



Hart County Board of October 28, 2025
6:00 p.m.
Emergency Services and Administration Building

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. WELCOME
5. APPROVE AGENDA
6. APPROVE MINUTES OF PREVIOUS MEETING(S)
10/14/2025 Regular Minutes
10/23/2025 Called Meeting 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) Public Works Director Job Description
 - b) City of Hartwell Annexation of Parcel I57F 010 (rec. 9/24/25)
 - c) Bid Opening for Construction Manager at Risk Transfer Station Building
 - d) Bid Opening Fire Department Tanker
- NEW BUSINESS
 - a) Oglethorpe Prisoner Housing Jail Contract
 - b) Patrick Guarnella Preliminary Level III Subdivision Approval C30 070 002 Airline School Rd
13. PUBLIC COMMENT
14. EXECUTIVE SESSION – Litigation – Personnel - Real Estate
15. ADJOURNMENT



Hart County Board of Commissioners
October 14, 2025
6:00 p.m.
Emergency Services and Administration Building

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3. CALL TO ORDER
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6. APPROVE MINUTES OF PREVIOUS MEETING(S)
09/23/2025 Regular Minutes
09/30/2025 Called Meeting Minutes
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
Chris Dills, LNCO
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
September Financial Report
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Public Works Director Job Description
 - b) Bid Award Recreation Basketball Uniforms
 - c) Approval of Draft Millage Rate
 - d) Approval of Draft Insurance Premium Fund and LOST Rollback Millage Rates
13. NEW BUSINESS
 - a) Request to Bid Cover for Batting Cages Rec Department
 - b) City of Hartwell Annexation of Parcel I57F 010 (rec. 9/24/25)
 - c) Town of Bowersville Annexation of Parcel C16 034 (rec. 10/6/25)
 - d) Road Department Purchase of Used Bucket Truck
 - e) Lunsford Plat Approval
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate
16. ADJOURNMENT

HART COUNTY BOARD OF COMMISSIONERS

October 14, 2025

6:00 P.M.

Hart County Board of Commissioners met October 14, 2025 at the Hart County Administrative and Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Michael Bennett, Frankie Teasley, Jeff Brown and Joey Dorsey present at the meeting.

1. PRAYER

Prayer was offered by Commissioner Brown

2. PLEDGE OF ALLEGIANCE

Everyone stood in observance of the Pledge of Allegiance.

3. CALL TO ORDER

Chairman Sayer called the meeting to order.

4. WELCOME

Chairman Sayer welcomed those in attendance via in person, HTC and YouTube.

5. APPROVE AGENDA

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

6. APPROVE MINUTES OF PREVIOUS MEETING(S)

09/23/2025 Regular Minutes

09/30/2025 Called Meeting Minutes

Commissioner Teasley moved to approve the 09/23/2025 Regular Meeting Minutes. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

Commissioner Bennett moved to approve the 09/30/2025 Called Meeting Minutes. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES

Chris Dills, LNCO

Aaron Wadley, LNCO and Chris Dills, Pavement Preservation Techniques provided information on how their companies work together to provide Counties with data analysis on road conditions including longevity of roads and pavement conditions that may benefit from different pavement preservation techniques rather than repaving.

8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS

None

9. COUNTY ADMINISTRATOR'S REPORT

September Financial Report

County Administrator Terrell Partain reported on the finances for September.

10. CHAIRMAN'S REPORT

Chairman Sayer stated that the new addition to the NEGAS has been completed and that was paid for by donations and volunteer fund raising, he encouraged everyone to stop by and see the new addition.

11. COMMISSIONERS' REPORTS

Commissioner Bennett commended the NEGAS for their efforts in fund raising and the completion of the new addition; thanked all County employees and welcomed everyone at the meeting and thanked those in attendance.

Commissioner Teasley thanked the Public Safety and all County employees.

Commissioner Dorsey mentioned the need to take another look at the stripping job on Golf Course Rd; asked County Administrator if he had any new information on the County's ISO rating stating that the county is working on lowering their ISO rating to a 4.

12. OLD BUSINESS

a) Public Works Director Job Description

No Action Taken

b) Bid Award Recreation Basketball Uniforms

Commissioner Bennett moved to approve the Recreation Advisory Board's recommendation to award the Basketball Uniforms to Go Sports. Commissioner Brown provided a second. The motion carried 5-0.

c) Approval of Draft Millage Rate

Commissioner Dorsey moved to approve the 2025 millage rate of 3.974 mills and authorize County Administrator to move forward with advertising to include a 5-year history and schedule a called meeting Thursday October 23, 2025 at noon for final approval and adoption. Commissioner Teasley provided a second. The motion carried 5-0.

d) Approval of Draft Insurance Premium Fund and LOST Rollback Millage Rates

Commissioner Dorsey moved to approve the draft Insurance Premium Fund and LOST Rollback Millage Rate of 2.186 mills. Commissioner Teasley provided a second. The motion carried 5-0.

13. NEW BUSINESS

a) Request to Bid Cover for Batting Cages Rec Department

Commissioner Bennett moved to authorize County Administrator Terrell Partain to proceed with the Bidding process once corrections are made to bid packet. Commissioner Brown provided a second. The motion carried 5-0.

b) City of Hartwell Annexation of Parcel I57F 010 (rec. 9/24/25)

No Action Taken

c) Town of Bowersville Annexation of Parcel C16 034 (rec. 10/6/25)

No Action Taken

d) Road Department Purchase of Used Bucket Truck

Chairman Sayer moved to approve the purchase of a bucket truck for the Road Department. Commissioner Bennett provided a second. The motion carried 5-0.

e) Lunsford Plat Approval

Chairman Sayer moved to approve the Lunsford Plat based on exemption #2 of Code of Ordinance Section 46. The division of land into parcels of ten (10) acres or more where no new street or change in an existing street is involved. Commissioner Bennett provided a second. The motion carried 3-2. Commissioner Dorsey and Commissioner Teasley opposed.

