter amended, then the more restrictive ordinance shall apply and shall prevail.

Sec. 50-5. Enforcement.

- (a) The board of commissioners of the county is hereby given the authority to appoint a building inspector to enforce the provisions of this article in addition to all employees and officials of the Hart County Health Department, the County Administrator, public works director, and all deputy sheriffs. In cases where a violation of any provision of this article has been found, the building inspector or public works director shall notify the owner of the property on which such violation is found by certified mail sent to the address of the property owner as it appears in tax information. If the owner of the mobile or manufactured home is different from the property owner, the violation notice shall also be sent by certified mail to the owner of the mobile or manufactured home. In the case a valid mailing address cannot be obtained, or if the certified mail is returned, the notice of violation may be hand delivered by the building inspector or the public works director to the person deemed responsible for said violation.
- (b) The notice of violation shall clearly state the nature of the violation, including the specific provision(s) of this article which have not been complied with, and the date upon which said violation(s) are to be remedied. Said date will be determined based on the nature and extent of the violation, but in no case shall exceed 30 days from the date the notice was received. In cases where a violation has occurred and the violator has not remedied the violation within the specified time period, said violator shall be issued a citation requiring appearance before the magistrate court of the county. The procedure for enforcement of this article shall be provided in O.C.G.A. tit. 15, ch. 10, art. 4, as amended, which is entitled "Violation of Ordinances of Counties and State Authorities." The building inspector, county administrator, public works director, all employees and officials of the county health department, and all deputy sheriffs are hereby authorized to issue citations for violations of this article.
- (c) Owners of pursuant to this Ordinance that are not in compliance upon a third inspection shall have their permit revoked and shall be required to remove the home from the jurisdiction at their own expense.

- (d) The guarantee of condition bond or cash deposit will be forfeited after 90 days from the date of inspection unless all conditions and standards are met prior to the end of the 90 days or an extension has been issued in writing by the Building Inspector.
- (c) Upon conviction, a violation of this article may be punished by a fine not greater than \$1,000.00. Each violation shall constitute a separate offense.

Secs. 50-6—50-30. Reserved.

This Amendment shall be effective immediately.

All other parts of said Ordinance, as amended, shall remain in full force and effect.

SO RESOLVED, in open and public meetings on the dates set forth below.

MARSHALL SAYER, Chairman

ATTEST:

Lawana Kahn, County Clerk

1st Reading: December 12, 2023

2nd Reading: January 9, 2024

3rd Reading: _____, 202__

Adopted on _____, 202__ by vote of ____ to ____.



MEMORANDUM

Terrell Partain,
County Administrator
January 9, 2024

RE: Item 12 B City of Hartwell Annexation of Parcel I57B 023 001

Attached is the annexation packet submitted by the City of Hartwell for annexation of Parcel I57B 023 001. This annexation was on the agenda at the last meeting and there was a question if it would create an island by annexation.



December 12th, 2023

BY ELECTRONIC MAIL,
VERIFIABLE DELIVERY

To:

Hart County Board of Commissioners
ATTN: Terrell Partain,
County Administrator
800 Chandler Street
Hartwell, GA 30643

Hart County Charter System
ATTN: Jennifer Carter,
Superintendent
284 Campbell Drive
Hartwell, GA 30643

From: Jason Ford, Hartwell Zoning Administrator

Subject: Notice of Receipt of Petition for Annexation

Date: December 12th, 2022

In accordance with O.C.G.A. 36-36-6, 36-36-21, and 36-36-111, the City of Hartwell hereby notifies the Hart County Board of Commissioners and the Hart County Charter System that on December 11th 2023, the City of Hartwell has accepted a petition to annex property into the City limits. Note this notice is being provided by "verifiable delivery" which includes "electronic mail" and the notification is taking place within the 30 calendar requirement of O.C.G.A. The request for annexation and zoning assignment is for parcel(s) is I57B 023 001 covering a total of approximately 10.6 acres by Charlie Pierce of Pierce Built Homes LLC. The petitioner is requesting R1 – Single Family Residential Zoning. R1 – Single Family Zoning allows for a maximum density of 2.9 units per acre. These parcels are contiguous with the City of Hartwell. A proposed site sketch is included.

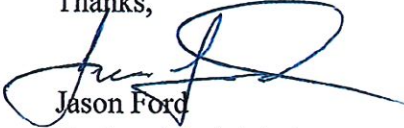
Enclosed please find a letter of intent from the applicant; the annexation petition that includes a map and description of the site proposed to be annexed; and the proposed zoning and land use for such area.

The parcels involved is in Hart County, GM District 1112th and shown on the Hart County Parcel Map as I57B 023 001

This case will be heard by Hartwell's Planning and Zoning Commission on its regularly scheduled hearing date January 25th, 2024.

Please call or email me if you have any questions.

Thanks,



Jason Ford
Zoning Administrator

PETITION FOR ANNEXATION/ORDINANCE AMENDMENT/MAP
AMENDMENT/REZONE/VARIANCE REQUEST/SPECIAL EXCEPTION

1. Applicant Name: Charlie Pierce
2. Owner Name: Pierce Built Homes LLC
3. Mailing Address: Po Box 35 Hartwell Ga. 30643
4. Email Address: charliebpierce@gmail.com
5. Phone: (home) N/A (office) N/A (cell) 706-614-9010

Change Requested:

- ☒ Annexation (Zoning Assignment)
☐ Ordinance Amendment
☐ Map Amendment (Rezoning)
☐ Variance Request
☐ Special Exception
☐ Subdivision
☐ Conditional Use

Date: 12/11/23

Tax Parcel(s): 157B023001

Address (if designated): Highland Ave 0

Current Zoning: N/A (If annexation is selected fill in NA)

Current Zoning of adjacent properties: North County South County East: R1 West: County
CITY

Proposed Zoning: R1

The Comprehensive Plan Character Map category in which the property will be located. (See Zoning Administrator for a copy of the Comprehensive Plan) Touches Village Residential

Area of land proposed to be changed (stated in square feet if less than one acre): 10.6 acres

Present Use of Property Residential Desired Use of Property Residential

Please provide the following additional information:

- A. Copy of warranty deed for proof of ownership and if not owned by applicant, please complete attachment 1 demonstrating agency of applicant from each property owner for all property and have notarized.
B. Application Fee: \$300
C. Legal description and recent plat of the property or Tax Assessor Map

- THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. PETITIONER HEREBY GRANTS PERMISSION FOR PLANNING AND ZONING PERSONEL OR ANY LEGAL REPRESENTATIVE OF THE CITY OF HARTWELL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE CITY OF HARTWELL CODE OF ORDINANCES.

12/11/23
Date

Date sign posted on property: → TBD Based on when newspaper runs
at - either 12/14/23 or 12/21/23



12/11/23
Date of Submission

100 Percent Method - Annexation Petition

To the Mayor and City Council of Hartwell, Georgia:

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Hartwell City Council annex this territory to the City of Hartwell, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. 36-36-20) to the existing corporate limits of Hartwell, Georgia, and the description of such territory is as follows:

[Attach complete description of land to be annexed through deed, survey, tax assessor documents, etc.])

	Name (print)	Address	Signature	Date	
1.	Charlie Pierce	396 Azalea Dr. Hartwell		12/11/23	Tax Parcel 1573023001
2.					
3.					
4.					
5.					

