



Hart County Board of Commissioners
Tuesday December 9, 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)
 - 11/25/2025 Regular Meeting
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) Extension of Solar Moratorium
 - b) Bid award Recreation Department Batting Cage Cover
 - c) Cancellation of 2nd BOC December (12/23/2025) Meeting
 - d) Correction of Rec Board Appointment
13. NEW BUSINESS
 - a) 2026 County Fee Schedule Resolution
 - b) Transfer Station Christmas Holiday Hours
 - c) Beer and Wine License Class A: (Restaurants / Private Clubs on premises) Renewal for James R McCurley DBA, Hartwell Golf Club Inc, Charles A Findley DBA El Parian Mexican Parilla & Bar Inc., John Thomas Eagan DBA Hartwell VFW Post 8076 Inc., Catharine Graham Gem 5 Hospitality LLC DBA The Beacon Bed and Breakfast, Scott Barfield DBA Boat House Grill, LLC
 - d) Beer and Wine License Class A: (Restaurants / Private Clubs on premises) John Robinson/DBA TT Hartwell LC d/b/a, Tilly's Tiki Bar & Grill,
 - e) Beer and Wine License Class B: (Convenience Stores off premises) Renewal for Subrin Mostofa /DBA 29 Royal Food, Talat Solaiman /DBA Royal Food Mart #8742, Khurram Balagam /DBA Vanna Country Store, Jarnail Singh /DBA 17 Liberty Hill Church Road Chevron, Raheel Nicholas Lakhani /DBA Mini Mart, Malik Babwani /DBA Diamond Jubilee Royal Food & Tobacco, Hirenkumar Patel /DBA Dewy Rose Mart Inc., Zanir Keshawani /DBA SNS National LLC Sip N Smoke, Bikash Rai /DBA Airline Store LLC
 - f) Distilled Spirits License: (Restaurants) renewal for Charles A Findley – El Parian Mexican Parilla & Bar LLC, , Scott Barfield /DBA Boat House Grill, LLC
 - g) Distilled Spirits License: John Robinson/DBA TT Hartwell LLC d/b/a Tilly's Tiki Bar & Grill

- h) UGA Extension Service MOU
- i) City of Hartwell Annexation Parcels C70B 096 and C70B 095, Approximately 35.52 acres on Parkdale Drive

14. PUBLIC COMMENT

15. EXECUTIVE SESSION – Personnel – Litigation – Real Estate

16. ADJOURNMENT



Hart County Board of Commissioners
Tuesday November 25, 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)
11/11/25 Regular Minutes
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
Transfer Station Repair over Thanksgiving Holiday Closing
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Bid Opening for Fire Department Tanker
 - b) Bid Opening for Recreation Department Batting Cage Cover
 - c) Intersection of Reed Creek School Rd and New Prospect Rd 3-Way Stop
 - d) New EMS Station Discussion
 - e) Road Study Discussion
13. NEW BUSINESS
 - a) Board Appointment Recreation Advisory Board
 - b) FY'26 Juvenile Court Prosecutor Contract
 - c) Credit For Experience Recreation Department **ADDED**
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate
16. ADJOURNMENT

Hart County Board of Commissioners
November 25, 2025
6:00 p.m.

Hart County Board of Commissioners met November 25, 2025 at 6:00 p.m. at the 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

Chairman Sayer offered prayer.

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 all those in attendance via in person, HTC Channel 3 and Board of Commissioners YouTube site.

5. APPROVE AGENDA

Commissioner Brown moved to amend and approve the agenda to include item 13c) Credit for Experience Recreation Department. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

6. APPROVE MINUTES OF PREVIOUS MEETING(S)
11/11/2025 Regular Minutes

Commissioner Bennett moved to amend and approve the 11/11/2025 Regular Meeting Minutes to add the motion and vote to item 7. 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
Transfer Station Repair Over Thanksgiving Holiday Closing

County Administrator Terrell Partain stated that the Transfer Station will close beginning tomorrow Wednesday at lunch not Thursday to begin the required repairs and maintenance.

Chairman Sayer, Commissioner Bennett, Commissioner Teasley, Commissioner Brown and Commissioner Dorsey presented County Administrator Terrell Partain a plaque commemorating his 50 years of service to Hart County.

10. CHAIRMAN'S REPORT

Chairman Sayer thanked everyone involved in the Christmas Tree lighting, the Chamber and Road Department and acknowledged that it was a great success.

11. COMMISSIONERS' REPORTS

Commissioner Bennett thanked everyone for their efforts in making the Christmas Tree lighting a success; thanked all county employees; asked everyone to keep the Chuck Cawthon family in your prayers.

Commissioner Teasley thanked Amanda Brown, and all involved in making the Christmas Tree lighting a success.

Commissioner Brown thanked Amanda Brown and the Chamber Staff for the Christmas Tree lighting and wished everyone a Happy Thanksgiving.