14. PUBLIC COMMENT

None

15. EXECUTIVE SESSION – Litigation – Personnel - Real Estate

Commissioner Bennett moved to exit the Regular Meeting and go into Executive Session – Litigation – Personnel - Real Estate. Commissioner Brown provided a second. The motion carried 5-0.

Commissioner Brown moved to exit Executive Session – Litigation – Personnel - Real Estate and reconvene the Regular Meeting. Commissioner Bennett provided a second. The motion carried 5-0.

16. ADJOURNMENT

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

Marshall Sayer, Chairman

Lisa Evans, County Clerk



Hart County Board of Commissioners
Called Meeting Thursday October 23, 2025, at 12:00 Noon
at the Administrative and Emergency Services Building

1. Public Hearing on 2026 General Fund Budget and Millage Rate
2. FY 26 General Fund Budget Adoption
3. Tax Year 2025 Millage Rate Adoption
4. Tax Year 2025 LOST and Insurance Premium Rollback Adoption
5. Executive Session - Personnel
6. Other Items as time allows.

HART COUNTY BOARD OF COMMISSIONERS

October 23, 2025

12:00 P.M.

Hart County Board of Commissioners met October 23, 2025 at the Hart County Administrative and Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Frankie Teasley, Jeff Brown and Joey Dorsey present at the meeting. Commissioner Michael Bennett was absent.

Chairman Sayer called the meeting to order.

Commissioner Brown moved to approve the agenda. Commissioner Teasley provided a second. The motion carried 4-0.

1. Public Hearing on 2026 General Fund Budget and Milage Rate

Commissioner Dorsey moved to open the Public Hearing. Commissioner Brown provided a second. The motion carried 4-0.

There were no public comments or questions.

Commissioner Dorsey moved to close the Hearing. Commissioner Teasley provided a second. The motion carried 4-0.

2. FY 26 General Fund Budget Adoption

Commissioner Dorsey moved to adopt the General Fund FY 26 General Fund Budget of \$19,860,329.00. Commissioner Brown provided a second. The motion carried 4-0.

3. Tax Year 2025 Millage Rate Adoption

Commissioner Dorsey moved to adopt the Tax Year 2025 Millage Rate of 3.974 mills. Commissioner Teasley provided a second. The motion carried 4-0.

4. Tax Year 2025 LOST and Insurance Premium Rollback Adoption

Commissioner Dorsey moved to adopt the Tax Year 2025 LOST Rollback rate of 2.186 mills and Insurance Premium Fund. Commissioner Brown provided a second. The motion carried 4-0.

5. Executive Session – Personnel

Commissioner Dorsey moved to exit into Executive Session – Personnel. Commissioner Teasley provided a second. The motion carried 4-0.

Commissioner Dorsey moved to reconvene the Regular Meeting. Commissioner Teasley provided a second. The motion carried 4-0.

6. Other Items as time allows.

None

Commissioner Teasley moved to adjourn the meeting. Commissioner Dorsey provided a second. The motion carried 4-0.

Marshall Sayer, Chairman

Lisa Evans, County Clerk



-MEMORANDUM

Terrell Partain,
County Administrator
October 24, 2025

RE: Item 12 A Public Works Director Job Description

Attached is the job description we received from GMRC the day of our last meeting. Each of you was given a copy for your evaluation. Al included is the current job description that is currently in place.



Job Description

CLASSIFICATION TITLE: Public Works Director
DEPARTMENT: Public Works
FLSA STATUS:
REPORTS TO: County Administrator
PAY GRADE:

JOB SUMMARY

This position is responsible for planning, organizing, and directing Public Works operations for the county, including managing all county roads, engineering, capital projects, solid waste, public buildings and county vehicle maintenance.

ESSENTIAL FUNCTIONS

- Oversees the County's solid waste services as well as maintenance of County roads, bridges, sidewalks, parks, buildings, and other County property.
- Supervises the activities of technical staff and subordinate supervisors responsible for carrying out the services and functions of the Department; this includes assignment and review of projects, evaluating performance, administering discipline and making hiring, termination and pay change recommendations.
- Conducts regular staff meetings to review progress, accomplishments, budget and plans for the Public Works Department.
- Develops and recommends goals and objectives for the Public Works Department to ensure compliance with County Administrator and County Commission directives.
- Develops, recommends, and monitors the Departmental budget.
- Coordinates Public Works resources to respond to urgent repair or clean-up situations in the County.
- Assists the County Administrator in developing short- and long-range plans in all areas of public works.
- Develops, recommends, and implements work schedules, operating policies, and procedures in order to accomplish departmental goals and objectives.
- Communicates with the County Administrator monthly regarding Public Works operations; prepares reports and correspondence related to departmental activities, direction, and accomplishments; attends staff and County Commission meetings as required.
- Reviews and approves equipment requests and specifications for equipment purchases, solicits bids, and submits purchase requests to the County Administrator for approval.
- Submits funding requests related to county road construction and maintenance to the DOT.
- Serves as fleet manager for all county departments, including supervising the equipment maintenance program and the preparation of equipment specifications.
- Administers and supervises the Land Use Development Standards ordinance, Erosion Control program, and National Flood Insurance program.
- Provides technical engineering assistance to the Water and Sewer, and Industrial Development Authorities.
- Communicates with residents to resolve customer service concerns.
- Performs other duties as assigned.