RECORDED
Book 1020 Page 91-93
Date 10-30-2023
Frankie Gray, Clerk

PLEASE RETURN TO:
Robert E. Rldgway, Jr.
P. O. Box 710
Hartwell, GA 30643
706-376-3991

Hart County, Georgia
Real Estate Transfer Tax
Paid: \$ 600.00
Date: 10-30-2023
PT 61#073: 2023-001391
Frankie Gray, Clerk

FILED IN OFFICE
HART SUPERIOR COURT

2023 OCT 30 PM 2: 25

Connie M. Blum
FRANKIE H. GRAY, CLERK

(Please Use the Above Space for the Recording Data)

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HART

THIS INDENTURE, is made and entered into this 30th day of October, 2023, between

B. LYNN CHASTAIN

of 528 Willow Lane, Lavonia, GA 30553 (hereinafter referred to as "Grantor") and

PIERCE BUILT HOMES, LLC

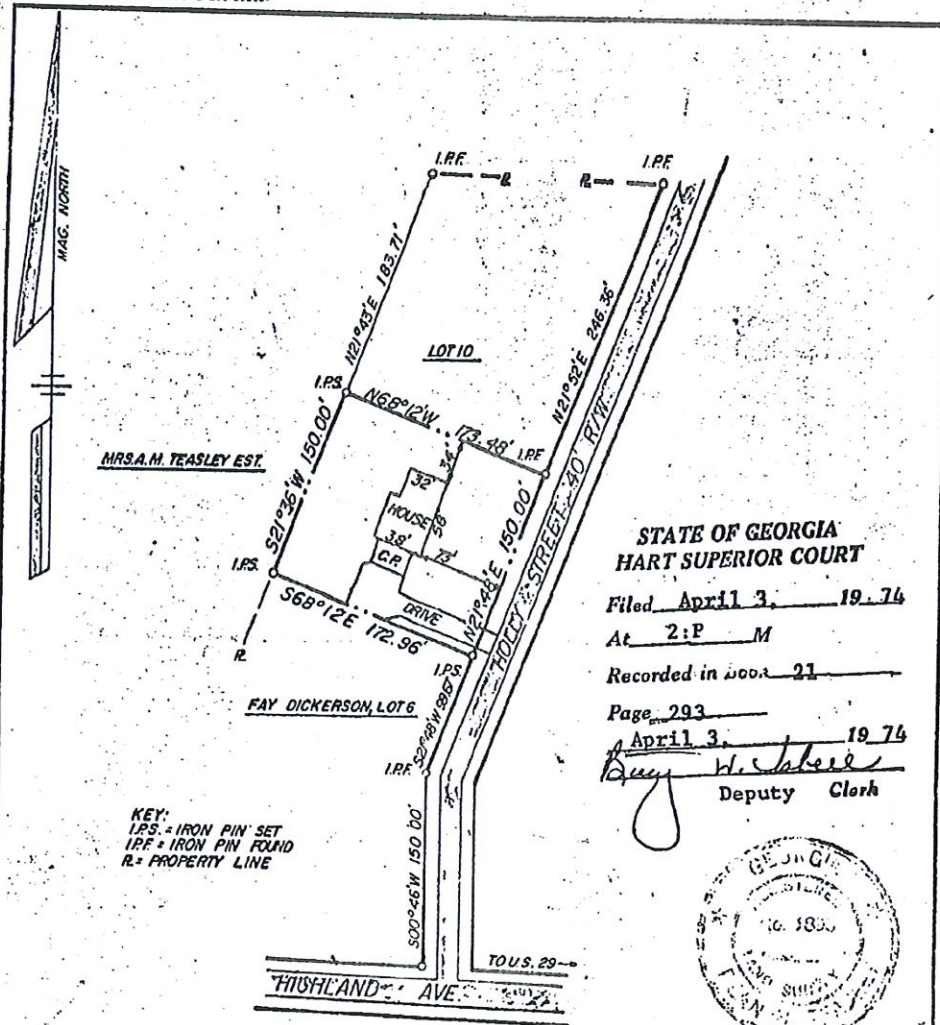
of 396 Azalea Drive, Hartwell, GA 30643 (hereinafter referred to as "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, heirs and assigns, where the context requires or permits and when appropriate, any kind of entity, individually or fiduciary and either gender and both singular and plural.).

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, transferred, assigned, conveyed and confirmed, and does hereby grant, bargain, sell, alien, transfer, assign, convey and confirm unto Grantee the real property described as follows:

Tract One:

All that lot or parcel of land, with improvements thereon, lying and being in the City of Hartwell, in the 1112th G.M. District of Hart County, Georgia, being more particularly shown and delineated by a plat of survey dated March 19, 1974 prepared by Teasley And Associates, Dean H. Teasley, Georgia Registered Land Surveyor, recorded in Plat Book 21, Page 293 in the Office of the Clerk of Superior Court of Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.



SURVEY FOR: RONALD REDFIELD			LOCATION MAP
COUNTY: HART	GMD: 1112	STATE: GA	
DATE: 3-19-74	SCALE: 1" = 100'	DRAWN BY: D.T.	
SURVEYED BY: TEASLEY AND ASSOCIATES		APPROVED BY: D.T.	
ENGINEERING & SURVEYING HARTWELL, GA.		DRAWING NUMBER: R-34-A	
		FIELD BOOK: 42	

Tract Two:

All those four (4) lots or parcels of land, with improvements thereon, lying and being in the City of Hartwell, in the 1112th G.M. District of Hart County, Georgia, being designated as Lot Nos. One (1), Two (2), Six (6), and Ten (10) on a plat of survey dated August 12, 1959 prepared by Leon C. Cameron, Registered Land Surveyor, recorded in Plat Book 14, Page 33 in the Office of the Clerk of Superior Court of Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

Tract Three:

All that tract or parcel of land, with improvements thereon, lying and being in the 1112th G.M. District of Hart County, Georgia, containing 7.19 acres, more or less, more particularly shown and delineated as Tract Two on a plat of survey dated July 26, 1984 prepared by Dean H. Teasley, Georgia Registered Land Surveyor, recorded in Plat Book 2-C, Page 285 in the Office of the Clerk of Superior Court of Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

Tract Four:

All that tract or parcel of land, with improvements thereon, lying and being in the 1112th G.M. District of Hart County, Georgia, containing 1.95 acres, more or less, being more particularly shown and delineated by a plat of survey dated May 29, 1986 prepared by A.M. Britt, Georgia Registered Land Surveyor, recorded in Plat Book 25, Page 95 in the Office of the Clerk of Superior Court of Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

Tract Five:

All that tract or parcel of land, with improvements thereon, lying and being in the 1112th G.M. District of Hart County, Georgia, containing 1.80 acres, more or less, being more particularly shown and delineated by a plat of survey dated July 6, 1988 prepared by Russell N. Bartlett, Georgia Registered Land Surveyor, recorded in Plat Book 26, Page 358 in the Office of the Clerk of Superior Court of Hart County, Georgia. Said plat and the recordation thereof are by reference incorporated herein and made a part of this description.

8

Less and except that portion of the above-described property lying within the right of way of County Road No. 204 which was conveyed to Hart County, Georgia by Right of Way Deed dated June 4, 1986, recorded in Deed Book 198, Page 211 in the Office of the Clerk of Superior Court of Hart County, Georgia.


THIS CONVEYANCE is subject to all zoning ordinances, easements, rights-of-way for public roads and public utilities and any restrictions of record affecting said described property.

These are the same tracts conveyed in a Warranty Deed dated May 26, 2022 from Gilbert L. Bemus and Charlotte A. Bemus to B. Lynn Chastain, recorded in Deed Book 976, Pages 648-649 in the Office of the Clerk of Superior Court of Hart County, Georgia.

TO HAVE AND TO HOLD the said real property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in fee simple;


AND GRANTOR WILL WARRANT and forever defend the right and title to the real property unto Grantee against the claims of all and any persons claiming by, through or under Grantor.

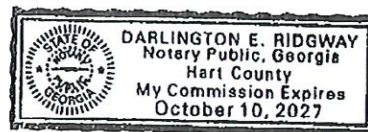
IN WITNESS WHEREOF, the said Grantor has signed and sealed this deed, the day and year first herein written.