KNOWLEDGE, SKILLS, AND COMPETENCIES

- Knowledge of County waste collection and County infrastructure maintenance and repair of roads and bridges.
- Knowledge of the hazards, safety precautions and proper operation of equipment, trucks and machinery used in the repair and maintenance of roads, bridges, sidewalks, buildings, grounds, etc.
- Knowledge of County ordinances and codes, policies, and procedures.
- Skill in reading blueprints and schematics.
- Knowledge of modern management and supervisory techniques.
- Knowledge of modern office procedures and equipment.
- Skill in using a variety of computer programs for administrative functions including spreadsheets.
- Excellent written and verbal communication skills.
- Ability to develop and administer departmental budget.
- Ability to interpret and apply engineering and construction-related standards.
- Ability to adhere to and instruct subordinates on safe equipment operating procedures and respond to dangerous situations accordingly.
- Ability to establish and maintain effective working relationships with County officials, employees, and the public.
- Ability to operate a motor vehicle.
- Ability to develop long-range work plans and guide the work of subordinates to meet the goals and objectives set for the Public Works Department.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

This position is responsible for the management and supervision of all staff in the Public Works Department.

GUIDELINES

Guidelines include relevant state and federal laws and regulations, federal EPA and state EPD guidelines, County and department policies and procedures, DOT manual, and the County's Employee Handbook. These guidelines require judgment, selection, and interpretation in application. This position develops departmental guidelines.

COMPLEXITY/SCOPE OF WORK

- The work consists of administrative and supervisory duties with occasional manual labor involving the proper use of a variety of equipment.
- The purpose of this position is to direct the work of personnel involved in road and bridge construction, maintenance, and solid waste management. Successful performance in this position helps ensure the repair and maintenance of county roads, proper collection and disposal of solid waste, and efficient operations of the department.

MINIMUM QUALIFICATIONS

- Knowledge and level of competency are commonly associated with the completion of a bachelor's degree in a course of study related to the position.
- Minimum of five (5) years of work experience in a related field required, including three (3) years of increasingly responsible supervisory experience in related field.
- Valid State of Georgia driver's license.
- Or an equivalent combination of education and experience.
- Bachelor's degree in civil engineering from an accredited university is preferred.
- Professional Engineer Registration in the State of Georgia is preferred.

PERFORMANCE APTITUDES AND ADA COMPLIANCE

Language: Ability to read, analyze, interpret, and communicate the intricacies of complex documents such as reports, budget awards, and other like information. Ability to write and clearly convey information through routine reports and correspondence in English.

Mathematical: Ability to add, subtract, multiply and divide all units of measure, using whole numbers, common fractions, and decimals. Ability to compute rate, ration, and percent and to draw and interpret graphs.

Communication: Must be able to communicate orally and in written form in a professional manner to give or exchange information, resolve problems, and to provide service to subordinates, elected officials, commission members, and coworkers.

Reasoning: Ability to apply common sense understanding to carry out instructions furnished in written, oral, or diagram form. Ability to deal with problems involving several concrete variables in standardized situations. Ability to define problems, collect data, establish facts, and draw valid conclusions.

Physical Ability: The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. This work is performed indoors and outdoors with the employee sitting, standing, walking, bending, crouching, carrying pulling, balancing, kneeling, or stooping and may require physical exertion over moderately long periods of time. The employee may lift light to heavy objects and use equipment requiring a high degree of dexterity.

Sensory Requirements: Some tasks require the ability to perceive and discriminate sounds and visual cues or signals, distinguish between shades of color, and utilize a sense of smell. Some tasks require the ability to communicate orally.

Equipment, Tools, and Materials Utilization: Requires the ability to operate, maneuver and/or control the actions of equipment, tools, and/or materials used in performing essential functions such as computer, heavy equipment, and county vehicles. Also requires the ability to handle basic tools such as packing tools, socket wrenches, power tools, and screwdrivers.

Environmental Factors: Essential functions are regularly performed indoors and outdoors, occasionally in cold or inclement weather, or within water, and may require the use of protective devices such as masks, goggles, and gloves. The work may require it to be performed in a very noisy place. The employee is exposed to dust, dirt, grease, machinery with moving parts, raw sewage, and contagious or infectious diseases or irritating chemicals.

Travel: This position may be required to travel to training throughout the region, conferences, commission meetings, or other meetings. Must possess a valid driver's license and have access to reliable transportation. This position sometimes requires you to attend meetings or conferences outside of normal work hours.

Hart County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

I, the employee, understand that this document is not to be construed as a contract, either implied or elicited. All information contained herein is merely an attempt by Hart County to explain the essential duties that I am expected to perform. I understand that, at my supervisor's discretion, additional duties and responsibilities may be placed upon me at any time.

Employee's Signature and Date: _____

Supervisor's Signature and Date: _____



MEMORANDUM

Terrell Partain,
County Administrator
October 24, 2025

RE: Item 12 B City of Hartwell Annexation of Parcel I57F 010 (rec. 9/24/25)

Attached is the notification I received from the City of Hartwell on 9/24/25 via email. The property is contiguous to existing city property.

No action was taken at the 10/14/25 meeting since that meeting this has gone before the Hartwell planning and zoning committee they approved by a 4-1 vote for I believe 0.5 – 0.75 acre lots.



September 8th, 2025

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, Zoning Administrator
City of Hartwell

Subject: Notice of Receipt of Petition for Annexation

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 September 8th, 2025, the City of Hartwell has accepted a petition to annex property into the city limits. Note, this notification is being provided by "verifiable delivery" which includes "electronic mail" and the notification is taking place within the 30-day requirement of O.C.G.A. The request for annexation and zoning assignment by the property owner Terry Ann McHan using the 100% annexation method is for Tax Parcel(s) I57F 010. Note, a portion of this property is already in the city limits. The current boundary splits the parcel. That said, the total parcel is approximately 29.32 acres. The petitioner is requesting that the remaining portion of her property not in the city be annexed and zoned R1 - Single Family Residential, just like the rest of the parcel that is in the city. There are no development plans attached as none were submitted.

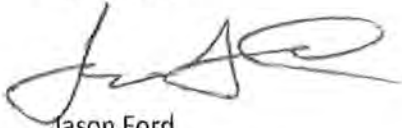
Enclosed you will find a copy of the petitioner's letter of intent, the annexation petition which includes a map and description of the property to be annexed, and the proposed zoning requested for the area.

The parcel involved is in Hart County, GM District 1112 and shown on the Hart County Parcel Map as I57F 010.

The case will be heard by Hartwell's Planning and Zoning Commission on its regularly scheduled hearing date of October 23rd, 2025.

Please call or email if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'J. Ford', with a stylized, looping flourish at the end.

Jason Ford
Zoning Administrator
Hartwell



CITY OF HARTWELL
PLANNING AND ZONING DEPARTMENT
456 E. HOWELL STREET
HARTWELL, GA 30643
PETITION FOR ANNEXATION/ORDINANCE AMENDMENT/MAP
AMENDMENT/REZONE/VARIANCE REQUEST/SPECIAL EXCEPTION

Incomplete applications will not be processed.

Persons interested in submitting a petition for land use updates in the City of Hartwell must adhere to the following procedure and information required for requesting official map amendments. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures set forth in Section 42 of the City of Hartwell Code of Ordinances.

A petition shall be made in writing to the Planning and Zoning Department on forms provided by the department. Each application shall include the signatures of the applicant and property owner. It shall affirm the owner is in fact the current owner of record. The letter of agency form shall be notarized.

No petition will be considered to have been made until such form(s), as described in Section 42-526, have been completed and submitted to the Planning and Zoning Department with the established fees as established by the City Council and supporting materials as required.

Any communication relative to a petition for a change will be regarded as informational only until a proper and complete petition is accepted by the Director of the Planning and Zoning Department or designee. The Planning and Zoning Department shall review the petition for completeness within 5 workdays following the submission deadline. Incomplete or improper petition will be returned to the applicant with a list of deficiencies and signed by the Director. The application submission deadline shall be the last Thursday of every month, unless said day is a holiday, as may be established by City Council, then the deadline shall be the day before.

Deadline for Submission – Petitioners for land use change must be filed with the Planning and Zoning Department by the last Thursday of the month. An accepted petition will be heard by the Planning and Zoning Board on the fourth Thursday of the second month following the application deadline in City Hall, 456 E. Howell St., Hartwell, GA 30643. (Example: Petition due last Thursday of May; Scheduled Public Hearing in July).

Petition forms are available at City Hall or online at www.hartwellga.gov under the forms section.

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

1. Applicant Name: Terry Ann McHan
2. Owner Name: Terry Ann McHan
3. Mailing Address: 56 Brown Street
4. Email Address: mchanj@bellsouth.net
5. Phone: (home) 404-964-3459 (office) _____ (cell) _____

Change Requested: 706 376 7778

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

Date: 09/05/25

Tax Parcel(s): 157F 010

Address (if designated): N/A

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

Current Zoning of adjacent properties: North R1 South N/A East: R1 West: N/A

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) VILLAGE RESIDENTIAL

Area of land proposed to be changed (stated in square feet if less than one acre): 28 ACRES +/-

Present Use of Property Wooded Desired Use of Property Future 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

- D. Letter of intent describing proposed property development. See applicable code section(s) 42-528, 42- 529 or 42-530 of the City of Hartwell Code of Ordinances
- E. A detailed description of the existing land use.
- F. Disclosure statement which is required by O.C.G.A 36-67A must be submitted.
- G. Proof the property taxes for the parcel(s) in question have been paid.
- H. Impact Analysis – An impact analysis is required for all petitions for land use changes. A traffic study may be requested for all residential subdivisions resulting in more than six (6) single-family residential units, multifamily petitions, annexation requests, commercial and industrial developments. Placer AI data is appropriate for this requirement.
- I. If applicable, complete the subdivision form included.
- J. If applicable, a site plan containing the following information shall be submitted:
 - a) Title of proposed development and name, address, and telephone number of property owner.
 - b) Name, address, and telephone number of the architect, engineer, or other designer of proposed development.
 - c) Scale, date, and general location map showing relationship of the site to streets or natural landmarks.
 - d) For residential subdivision, commercial or industrial applications, boundaries with meets and bounds, and street pavement widths; buildings; water courses; parking and loading areas, and other physical characteristics of the property and proposed development, along with front building setback line on each lot.
 - e) For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, storm water detention facilities, and driveway entrances and exits.
 - f) Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.

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.