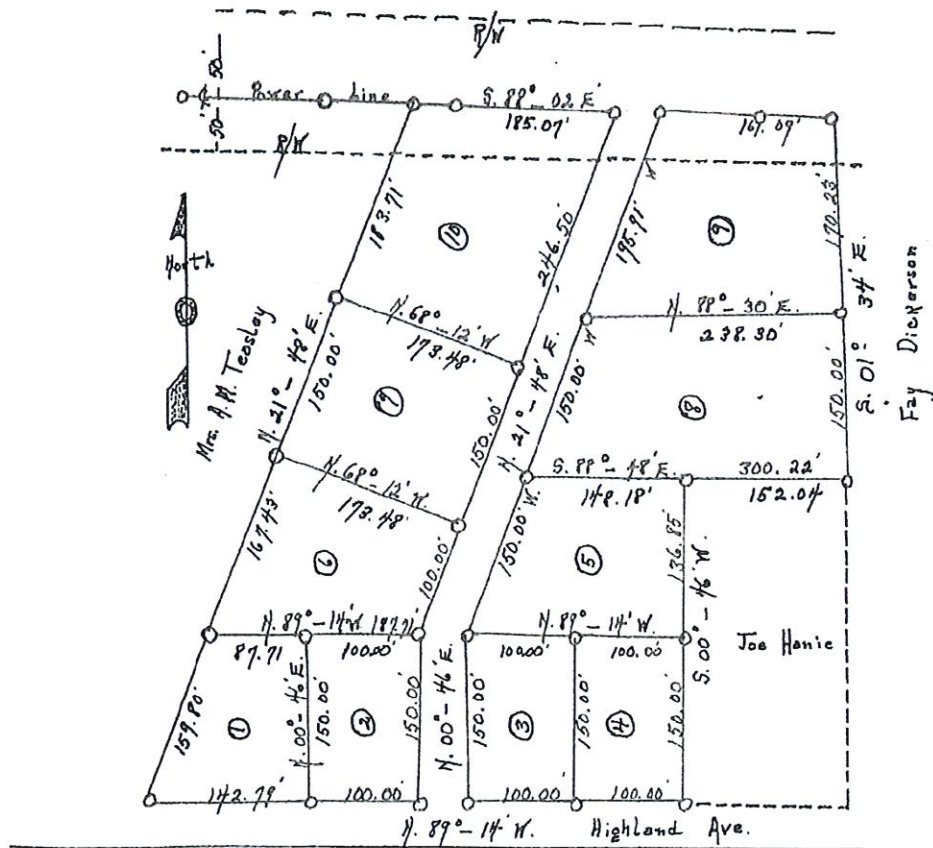
 (SEAL)
B. Lynn Chastain

Signed, sealed and delivered
in the presence of


Unofficial Witness


Notary Public
My Commission Expires: 10/10/27





State of Georgia, Hart County.
 This survey made for Fay Dickerson. Lots located on Highland Avenue in City of Hartwell.
 Date: 12 August 1959
 Scale: 1" = 100'

Note: "Iron Pins on all corners"

Leon C. Cameron, Surveyor
 (Surveyor's Seal Affixed)

Recorded March 23rd 1960
 Anne C. Snow, Deputy Clerk.

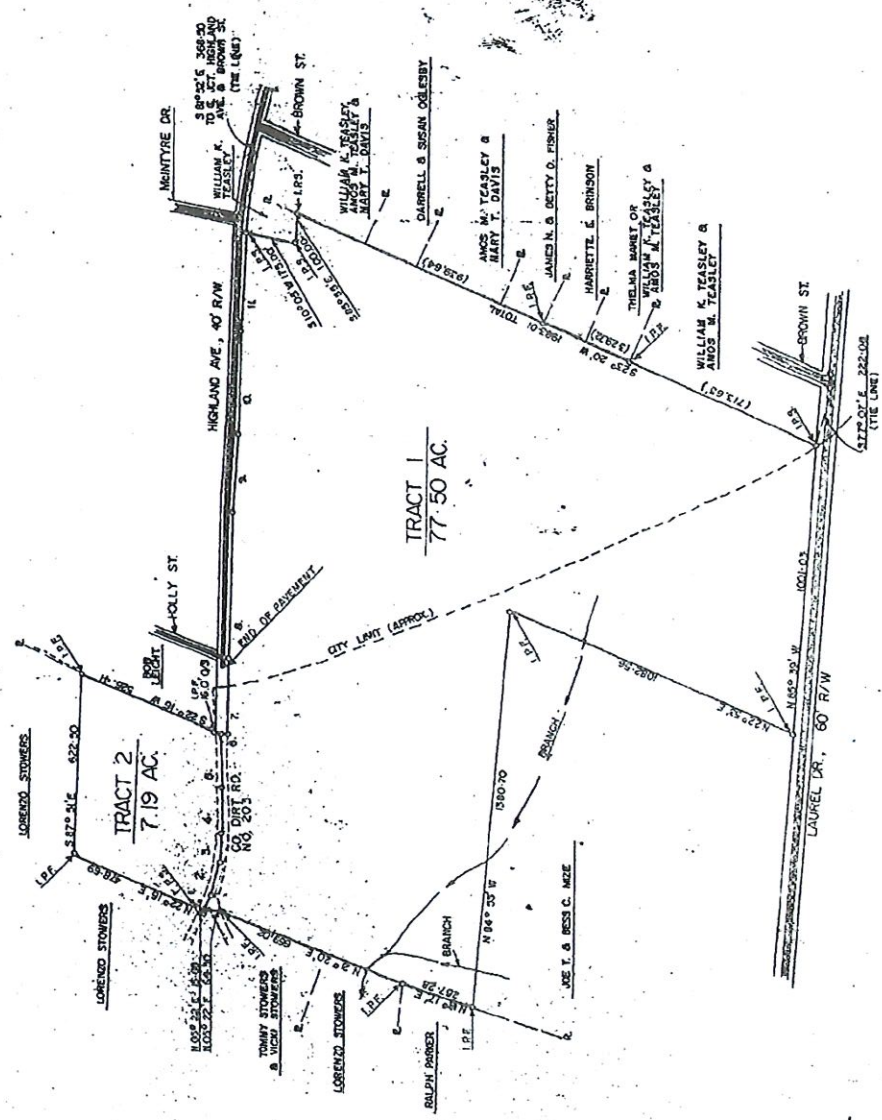
BEARINGS & DISTANCES ALONG
HIGHLAND AVE. & CO. DIST. RD. 203

2 N 00° 15' 00" W 10.17'
3 N 00° 15' 00" W 10.17'
4 N 00° 15' 00" W 10.17'
5 N 00° 15' 00" W 10.17'
6 N 00° 15' 00" W 10.17'
7 N 00° 15' 00" W 10.17'
8 N 00° 15' 00" W 10.17'
9 N 00° 15' 00" W 10.17'
10 N 00° 15' 00" W 10.17'
11 N 00° 15' 00" W 10.17'
12 N 00° 15' 00" W 10.17'

FILED AND RECORDED
BOOK 2 C. PAGES 275
1986 MAR. 3 AM. 910
Bart W. Davis
HART SENIOR COURT CLERK

THIS FIELD EQUIPMENT WAS USED IN THE SURVEY AND THE FIELD DATA WAS CHECKED FOR ACCURACY. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION.

1"=300'



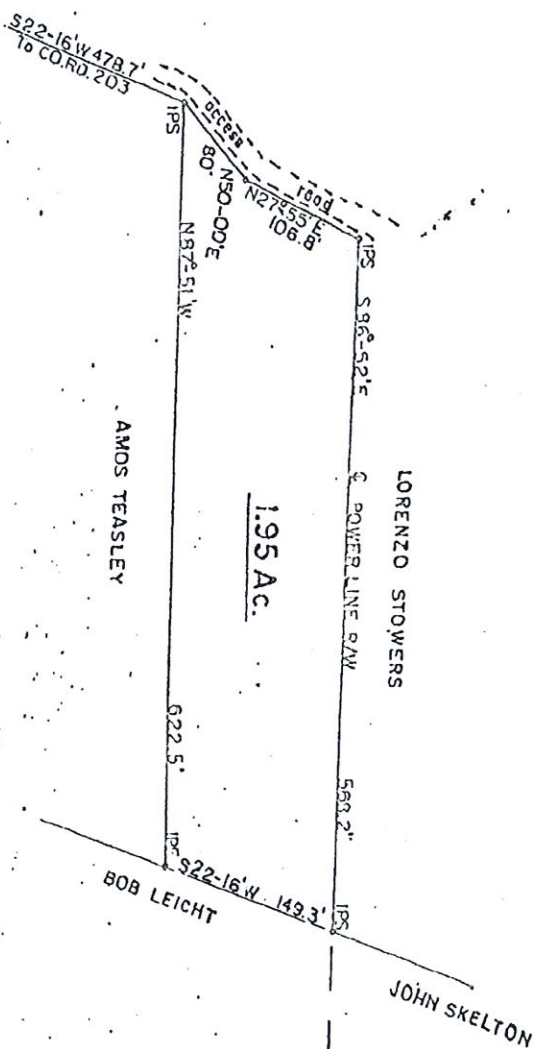
COMPILED BY WILLIAM K. AMOS M. TEASLEY AND MARY T. DAVIS	
COUNTY	HART
DATE	7-25-04
SCALE	1"=300'
STATE	GA.
MANAGER	D.K.T.
APPROVED BY	D.T.
RECORDING	7-31
FILE NO.	207-83

DEAN H. TEASLEY
GA. A.S.C. REG. LAND SURVEYOR
No. 60314-000
103 JEFFERSON ST. S.W.