LERRY ANN McHale
Printed Name

Lerry Ann McHale
Signature

Sept 5, 2025
Date

OFFICE USE

Paid: \$ 300 (cash) _____ (check) ☒ (credit card) _____

Date Paid: 9/5/25

Date Application Received: 9/8/25

Reviewed for completeness by: Tyson Ford - 9/8/25

Date of Planning and Zoning Hearing: 10/22/25

Date submitted to newspaper: 9/15/25

Date sign posted on property: _____



100 Percent Method - Annexation Petition

Sept 5, 2025
Date of Submission

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.	TERRY ANN McHANE	157 FORD	Terry Ann McHane	Sept. 5, 2025
2.				
3.				
4.				
5.				

111

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FILED IN OFFICE
HART SUPERIOR COURT

'00 MAR 13 AM 9 15

Carolyn Pinner

DEPUTY/CLERK

Hart County, Georgia

Case 3-13-2000
Carolyn Pinner
Clerk of Superior Court

553 507.508
3-13-2000

NO TITLE SEARCH MADE AND NO
TITLE CERTIFICATE ISSUED BY
PREPARER OF THIS DOCUMENT.

Above Space for Recording

RETURN TO: Andrew J. Hill, Jr., Attorney at Law, P. O. Box 208,
Lavonia, Georgia 30553

DEED OF ASSENT

STATE OF GEORGIA,
COUNTY OF FRANKLIN.

THIS INDENTURE, made and entered into on this 10th day of MARCH, in
the Year of our Lord Two Thousand, between TERRY ANN T. McHAN as
Executrix of the Last Will and Testament of Amos M. Teasley late of said
County, deceased, as party of the first part, and TERRY ANN T. McHAN,
party of the second party;

W I T N E S S E T H :

That the said party of the first part, by virtue of the power and
authority vested in her by the will of the said deceased, and by virtue of
the specific provisions of the said will, which has been duly probated and
recorded in the Hart County Probate Court, does execute and deliver this
deed.

NOW, THEREFORE, in consideration of the premises, and in further
consideration of the specific devise contained in the said will
bequeathing the lands hereinafter described to the grantee herein, the
said party of the first part hereby expressly assents to the aforesaid
devise, granting and conveying unto the said grantee named herein the
following described lands:

All that tract or parcel of land, situate, lying and being in the 1112th
District, G.M., Hart County, Georgia and lying within the corporate limits
of the City of Hartwell, being shown and designated as TRACT NO. 2,
CONTAINING 23.242 ACRES, more or less and TRACT NO. 3, CONTAINING 15.318
ACRES, more or less, and having such areas, courses, directions,
dimensions, distances, metes, shapes and bounds as shown by plat made by
Bauknight & Associates, Inc., Surveyor, dated November 12, 1999, recorded
in Plat Book 216, at Page 243, records of Hart County,
Georgia, to which reference is made and the description and record thereof
incorporated herein as a part of this description by reference thereto.

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

REFERENCE DEED: Deed Book 180, at Pages 468-469, records of Hart County,
Georgia.

TO HAVE AND TO HOLD THE SAME, together with the rights, members and appurtenances thereunto belonging or in anywise appertaining to the said party of the second part, to the only proper use, benefit and behoof of her, the said party of the second part, her heirs and assigns, forever, in as full and ample a manner as the same was possessed and enjoyed by the said Amos M. Teasley, deceased, in his lifetime.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal, the day and year first above written.

Terry Ann T. McHan (SEAL)
 TERRY ANN T. MCHAN
 Executrix of the Last Will and
 Testament of:
 Amos M. Teasley, deceased.

Signed, sealed and delivered
 in the presence of:

Anthony C. Barker
Theresa A. Certain
 NOTARY PUBLIC, Franklin Co., Ga.
 My Commission Expires: 11-5-03



FILED IN OFFICE
HART SUPERIOR COURT

*00 MAR 27 AM 9 39

Carolyn Reeves
DEPUTY CLERK

Hart County, Georgia
Paid \$ *50* Transfer Tax
Due \$ *3.27* *3.27*
Carolyn Reeves
Clerk of Superior Court

Return this instrument to:
Andrew J. Hill, Jr., Attorney at Law
P. O. Box 206, Lavonia, Georgia 30553
706 356-4011

NO TITLE SEARCH AND NO
TITLE CERTIFICATE ISSUED
BY PREPARER OF THIS DOCUMENT.

STATE OF GEORGIA
FRANKLIN COUNTY

WARRANTY DEED

This Indenture, Made this 21 day MARCH in the year of our Lord Two Thousand, between THOMAS S. TEASLEY, of the County of DeKalb in the State of Virginia, as party or parties of the first part, hereinafter called Grantor, and TERRY ANN T. McHAN, of the County of DeKalb in the State of Georgia, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of LOVE AND AFFECTION ----- DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land, situate, lying and being in the 1112th District, G.M., Hart County, Georgia, being shown and designated as TRACT NO. 4, CONTAINING 15.217 ACRES, more or less, and having such areas, courses, directions, dimensions, distances, metes, shapes and bounds as shown by plat made by Bauknight & Associates, Inc., Surveyor, dated November 12, 1999, recorded in Plat Book 2 G, at Page 243, records of Hart County, Georgia, to which reference is made and the description and record thereof incorporated herein as a part of this description by reference thereto.

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

REFERENCE DEED: Deed Book 180, at Pages 468-469, records of Hart County, Georgia.