HART COUNTY, GEORGIA
 111th DIST., G.M.
 SURVEYED MAY 29, 1986
 SCALE 1"=100'

A. M. BRITTT
 113 BRIMLEY PARK ST.
 ATLANTA, GA. 30303

FILED AND RECORDED
 BOOK 25 PAGES 95
 1986 JUN 6 AM 8:45
 HART COUNTY CLERK





Overview



Legend

-  Parcels
-  Roads

Hart County, GA

Summary

Parcel Number I57B 023 001
 Location Address HIGHLAND AVE 0
 Legal Description GMD 1112 CNTY PT 2C-285TR2;25-95;26-358
 (Note: Not to be used on legal documents)
 Class V4-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 19.27
 Acres 10.94
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[CHASTAIN B LYNN](#)
 528 WILLOW LANE
 LAVONIA, GA 30553

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	10.94

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	3.2
CUV	Agland 93	5	1.3
CUV	Timberland 93	2	5.74
CUV	Timberland 93	6	0.7

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Bldg-Metal	1985	10x40 / 0	1	\$2,340
Shelter-Frame	1985	10x20 / 0	1	\$400
Lean-to-DP	1985	12x23 / 0	1	\$1,256

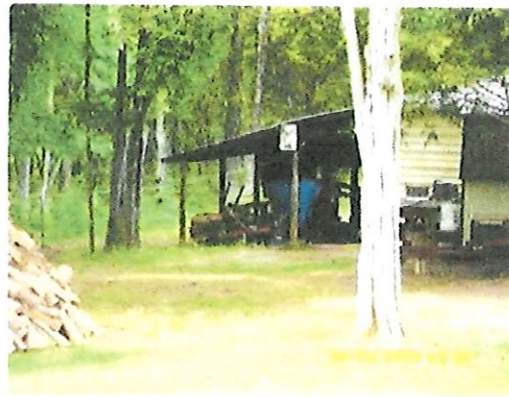
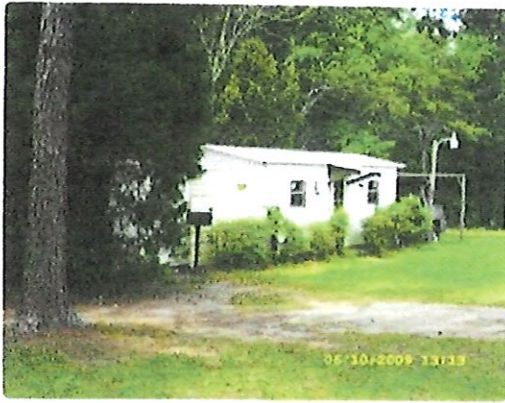
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/26/2022	976 648	2C 285	\$409,000	Multi Parcel Sale	BEMUS GILBERT L & CHARLOTTE A	CHASTAIN B LYNN
3/31/2021	930 749		\$317,500	Multi Parcel Sale	TURCHYN DANA E C & THOMAS M GLANTON	BEMUS GILBERT L & CHARLOTTE A
10/10/2016	804 91		\$173,000	Multi Parcel Sale	LEIGHT ROBERT F	TURCHYN DANA E C
1/1/1990	0021400254		\$35,000	XV		
7/1/1988	0020300043		\$3,600	LAND MARKET		
6/1/1986	0018200610		\$7,800	XV		

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$72,480	\$61,958	\$60,388	\$60,388	\$60,388
Land Value	\$74,214	\$68,931	\$59,182	\$57,612	\$57,612
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$3,996	\$3,549	\$2,776	\$2,776	\$2,776
= Current Value	\$78,210	\$72,480	\$61,958	\$60,388	\$60,388
10 Year Land Covenant (Agreement Year / Value)	2016 / \$11,782	2016 / \$11,441	2016 / \$11,113	2016 / \$10,793	2016 / \$10,841

Photos



No data available for the following modules: Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebuilt Mobile Homes, Permits, Sketches.

For more information, please contact your account manager or visit our website at <https://www.schneidergeospatial.com>.
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 Last Data Upload: 12/11/2023, 7:11:24 AM



December 6, 2023

VIA HAND DELIVERY

City of Hartwell
Planning and Zoning Department
456 E. Howell Street
Hartwell, GA 30643

RE: Petition for Annexation of Holly St. Property for Pierce Built Homes, LLC

To Whom It May Concern:

This firm represents Pierce Built Homes, LLC. Please allow this letter to serve as our notice of representation and as part of the application for annexation of the parcel(s) owned by Pierce Built Homes, LLC located on Holly Street. Enclosed please find a copy of the "Limited Warranty Deed" with the legal description for the parcels our client wishes to have annexed into the City of Hartwell.

This request for annexation meets all the criteria for zoning change/annexation. Below we examine and evaluate each criteria individually.

CRITERIA FOR ANNEXATION

- 1) The existing uses and zoning of nearby property will not be adversely affected by the annexation. The annexation will bring this property further into conformity with the surrounding property.
- 2) Annexation will not diminish surrounding property values. In fact, it is very likely it will increase the values of the surrounding properties.
- 3) Not applicable. Annexation will not cause any destruction of property value for surrounding property.
- 4) Annexation of the parcel(s) will be a gain to the public as the property will have greater access to city services and utilities. It will also consolidate with the adjoining property also owned by Pierce Built Homes, LLC which is already in the city limits of Hartwell.
- 5) The physical suitability of the subject property for development as present zoned is essentially zero. Due to the longstanding moratorium on subdivisions in Hart County and lack of zoning in the county, the only possible development use now would be to build one (1) single family home on the parcel(s). This limits the use of the property and is not the highest and best use of the property.
- 6) This property has been vacant for quite some time. The surrounding properties are a vibrant residential neighborhood in the heart of downtown Hartwell, Georgia. Given the size of the subject property, building one single-family home would not fit in with the surrounding neighborhood and properties.

- 7) There is no zoning history of the property as it lies in unincorporated Hart County which has no zoning laws in place (other than for duplexes) and is currently under a building moratorium for subdivisions.
- 8) Our client has no intentions of developing this property in a way that would cause excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, parks, or other public facilities.
- 9) The request for annexation is in conformity with the policy and intent of the comprehensive plan, land use plan, and/or any other adopted plans.
- 10) Annexation will not create an isolated district unrelated to adjacent or nearby districts. To the contrary, it will tie this property in with the surrounding properties that are within the city limits of Hartwell.

CONSTITUTIONAL OBJECTIONS

Facially and as applied to the Property, the specific portions of the Hart County and City of Hartwell Comprehensive Plan and zoning ordinance which restrict the Property to any zoning classification, conditions, uses, or to any development other than those proposed by the Applicant are unconstitutional because they would abolish or damage the Applicant's property rights without paying adequate, fair, and just compensation for such rights, in violation of the Constitution of the State of Georgia and the 14th Amendment of the United States Constitution Due Process Clause.

Facially and as applied to the Property, the application of Hart County and City of Hartwell ordinances or Comprehensive Plan which restricts the Property to any zoning classification, conditions, uses, or to any development other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking and/or damaging of Applicant's Property by denying the Applicant all economically viable use of its land while not substantially advancing legitimate state interests in violation of the United States Constitution's Takings Clause of the Fifth Amendment and Equal Protection and Due Process Clauses of the Fourteenth Amendment, as well as the Constitution of the State of Georgia.

The denial of this application would be an arbitrary and capricious act by Hart County and the City of Hartwell without any rational basis, thus constituting an abuse of discretion in violation of the Constitution of the State of Georgia and Due Process Clause of the Fourteenth Amendment to the United States Constitution.

CONCLUSION

In conclusion, we request that the Petition for Annexation submitted by our client, Pierce Built Homes, LLC for the property located on Holly Street be approved.

The benefits to the subject property, surrounding properties and neighborhood, and the City of Hartwell greatly outweigh any real or perceived downside. To that end, we are not aware of any downside to this annexation.

The applicant respectfully requests approval of this application and welcome the opportunity to meet with City of Hartwell and/or Hart County to discuss any questions or concerns regarding the application. Please allow me to thank you in advance for your prompt attention to this matter.

Best Regards,

THE VAN DORA LAW FIRM, LLC

JEREMIAH T. VAN DORA

Attorney for Pierce Built Homes, LLC

JTV:jl
cc: Pierce Built Homes, LLC
Enclosures – Limited Warranty Deed

**TOTAL AREA =
10.617 ACRES**



SMITH PLANNING GROUP
LAND PLANNING
CIVIL ENGINEERING
LAND SUBDIVISION
ARCHITECTURE
233 W. PARKWAY
MARTINELL, GA 30240
(770) 765-6515
C.F.A. Lic. #001504
AIA Lic. #001504

THE DATA HEREON FOR THE
LINES OF THE SUPERIOR COURT
NOTES:
1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE
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CALL TABLE

Code	Line No.	Distance
L1	100+00.00	71.92'
L2	100+71.92	213.22'
L3	101+85.14	426.52'
L4	102+70.36	539.74'
L5	103+40.72	652.96'
L6	104+01.44	766.18'
L7	104+72.80	879.40'
L8	105+44.16	992.62'
L9	106+15.52	1105.84'
L10	106+86.88	1219.06'
L11	107+58.24	1332.28'
L12	108+29.60	1445.50'
L13	109+00.96	1558.72'
L14	109+72.32	1671.94'
L15	110+43.68	1785.16'
L16	111+15.04	1898.38'
L17	111+86.40	2011.60'
L18	112+57.76	2124.82'
L19	113+29.12	2238.04'
L20	114+00.48	2351.26'
L21	114+71.84	2464.48'
L22	115+43.20	2577.70'
L23	116+14.56	2690.92'
L24	116+85.92	2804.14'
L25	117+57.28	2917.36'
L26	118+28.64	3030.58'
L27	119+00.00	3143.80'
L28	119+71.36	3257.02'
L29	120+42.72	3370.24'
L30	121+14.08	3483.46'
L31	121+85.44	3596.68'
L32	122+56.80	3709.90'
L33	123+28.16	3823.12'
L34	124+00.00	3936.34'
L35	124+71.36	4049.56'
L36	125+42.72	4162.78'
L37	126+14.08	4276.00'
L38	126+85.44	4389.22'
L39	127+56.80	4502.44'
L40	128+28.16	4615.66'
L41	129+00.00	4728.88'
L42	129+71.36	4842.10'
L43	130+42.72	4955.32'
L44	131+14.08	5068.54'
L45	131+85.44	5181.76'
L46	132+56.80	5294.98'
L47	133+28.16	5408.20'
L48	134+00.00	5521.42'
L49	134+71.36	5634.64'
L50	135+42.72	5747.86'
L51	136+14.08	5861.08'
L52	136+85.44	5974.30'
L53	137+56.80	6087.52'
L54	138+28.16	6200.74'
L55	139+00.00	6313.96'
L56	139+71.36	6427.18'
L57	140+42.72	6540.40'
L58	141+14.08	6653.62'
L59	141+85.44	6766.84'
L60	142+56.80	6880.06'
L61	143+28.16	6993.28'
L62	144+00.00	7106.50'
L63	144+71.36	7219.72'
L64	145+42.72	7332.94'
L65	146+14.08	7446.16'
L66	146+85.44	7559.38'
L67	147+56.80	7672.60'
L68	148+28.16	7785.82'
L69	149+00.00	7899.04'
L70	149+71.36	8012.26'
L71	150+42.72	8125.48'
L72	151+14.08	8238.70'
L73	151+85.44	8351.92'
L74	152+56.80	8465.14'
L75	153+28.16	8578.36'
L76	154+00.00	8691.58'
L77	154+71.36	8804.80'
L78	155+42.72	8918.02'
L79	156+14.08	9031.24'
L80	156+85.44	9144.46'
L81	157+56.80	9257.68'
L82	158+28.16	9370.90'
L83	159+00.00	9484.12'
L84	159+71.36	9597.34'
L85	160+42.72	9710.56'
L86	161+14.08	9823.78'
L87	161+85.44	9937.00'
L88	162+56.80	10050.22'
L89	163+28.16	10163.44'
L90	164+00.00	10276.66'
L91	164+71.36	10389.88'
L92	165+42.72	10503.10'
L93	166+14.08	10616.32'
L94	166+85.44	10729.54'
L95	167+56.80	10842.76'
L96	168+28.16	10955.98'
L97	169+00.00	11069.20'
L98	169+71.36	11182.42'
L99	170+42.72	11295.64'
L100	171+14.08	11408.86'
L101	171+85.44	11522.08'
L102	172+56.80	11635.30'
L103	173+28.16	11748.52'
L104	174+00.00	11861.74'
L105	174+71.36	11974.96'
L106	175+42.72	12088.18'
L107	176+14.08	12201.40'
L108	176+85.44	12314.62'
L109	177+56.80	12427.84'
L110	178+28.16	12541.06'
L111	179+00.00	12654.28'
L112	179+71.36	12767.50'
L113	180+42.72	12880.72'
L114	181+14.08	12993.94'
L115	181+85.44	13107.16'
L116	182+56.80	13220.38'
L117	183+28.16	13333.60'
L118	184+00.00	13446.82'
L119	184+71.36	13560.04'
L120	185+42.72	13673.26'
L121	186+14.08	13786.48'
L122	186+85.44	13899.70'
L123	187+56.80	14012.92'
L124	188+28.16	14126.14'
L125	189+00.00	14239.36'
L126	189+71.36	14352.58'
L127	190+42.72	14465.80'
L128	191+14.08	14579.02'
L129	191+85.44	14692.24'
L130	192+56.80	14805.46'
L131	193+28.16	14918.68'
L132	194+00.00	15031.90'
L133	194+71.36	15145.12'
L134	195+42.72	15258.34'
L135	196+14.08	15371.56'
L136	196+85.44	15484.78'
L137	197+56.80	15598.00'
L138	198+28.16	15711.22'
L139	199+00.00	15824.44'
L140	199+71.36	15937.66'
L141	200+42.72	16050.88'
L142	201+14.08	16164.10'
L143	201+85.44	16277.32'
L144	202+56.80	16390.54'
L145	203+28.16	16503.76'
L146	204+00.00	16616.98'
L147	204+71.36	16730.20'
L148	205+42.72	16843.42'
L149	206+14.08	16956.64'
L150	206+85.44	17069.86'
L151	207+56.80	17183.08'
L152	208+28.16	17296.30'
L153	209+00.00	17409.52'
L154	209+71.36	17522.74'
L155	210+42.72	17635.96'
L156	211+14.08	17749.18'
L157	211+85.44	17862.40'
L158	212+56.80	17975.62'
L159	213+28.16	18088.84'
L160	214+00.00	18202.06'
L161	214+71.36	18315.28'
L162	215+42.72	18428.50'
L163	216+14.08	18541.72'
L164	216+85.44	18654.94'
L165	217+56.80	18768.16'
L166	218+28.16	18881.38'
L167	219+00.00	18994.60'
L168	219+71.36	19107.82'
L169	220+42.72	19221.04'
L170	221+14.08	19334.26'
L171	221+85.44	19447.48'
L172	222+56.80	19560.70'
L173	223+28.16	19673.92'
L174	224+00.00	19787.14'
L175	224+71.36	19900.36'
L176	225+42.72	20013.58'
L177	226+14.08	20126.80'
L178	226+85.44	20240.02'
L179	227+56.80	20353.24'
L180	228+28.16	20466.46'
L181	229+00.00	20579.68'
L182	229+71.36	20692.90'
L183	230+42.72	20806.12'
L184	231+14.08	20919.34'
L185	231+85.44	21032.56'
L186	232+56.80	21145.78'
L187	233+28.16	21259.00'
L188	234+00.00	21372.22'
L189	234+71.36	21485.44'
L190	235+42.72	21598.66'
L191	236+14.08	21711.88'
L192	236+85.44	21825.10'
L193	237+56.80	21938.32'
L194	238+28.16	22051.54'
L195	239+00.00	22164.76'
L196	239+71.36	22277.98'
L197	240+42.72	22391.20'
L198	241+14.08	22504.42'
L199	241+85.44	22617.64'
L200	242+56.80	22730.86'
L201	243+28.16	22844.08'
L202	244+00.00	22957.30'
L203	244+71.36	23070.52'
L204	245+42.72	23183.74'
L205	246+14.08	23296.96'
L206	246+85.44	23410.18'
L207	247+56.80	23523.40'
L208	248+28.16	23636.62'
L209	249+00.00	23749.84'
L210	249+71.36	23863.06'
L211	250+42.72	23976.28'
L212	251+14.08	24089.50'
L213	251+85.44	24202.72'
L214	252+56.80	24315.94'
L215	253+28.16	24429.16'
L216	254+00.00	24542.38'
L217	254+71.36	24655.60'
L218	255+42.72	24768.82'
L219	256+14.08	24882.04'
L220	256+85.44	24995.26'
L221	257+56.80	25108.48'
L222	258+28.16	25221.70'
L223	259+00.00	25334.92'
L224	259+71.36	25448.14'
L225	260+42.72	25561.36'
L226	261+14.08	25674.58'
L227	261+85.44	25787.80'
L228	262+56.80	25901.02'
L229	263+28.16	26014.24'
L230	264+00.00	26127.46'
L231	264+71.36	26240.68'
L232	265+42.72	26353.90'
L233	266+14.08	26467.12'
L234	266+85.44	26580.34'
L235	267+56.80	26693.56'
L236	268+28.16	26806.78'
L237	269+00.00	26920.00'
L238	269+71.36	27033.22'
L239	270+42.72	27146.44'
L240	271+14.08	27259.66'
L241	271+85.44	27372.88'
L242	272+56.80	27486.10'
L243	273+28.16	27599.32'
L244	274+00.00	27712.54'
L245	274+71.36	27825.76'
L246	275+42.72	27938.98'
L247	276+14.08	28052.20'
L248	276+85.44	28165.42'
L249	277+56.80	28278.64'
L250	278+28.16	28391.86'
L251	279+00.00	28505.08'
L252	279+71.36	28618.30'
L253	280+42.72	28731.52'
L254	281+14.08	28844.74'
L255	281+85.44	28957.96'
L256	282+56.80	29071.18'
L257	283+28.16	29184.40'
L258	284+00.00	29297.62'
L259	284+71.36	29410.84'
L260	285+42.72	29524.06'
L261	286+14.08	29637.28'
L262	286+85.44	29750.50'
L263	287+56.80	29863.72'
L264	288+28.16	29976.94'
L265	289+00.00	30