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the said described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Sign *Bruce Anderson*

Sign *Thomas S. Teasley* (Seal)
THOMAS S. TEASLEY

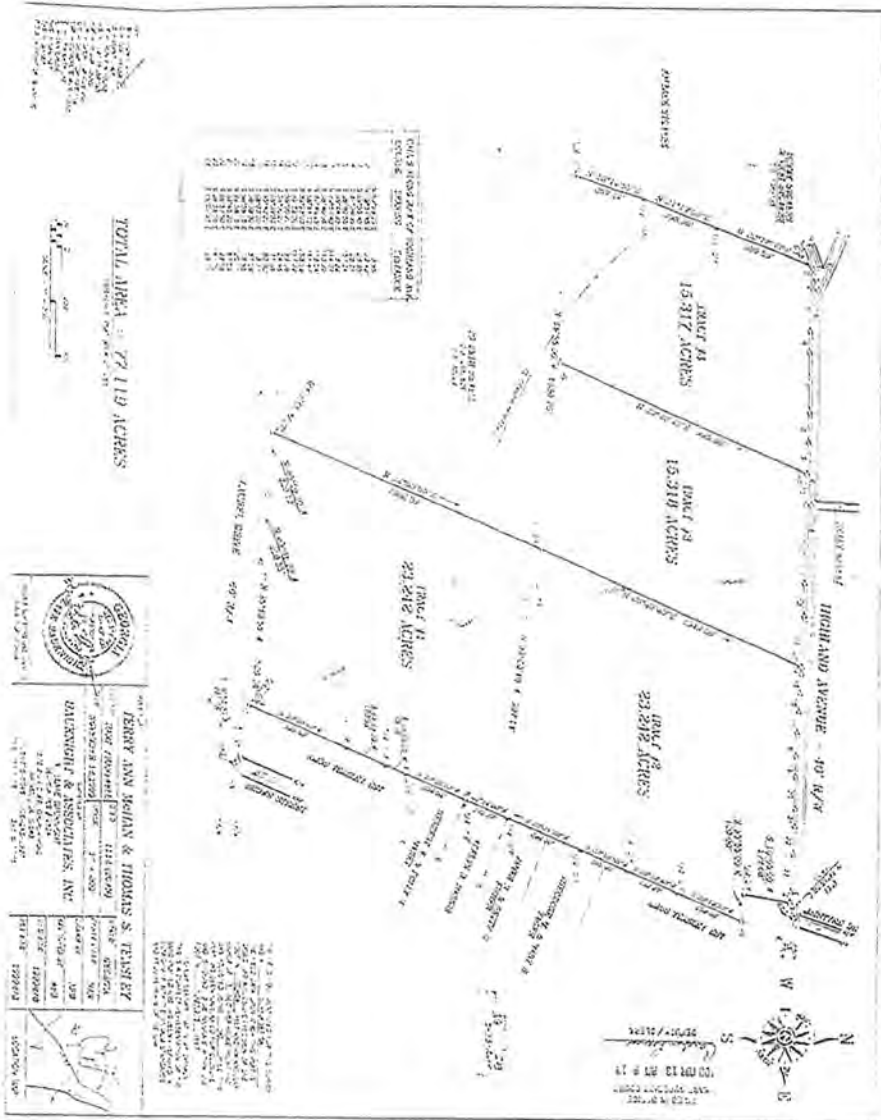
Sign *Carol Z. Anderson*

Sign _____ (Seal)

NOTARY PUBLIC:

My commission expires:

My Commission Expires November 28, 2003





Overview



Legend

-  Parcels
-  Roads

Parcel ID I57F 010
 Class Code Agricultural
 Taxing District COUNTY
 Acres 29.32

Owner MCHAN TERRY ANN T
 56 BROWN ST
 HARTWELL, GA 30643
 Physical Address HIGHLAND AV 0
 Assessed Value Value \$165421

Last 2 Sales			
Date	Price	Reason	Qual
3/1/2000	0	AV	U
3/1/1986	\$100000	XV	U

(Note: Not to be used on legal documents)

Date created: 9/5/2025

Last Data Uploaded: 9/5/2025 8:18:21 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Terry Ann McHan

56 Brown Street Hartwell, GA 30643

404-964-3459

mchanj@bellsouth.net

Date: 09/05/2025

City of Hartwell Planning and Zoning Department

66 S. Carolina Street

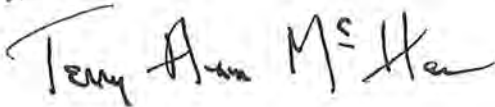
Hartwell, GA 30643

Subject: Existing Use - Annex Remaining Portion of Property TP#157F 010

To whom it may concern,

The existing land use of the subject property is a wooded tract of land that has been vacant for 50+ years. It is currently not zoned in unincorporated Hart County.

Sincerely,

A handwritten signature in black ink that reads "Terry Ann McHan". The signature is written in a cursive, flowing style.

Terry Ann McHan

56 Brown Street Hartwell, GA 30643

404-964-3459

mchanj@bellsouth.net

Date: 09/05/2025

City of Hartwell Planning and Zoning Department

66 S. Carolina Street

Hartwell, GA 30643

Subject: Letter of Intent to Annex Remaining Portion of Property TP#I57F 010

To whom it may concern,

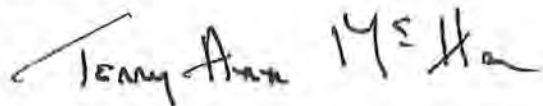
I am writing to formally express my intent to petition for the annexation of the remaining portion of my property located at Tax Parcel #I57F 010 into the corporate limits of the City of Hartwell.

A portion of this property is already within the city limits; however, the remaining section currently lies in unincorporated Hart County. For purposes of consistency in municipal services, zoning, and property management, I respectfully request that the entire parcel be brought fully within the City's jurisdiction.

I am fully prepared to comply with all relevant zoning requirements, planning reviews, and public hearing processes as outlined by the City of Hartwell.

Thank you for your consideration of this request. I look forward to working with your department and am available to provide any additional information or documentation needed.

Sincerely,

 Terry Ann McHan

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: TERRY ANN McHANE
 2. Address: 56 BROWN ST
HARTWELL, GA. 30643
 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 NO. If yes, who did you make the contributions to? _____
- Signature of Applicant: Terry Ann McHane
- Date: Sept 5, 2025



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 (12) -

Type: Any (12) -

Year: Any (12) -

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2024	13740	Real	MCHAN TERRY ANN T	0 HIGHLAND AV	157F 010	01/20/2025	\$791.68	\$0.00	Paid 01/09/2025
2023	13397	Real	MCHAN TERRY ANN T	0 HIGHLAND AV	157F 010	01/20/2024	\$693.04	\$0.00	Paid 01/08/2024
2022	12509	Real	MCHAN TERRY ANN T	HIGHLAND AV	157F 010	12/20/2022	\$670.96	\$0.00	Paid 01/13/2023
2021	11533	Real	MCHAN TERRY ANN T	HIGHLAND AV	157F 010	12/20/2021	\$747.39	\$0.00	Paid 01/05/2022
2020	11837	Real	MCHAN TERRY ANN T	HIGHLAND AV	157F 010	12/20/2020	\$705.68	\$0.00	Paid 11/30/2020
2019	11446	Real	MCHAN TERRY ANN T	HIGHLAND AV	157F 010	12/20/2019	\$712.24	\$0.00	Paid 01/08/2020
2018	11237	Real	MCHAN TERRY ANN T	HIGHLAND AV	157F 010	12/20/2018	\$71.52	\$0.00	Paid 12/19/2018
2017	11211	Real	MCHAN TERRY ANN T	HIGHLAND AV	157F 010	12/20/2017	\$69.82	\$0.00	Paid 12/01/2017
2016	10930	Real	MCHAN TERRY ANN T	HIGHLAND AV	157F 010	03/20/2017	\$69.95	\$0.00	Paid 12/27/2016

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2015	<u>11621</u>	Real	MCHAN TERRY ANN T	HIGHLAND AV	I57F 010	02/20/2016	\$64.47	\$0.00	Paid 12/29/2015
2014	<u>12413</u>	Real	MCHAN TERRY ANN T	HIGHLAND AV	I57F 010	02/20/2015	\$63.85	\$0.00	Paid 12/29/2014
2013	<u>12410</u>	Real	MCHAN TERRY ANN T	HIGHLAND AV	I57F 010	02/20/2014	\$60.55	\$0.00	Paid 05/18/2014

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



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 I57F 010

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. Matches neighboring use.
2. The extent to which property values are diminished by the particular zoning restrictions. Matches neighboring use, should not affect.
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. n/a
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner. Will allow entire tract to be in City Limits instead of through it.
5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district. Will eliminate the complicity of being in two jurisdictions.
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.
50+ years
7. The zoning history of the subject property. Portions are in the City Limits zoned R1.
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. Should not be a burden
9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan or other adopted plans. Matches plans.
10. The possible creation of an isolated district unrelated to adjacent and nearby districts.
Will not create an island.


AARON P. BLOMBERG, GA PLS #3100



MEMORANDUM

Terrell Partain,
County Administrator
October 24, 2025

RE: Item 12 C Bid Opening for Project Manager at Risk Transfer Station Building

We have received 2 bids for this project.



MEMORANDUM

Terrell Partain,
County Administrator
October 24, 2025

RE: Item 12 D Bid Opening Fire Department Tanker

We have received one bid for a tanker



MEMORANDUM

Terrell Partain,
County Administrator
October 24, 2025

RE: Item 13 A Oglethorpe Prisoner Housing Jail Contract

The Sheriff has been approached by the Oglethorpe Sheriff for the possibility of having a 3-year agreement with Hart County for reserved prisoner housing for a minimum of 20 prisoners. This agreement obligates Oglethorpe to pay the daily charge per bed whether or not they have prisoners housed each day. The revenue from this would be a minimum of 401K per year. For the 3-year term that would be 1.203M.

There would be a cost to Hart County for hiring an additional 4 detention offices to accommodate staffing the extra pod. This expense would come to around 230 to 240K per year for salaries, uniforms, training, meals, and medical expenses. The ROI should be a minimum of 150K additional revenue per year.



III MEMORANDUM

Terrell Partain,
County Administrator
October 24, 2025

RE: Item 13 B Patrick Guarnella Preliminary Level III Subdivision Approval C30
070 002 Airline School Rd

The preliminary



MEMORANDUM

Terrell Partain,
County Administrator
October 24, 2025

RE: Item 13 B Patrick Guarnella preliminary Level III Subdivision Approval C30 070
002 Airline School Rd

The preliminary plat is attached

Terrell Partain

From: Patrick L. Guarnella <plguarnella@gmail.com>
Sent: Friday, October 24, 2025 8:34 AM
To: tpartain@hartcountygga.gov
Subject: Fw: DRAFT - LOU GURLEY
Attachments: 25-360-1acre-102425.pdf; 25-360-Division-102425.pdf

Good morning Terrell,

I'd like to get this on the agenda for the next meeting.