CONFLICT OF INTEREST IN ZONING ACTIONS

36-67A-3. Disclosure of campaign contributions

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government for the rezoning action and the date of each such contribution.
- (d) The disclosures required by subsection (c) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

36-67A-4. Penalties

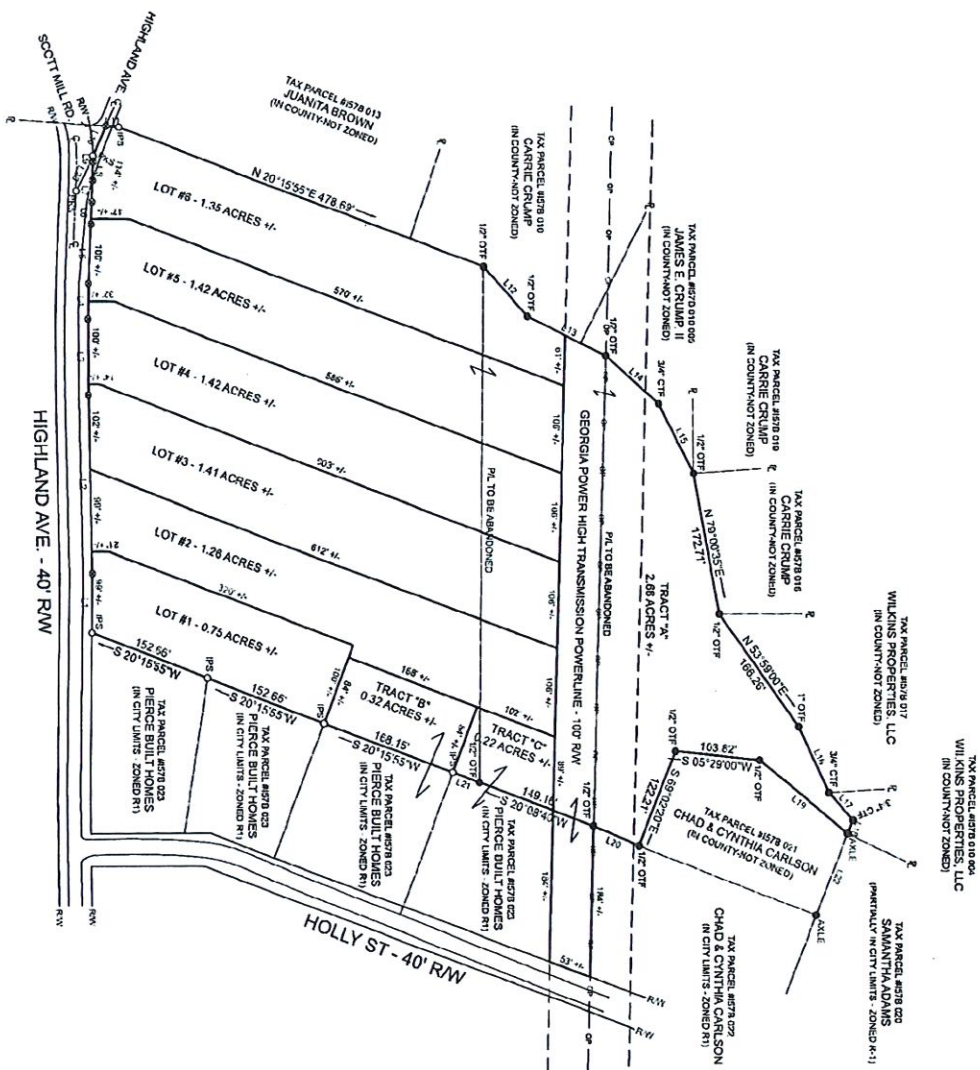
Any person knowingly failing to comply with the requirements of this chapter or violating the provisions of this chapter shall be guilty of a misdemeanor.

Disclosure of Petitioner's Campaign Contribution

1. Name: Charles Pierce
2. Address: 396 Azalea Dr.
Hampton Va 23064
3. Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed petition? Yes _____ No X. If yes, who did you make the contributions to? _____
- Signature of Applicant: [Signature]
- Date: 12/11/23

- [illegible]

Channel	Starting	Duration
L1	N 44° 02' W	17.67
L2	N 44° 02' W	21.18-27
L3	S 80° 02' W	01.66
L4	S 80° 02' W	01.66
L5	N 44° 02' W	01.66
L6	N 44° 02' W	71.27
L7	N 44° 02' W	22.67
L8	N 44° 02' W	20.45
L9	N 44° 02' W	22.67
L10	S 80° 02' W	5.01
L11	N 44° 02' W	40.15
L12	N 33° 15' E	13.68
L13	N 33° 15' E	10.22
L14	N 33° 15' E	10.22
L15	N 33° 15' E	10.22
L16	N 33° 15' E	10.22
L17	N 33° 15' E	10.22
L18	N 33° 15' E	10.22
L19	N 33° 15' W	11.40
L20	S 80° 02' W	17.67
L21	S 80° 02' W	00.75
L22	S 80° 02' W	00.75
L23	S 80° 02' W	00.75
L24	S 80° 02' W	00.75
L25	S 80° 02' W	00.75
L26	S 80° 02' W	00.75
L27	S 80° 02' W	00.75
L28	S 80° 02' W	00.75
L29	S 80° 02' W	00.75
L30	S 80° 02' W	00.75
L31	S 80° 02' W	00.75
L32	S 80° 02' W	00.75
L33	S 80° 02' W	00.75
L34	S 80° 02' W	00.75
L35	S 80° 02' W	00.75
L36	S 80° 02' W	00.75
L37	S 80° 02' W	00.75
L38	S 80° 02' W	00.75
L39	S 80° 02' W	00.75
L40	S 80° 02' W	00.75
L41	S 80° 02' W	00.75
L42	S 80° 02' W	00.75
L43	S 80° 02' W	00.75
L44	S 80° 02' W	00.75
L45	S 80° 02' W	00.75
L46	S 80° 02' W	00.75
L47	S 80° 02' W	00.75
L48	S 80° 02' W	00.75
L49	S 80° 02' W	00.75
L50	S 80° 02' W	00.75
L51	S 80° 02' W	00.75
L52	S 80° 02' W	00.75
L53	S 80° 02' W	00.75
L54	S 80° 02' W	00.75
L55	S 80° 02' W	00.75
L56	S 80° 02' W	00.75
L57	S 80° 02' W	00.75
L58	S 80° 02' W	00.75
L59	S 80° 02' W	00.75
L60	S 80° 02' W	00.75
L61	S 80° 02' W	00.75
L62	S 80° 02' W	00.75
L63	S 80° 02' W	00.75
L64	S 80° 02' W	00.75
L65	S 80° 02' W	00.75
L66	S 80° 02' W	00.75
L67	S 80° 02' W	00.75
L68	S 80° 02' W	00.75
L69	S 80° 02' W	00.75
L70	S 80° 02' W	00.75
L71	S 80° 02' W	00.75
L72	S 80° 02' W	00.75
L73	S 80° 02' W	00.75
L74	S 80° 02' W	00.75
L75	S 80° 02' W	00.75
L76	S 80° 02' W	00.75
L77	S 80° 02' W	00.75
L78	S 80° 02' W	00.75
L79	S 80° 02' W	00.75
L80	S 80° 02' W	00.75
L81	S 80° 02' W	00.75
L82	S 80° 02' W	00.75
L83	S 80° 02' W	00.75
L84	S 80° 02' W	00.75
L85	S 80° 02' W	00.75
L86	S 80° 02' W	00.75
L87	S 80° 02' W	00.75
L88	S 80° 02' W	00.75
L89	S 80° 02' W	00.75
L90	S 80° 02' W	00.75
L91	S 80° 02' W	00.75
L92	S 80° 02' W	00.75
L93	S 80° 02' W	00.75
L94	S 80° 02' W	00.75
L95	S 80° 02' W	00.75
L96	S 80° 02' W	00.75
L97	S 80° 02' W	00.75
L98	S 80° 02' W	00.75
L99	S 80° 02' W	00.75
L100	S 80° 02' W	00.75
L101	S 80° 02' W	00.75
L102	S 80° 02' W	00.75
L103	S 80° 02' W	00.75
L104	S 80° 02' W	00.75
L105	S 80° 02' W	00.75
L106	S 80° 02' W	00.75
L107	S 80° 02' W	00.75
L108	S 80° 02' W	00.75
L109	S 80° 02' W	00.75
L110	S 80° 02' W	00.75



**SMITH
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GROUP**

LAND PLANNING
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225 W. FRANKLIN ST.
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(706) 268-4005
(706) 795-0618
C.O.A. LSP# 801234
www.smithplanninggroup.com

MARON P. BLONBERG RLS
CA. PLS #3100



ZONING SKETCH

PREPARED FOR:

BUILT HOMES

STATE	GEORGIA	GMD	1112
COUNTY	HART	TAX PARCEL	157B 023 001

PROJECT NO :	22-103-C
DRAWN BY	APB
SURVEYED BY	WH
SURVEY DATE	10/20/22
CHECKED BY	APB
SCALE	1" = 100'
DATE	12/01/2023

REVISIONS:

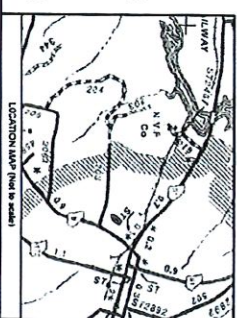
SHEET
1

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REFERENCES:
- D.R. 1020 PAGE 94

- D.B. 1020, PAGE 91
- P.B. 14, PAGE 33
- P.B. 21, PAGE 293
- P.B. 25, PAGE 95
- P.B. 26, PAGE 358
- P.B. 2C, PAGE 285
- P.B. 7322, PAGE 224

NOTE:
THIS IS A PROPOSED SUBDIVISION SKETCH. FINAL
BOUNDARY LINES COULD DIFFER DEPENDING ON
CITY OF HARTWELL ZONING AND HART COUNTY
ENVIRONMENTAL HEALTH APPROVAL PROCESS.





Online Payments - Property Taxes

Property Tax Search Results

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart. Click on a Bill # to view the bill.

Filter:

Status: Any (17) ▾

Type: Any (17) ▾

Year: Any (17) ▾

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2022	001553	Property	BEMUS GILBERT L & CHARLOTTE A	HIGHLAND AVE	157B 023 001	12/20/2022	\$107.97	\$0.00	Paid 04/02/2023
2021	017487	Property	TURCHYN DANAE C & THOMAS M GLANTON	HIGHLAND AVE	157B 023 001	12/20/2021	\$103.04	\$0.00	Paid 11/02/2021
2020	017836	Property	TURCHYN DANAE C & THOMAS M GLANTON	HIGHLAND ST	157B 023 001	12/20/2020	\$105.10	\$0.00	Paid 12/13/2020
2019	017226	Property	TURCHYN DANAE C & THOMAS M GLANTON	HIGHLAND ST	157B 023 001	12/20/2019	\$106.46	\$0.00	Paid 12/07/2019
2018	016975	Property	TURCHYN DANAE C & THOMAS M GLANTON	HIGHLAND ST	157B 023 001	12/20/2018	\$105.22	\$0.00	Paid 12/15/2018
2017	016935	Property	TURCHYN DANAE C & THOMAS M GLANTON	HIGHLAND ST	157B 023 001	12/20/2017	\$106.65	\$0.00	Paid 04/02/2018
2016	009840	Property	LEICHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2016	\$106.63	\$0.00	Paid 06/28/2017
2015	010501	Property	LEICHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2015	\$100.11	\$0.00	Paid 07/15/2016
2014	011199	Property	LEICHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2014	\$99.80	\$0.00	Paid 12/29/2014
2013	011211	Property	LEICHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2013	\$95.76	\$0.00	Paid 12/15/2013
2012	011390	Property	LEICHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2012	\$89.58	\$0.00	Paid 12/27/2012
2011	011408	Property	LEICHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2011	\$96.54	\$0.00	Paid 11/18/2015
2010	011688	Property	LEICHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2010	\$81.74	\$0.00	Paid 11/19/2013
2009	011702	Property	LEICHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2009	\$85.62	\$0.00	Paid 11/19/2013

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2008	011120	Property	LEIGHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2008	\$65.50	\$0.00	Paid 12/15/2008
2007	010374	Property	LEIGHT ROBERT F	HIGHLAND ST	157B 023 001	12/20/2007	\$61.71	\$0.00	Paid 12/17/2007
2005	009751	Property	LEIGHT ROBERT F		157B 023 001	12/20/2005	\$49.49	\$0.00	Paid 12/16/2005

Results are limited to first 100 records. If your record is not found, go back and try a more specific search.

Hart County, GA

Tax Commissioner

Karen Martin



Overnight and Physical Address

165 West Franklin St
Hartwell, GA 30643

Mailing Address

PO Box 748
Hartwell, Ga 30643
706-376-3944

For specific information or questions, please contact the county directly at number(s) above.

GovtWindow Help

877-575-7233
or Send Email
or Read FAQ

* - Required



KAREN MARTIN
HART COUNTY TAX COMMISSIONER
 165 WEST FRANKLIN ST.
 P. O. DRAWER 748
 HARTWELL, GA 30643
 706 376-3944

IMPORTANT MESSAGES – PLEASE READ

BEMUS GILBERT L & CHARLOTTE A

4420 W SOUTHERN ST
 LECANTO FL 34461

2022 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY				
BILL NUMBER	MAP NUMBER		PROPERTY DESCRIPTION	
2022 001552	157B 023		GMD 1112 CITY PART	
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE	TAX DISTRICT	PROPERTY ACCOUNT
230.692	92.277		02	15855R22
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
COUNTY M&O		92.277	4.750	438.32
SCHOOL M&O		92.277	10.902	1,006.00
SCHOOL BND		92.277		
COUNTY EMS		92.277	1.000	92.28
SALES TAX CREDIT SAVINGS 304.70			TOTAL TAXES	1,536.60
			INTEREST	125.18
			LATE FEES	
			PENALTY	
			BACK TAXES	
			PAYMENTS RECEIVED	1,661.78
			TOTAL DUE	PAID 4/12/2023
			DATE DUE	12/20/2022

BEMUS GILBERT L & CHARLOTTE A

4420 W SOUTHERN ST
 LECANTO FL 34461

Please address all payments to

KAREN MARTIN
HART COUNTY TAX COMMISSIONER
 165 WEST FRANKLIN ST.
 P. O. DRAWER 748
 HARTWELL, GA 30643

Please place this bill number on your check →	2022 001552
ACCOUNT NUMBER	15855R22
AMOUNT DUE	PAID 4/12/2023
AMOUNTS VALID THROUGH	11/20/2023
DUE DATE	12/20/2022
Please make check or Money Order Payable to: HART COUNTY TAX COMMISSIONER	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

KAREN MARTIN
HART COUNTY TAX COMMISSIONER
 165 WEST FRANKLIN ST.
 P. O. DRAWER 748
 HARTWELL, GA 30643
 706 376-3944

IMPORTANT MESSAGES - PLEASE READ

BEMUS GILBERT L & CHARLOTTE A

4420 W SOUTHERN ST
 LECANTO FL 34461

2022 AD VALOREM TAX NOTICE FOR REAL AND PERSONAL PROPERTY				
BILL NUMBER	MAP NUMBER		PROPERTY DESCRIPTION	
2022 001553	157B 023 C01		GMD 1112 CNTY PT 2C-285TR2:25-	
FAIR MARKET VALUE	ASSESSED VALUE	HOMESTEAD CODE	TAX DISTRICT	PROPERTY ACCOUNT
72,480	28,992		01	15856R22
TAX ENTITY	EXEMPTION	NET ASSESSMENT	TAX RATE	TAX AMOUNT
COUNTY M&O	22.996	5.996	4.750	28.48
SCHOOL M&O	22.996	5.996	10.902	65.37
SCHOOL BND	22.996	5.996		
COUNTY EMS	22.996	5.996	1.000	6.00
SALES TAX CREDIT SAVINGS			19.80	
TOTAL TAXES				99.85
INTEREST				8.12
LATE FEES				
PENALTY				
BACK TAXES				
PAYMENTS RECEIVED				107.97-
TOTAL DUE				PAID 4/12/2023
DATE DUE				12/20/2022

BEMUS GILBERT L & CHARLOTTE A

4420 W SOUTHERN ST
 LECANTO FL 34461

Please address all payments to

KAREN MARTIN
HART COUNTY TAX COMMISSIONER
 165 WEST FRANKLIN ST.
 P. O. DRAWER 748
 HARTWELL, GA 30643

Please place this bill number on your check →	2022 001553
ACCOUNT NUMBER	15856R22
AMOUNT DUE	PAID 4/12/2023
AMOUNTS VALID THROUGH	11/20/2023
DUE DATE	12/20/2022
Please make check or Money Order Payable to: HART COUNTY TAX COMMISSIONER	
If a receipt is desired, please furnish a stamped, self-addressed envelope with your payment.	
Please Note: If taxes are to be paid by your mortgage company, send them this portion only.	