We're requesting Exemption #1 for the 1 acre combo lot and Level 3 for the rest. Please let me know if you need anything else.

Thanks,
Patrick Guarnella
706.436.4952

Sent via the Samsung Galaxy S25 Ultra, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Aaron Blomberg <aaron@onespg.com>
Sent: Friday, October 24, 2025 5:15:40 AM
To: Patrick L. Guarnella <plguarnella@gmail.com>
Cc: Sean Payne <pastorseanpayne@gmail.com>
Subject: Re: DRAFT - LOU GURLEY

Here you go. Please forward to Terrell when you are ready. tpartain@hartcountygga.gov. Asking for exemption #1 for the one acre combo and Level 3 for the rest.

I will be on the road today. Please call me if needed.



Aaron P. Blomberg PLS
Director

SPG Land Surveyors
236 W Franklin Street
Hartwell, GA 30643

O 706 436 4585
D 762-253-0453

aaron@onespg.com
onespg.com

On Thu, Oct 23, 2025 at 8:35 PM Patrick L. Guarnella <plguarnella@gmail.com> wrote:

Both names..

Sent via the Samsung Galaxy S25 Ultra, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Patrick L. Guarnella <plguarnella@gmail.com>
Sent: Thursday, October 23, 2025 8:34:49 PM
To: Aaron Blomberg <aaron@onespg.com>; Sean Payne <pastorseanpayne@gmail.com>
Subject: Re: DRAFT - LOU GURLEY

Looks good to me...

R. Lee Guarnella
Patrick L. Guarnella

Sent via the Samsung Galaxy S25 Ultra, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Aaron Blomberg <aaron@onespg.com>
Sent: Thursday, October 23, 2025 8:16:38 PM
To: Patrick L. Guarnella <plguarnella@gmail.com>; Sean Payne <pastorseanpayne@gmail.com>
Subject: DRAFT - LOU GURLEY

Here is how it laid out. Let me know what you think and if I need to change anything.

What name do you want me to put on the survey? Usually it is how it will be deeded.

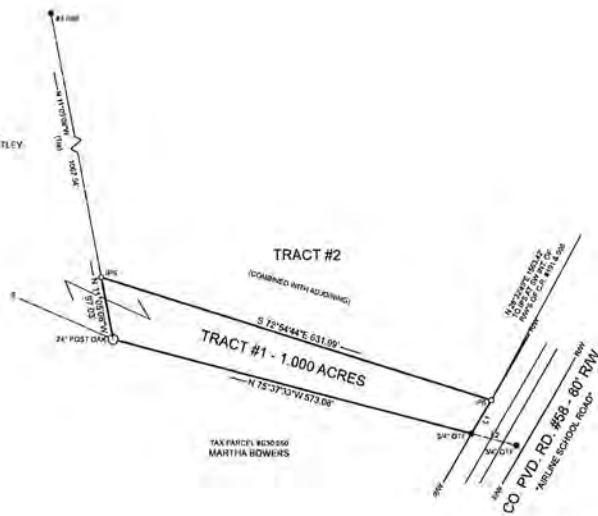
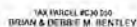


Aaron P. Blomberg PLS
Director

SPG Land Surveyors
236 W Franklin Street
Hartwell, GA 30643

O 706 436 4585
D 762-253-0453

aaron@onespg.com
onespg.com



- LEGEND:
 = IPF
 = IPS W/CAP
 = POINT ONLY
 = UTILITY HOLE
 = IRON PIN FOUND
 = IRON PIN SET W/CAP
 = QTY = QTYN FOR FIRE FOUND
 = REBAR FOUND
 = RCHT-OF-WAY
 = OVERHEAD POWERLINE
 = FENCE
 = PRIMARY BUILDING SLAB

Count	Seating	Distance
17	\$ 207,837.49	\$3.00
12	\$ 79,333.33	\$1.50 (Flat)



Asron P. Blomberg
GA. PLS #3100

Survey for

Brian & Debbie M. Bentley

G.V.D. 1112
County: 481
State: Georgia

Sheet Data

Paid by	21-30
Open by	April
Accepted by	CR
Survey Date	08/09/99
Checked by	APR
State	11-1-1999
Date	08/09/99

REVIEWS

No.	Date	Description
-----	------	-------------

First title:



SPQ I and Surveys

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THE AUTHOR
C. D. A. L. P. 100 (1991)
www.cda.gov.com

Spent Time:

Boundary Survey

Sheet No.

Page 1 of 1

VICINITY MAP
SEE US AT:


 Ralph F. Guarnella
 GA, PLS #738
 Address to:
 R. Leo Guarnella
 Pauline L. Guarnella



Grains	Meaning	Calories
1.1	1.000 000 000	1.000
1.2	1.000 000 000	1.000
1.3	1.000 000 000	1.000
1.4	1.000 000 000	1.000
1.5	1.000 000 000	1.000
1.6	1.000 000 000	1.000
1.7	1.000 000 000	1.000
1.8	1.000 000 000	1.000
1.9	1.000 000 000	1.000
2.0	1.000 000 000	1.000
2.1	1.000 000 000	1.000
2.2	1.000 000 000	1.000
2.3	1.000 000 000	1.000
2.4	1.000 000 000	1.000
2.5	1.000 000 000	1.000
2.6	1.000 000 000	1.000
2.7	1.000 000 000	1.000
2.8	1.000 000 000	1.000
2.9	1.000 000 000	1.000
3.0	1.000 000 000	1.000

[illegible]

Level & Subdivision Plat