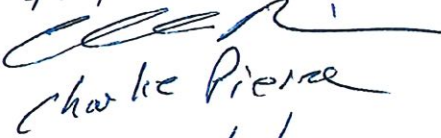
Impact Analysis

An impact analysis is required for all applications. The impact analysis shall be prepared by a professional engineer, a registered surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

Proposed property to be changed I 5713 023 001

The following criteria are to be used to evaluate the proposed change in the Zoning of a lot or parcel of land.

1. The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property. _____
2. The extent to which property values are diminished by the particular zoning restrictions. _____
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. _____
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner. _____
5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district. _____
6. The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request. _____
7. The zoning history of the subject property. _____
8. The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks or other public facilities. _____
9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan or other adopted plans. _____
10. The possible creation of an isolated district unrelated to adjacent and nearby districts. _____

SEE Letter
of Intent.

Charlie Pierce
12/11/23



MEMORANDUM

Terrell Partain,
County Administrator
January 9, 2024

RE: Item 13 A 2024 Recreation / Little League Facility use Agreement

Attached is the Agreement for the use of the Recreation parks by Little League

**Hart County Recreation Department
Recreation Advisory Board Minutes
January 16, 2024**

Call to Order: The meeting was called to order by Chairman, Bob Frye

Present: Lonnie Robinson, Steve Wehunt, Erin Gaines, Bryan Wise, and Mason Bowers

Staff Present: Jim Owens, Recreation Director

Election of Officers: A motion was made by Mr. Wehunt to appoint Mr. Bob Frye as chairman and Mr. Lonnie Robinson vice chairman. A second was given by Mr. Wise. Vote: 4-0. Mr. Frye abstained.

Approval of the Agenda: Mr. Wise motion to approve. A second was given by Mr. Wehunt. Vote: 6-0.

Approval of Minutes: A motion was made to approve the minutes by Mr. Wehunt, a second by Mr. Wise. Vote: 5-0.

Erin Gaines joined the meeting.

Invited Guest: None.

Chairman's Report: Basketball opening day went well and smooth.

Board Member Reports:

Mr. Wehunt asked for clarification on the Kyle Whalen issue. Mr. Frye informed him that it was in the hands of the BOC.

Mr. Wise asked about the current registration numbers compared to last year? Director Owens said they are about the same. Mrs. Gaines asked which group has changed the most? Director Owens said the 8U age group has changed the most. Mr. Wise asked do we have clarification on football registration and the age definition. Director Owens said participants will be placed in the age group in which that are, as of the cutoff date. A player can play up one year. Mr. Wise asked about the status of the CIVIC Rec online registration. Director Owens gave an update to the board of the status and what is left to be completed.

Director's Report: Director Owens gave an update on the pending construction of the new restroom facility at the Clay Street Park Tennis/Pickleball Courts.

Old Business: None.

New Business: A motion was made by Mr. Wise to recommend approval of the Hart County Little League Facility Use Agreement for 2024. A second was given by Mr. Bowers. Vote: 5-0.

Public Comment: None

Adjournment: A motion to adjourn was made by Mrs. Gaines. A second was given by Mr. Wise..

Minutes by James A. Owens, CPRP
Recreation and Parks Director

Next scheduled meeting: February 13, 2024, at 6:00 pm at the Clay Street Park HYDRA Room. Meeting time may be changed due to circumstances. Notification will be given as soon as possible in the event of a change.

HART COUNTY RECREATION AND PARKS DEPARTMENT FACILITY/SPACE USE AGREEMENT

AGENCY: Hart County Little League, Inc.
Post Office Box 385
Hartwell, GA 30643

I. PARTIES

This space use agreement is made this 17 day of January, 2024, by and between the Hart County Recreation and Parks Department (referred to as the LESSOR hereinafter), a Department of the Hart County Board of Commissioners and the Hart County Little League, Inc., a non-profit, Georgia corporation, (hereinafter referred to as the AGENCY). The Facility Use Agreement must be approved by the Hart County Board of Commissioners.

II. TERMS OF SPACE USE AGREEMENT

This space use agreement shall begin on **February 1, 2024** and end **July 31, 2024**.

III. The Recreation and Parks Director will hold a non-voting position on the Little League Board of Directors (LLBD). However, the Recreation and Parks Director can be voted on the HCLL membership as any other candidate.

IV. LOCATION

This agreement covers the use of the Hart County Recreation and Parks Department's baseball and softball fields and baseball/softball concession facility at the Hart County Sports and Recreation Complex (SRC) and the baseball and softball fields and the concession facility at the Clay Street Park. Usage of other Recreation Department facilities will be evaluated on a case by case basis and approved by the Recreation and Parks Director. The premises will be used for the following purpose(s):

The operation of the Hart County Little League program, including, but not limited to, meetings of league personnel, player activities (registration, try-outs, team practices, and games), and hosting of Little League sanctioned tournament games.

V. POINTS OF USE

- A. The LESSOR and the AGENCY shall operate their respective programs independently during joint use of the facility: grounds and fields, including concessions.
- B. The LESSOR agrees to maintain and upkeep all grounds/field maintenance during scheduled work days.
- C. The LESSOR shall determine condition of the fields during inclement weather. If LESSOR determines any or all fields/grounds are not suitable for play prior to the scheduled start time, the AGENCY shall not operate its program on that particular day. Once games have started, suspension and termination of games underway shall fall under the jurisdiction of the rules and regulations governing games played under the sanction of the AGENCY. All requests and input from LESSOR will be given consideration by AGENCY at any time. LESSOR maintains the right to close the facilities at any time due to safety concerns.
- D. **During LESSOR holidays fields will not prepared for games or practices by LESSOR staff. If games are scheduled the AGENCY is responsible for field preparation. Hand tools, line painter with paint, and a line chalk machine with chalk will be provided.**
- E. The AGENCY shall at all times keep the premises clean and in good order during its use of the grounds and fields, including, but not limited to, bathrooms, dug-outs, press boxes, and concessions. **Trash may not be left outside the concession building. Dugouts must be cleaned after each activity (practice, games, etc.). AGENCY agrees to put the trash cans inside the fenced area and close the field gates.**
- F. The LESSOR agrees to assist the AGENCY with the following aspects of the AGENCY'S program: distribute general registration information.

- fencing) and AGENCY will keep those signs updated as necessary at no costs or effort of the LESSOR. No signage shall be placed on any section of a backstop. The AGENCY will remove ALL sign within one (1) week of the contract completion.
- C. LESSOR agrees to maintain and upkeep its current public address system located throughout the park. AGENCY agrees to purchase or lease/rent any public address system needed solely for its programs. Agency agrees to ensure all interior and exterior doors and windows are closed and locked each day/night at the SRC Score tower.
- D. For the programs covered under this contract, the AGENCY agrees to voluntarily comply with Georgia Open Records Laws.

Agency Official Signature/Date

Hart County Little League

Agency Official Print Name

Address

Hartwell, Georgia 30643

City, State, Zip Code

Chairman
Hart County Board of Commissioners

Date



MEMORANDUM

Terrell Partain,
County Administrator
January 9, 2024

RE: Item 13 B Chestatee-Chattahoochee RC&D board appointments

It is time to reappoint / appoint the two members for the next term on the Chestatee-Chattahoochee RC&D board. There is one Commissioner and one at large member. Currently Commissioner Dorsey and Bill Chafin serve on this Board.