Commissioner Dorsey thanked Amanda Brown, the Chamber of Commerce and their Board Members for a great Christmas Tree lighting, echoed sentiments for the family of Chuck Cawthon.

12. OLD BUSINESS

a) Bid Opening for Fire Department Tanker

Commissioner Dorsey moved to turn the bids over to the County Administrator and Fire Chief for their recommendation. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

b) Bid Opening for Recreation Department Batting Cage Cover

Commissioner Teasley moved to turn the bids over to the County Administrator and Recreation Advisory Board for their recommendation. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

c) Intersection of Reed Creek School Rd and New Prospect Rd 3-Way Stop

No Action Taken

d) New EMS Station Discussion

Chairman Sayer moved to authorize County Administrator to solicit the information needed to begin the process of a new EMS Station. Commissioner Bennett provided a second. The motion carried 5-0.

e) Road Study Discussion

Commissioner Brown moved that the Hart County Board of Commissioners formally declare that the previously issued RFP is no longer active due to a material change in project scope, and that we now seek only a road study with map.

Further, I move that we authorize the County Administrator to solicit at least two written estimates for this revised scope, in accordance with O.C.G.A. § 32-4-63 and Hart County's procurement procedures, for the board's review and final selection. Commissioner Bennett provided a second. The motion carried 3-2. Commissioner Dorsey and Commissioner Teasley opposed the motion.

13. NEW BUSINESS

a) Board Appointment Recreation Advisory Board

Commissioner Teasley moved to re-appoint Mr. Bob Frye, Mr. Lonnie Robinson, Mrs. Kay Ankerich and Mr. Casy Powell to the Recreation Advisory Board. Commissioner Brown provided a second. The motion carried 5-0. Term expires 12/31/2027

b) FY'26 Juvenile Court Prosecutor Contract

Chairman Sayer moved to approve the proposal from Dyal Jenkins, P.C. for the Juvenile Court Prosecutor. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

c) Credit for Experience Recreation Department

Commissioner Teasley moved to give Dillion Dove of the Recreation Department 4 years of credit effective the next pay period. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

14. PUBLIC COMMENT

None

15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate

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

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

16. Adjournment

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

Marshall Sayer, Chairman

Lisa Evans, County Clerk



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 12 A Extension of Solar Moratorium

The Moratorium on Solar Farms will expire on January 4, 2026, before our next meeting. If the Board wishes to extend it or renew it, action must be taken at this meeting.



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 12 B Bid award Recreation Department Batting Cage Cover

The Recreation Advisory Board has reviewed the bids, and their recommendation is to award Rocking R Trailers / Joey Roberts the project.

BID TAB Batting Cage Cover Nov FY 26

Rockin R Trailers LLC	Elberton	\$	69,364.64
Rockland Mini Bldgs Mfg Inc	Elberton	\$	73,646.00
Riley Contracting Inc	Senioa GA	\$	93,000.00
ATL Prime Services S Corp	Lawrenceville	\$	127,500.00

9:43



Recreation

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Rockin R Tra
Roberts



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 12 C Cancellation of 2nd BOC December (12/23/2025) Meeting

As we have done every year since our second meeting for December lands during the Christmas Holiday we have cancelled the second meeting. The date is 12/23/2025



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 12 D Correction of Rec Board Appointment

During the last meeting there was a mistake in the Rec Board meeting minutes and the name of the member to be reappointed was reversed listing the member making the motion. The member that should have been reappointed is Mason Bowers not Casey Powell whose term expires in December of 2026. See attached corrected minutes.

**Hart County Recreation Department
Recreation Advisory Board Minutes
November 18, 2025**

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

Present: Steve Wehunt, Casey Powell, Mason Bowers, Kay Ankerich

Staff Present: Jim Owens, Recreation Director

Visitor: None

Approval of the Agenda: Motion was made by Mr. Wehunt to approve the amended agenda. Mr. Bowers gave a second. Mrs. Ankerich wanted clarity of the County Dog Leash Policy. Vote: 5-0

Approval of minutes: Mr. Powell made a motion to approve both sets of minutes. Mrs. Ankerich gave a second. Vote: 5-0

Invited Guest: None.

Chairman's Report: Mr. Frye recommended we forgo the December meeting. A motion was given by Mr. Bowers and a second was given by Mrs. Ankerich to not have a December meeting. Vote: 5-0

Board Member Reports: Mr. Bowers said Little League is paying for replacement of the awnings over the serving windows at the SRC BB building. Keith Cordell will be doing this for them. The Recreation Department will be facilitating the safety wall around the cooking area. March 14 is Opening Day of Little League. Little League will be placing a monument for the softball team from last season. Mr. Powell asked about dragging the Clay Street Park fields on the weekends where a travel ball tournament is scheduled for the SRC BB fields. Director Owens agreed to make that happen.

Director's Report: Director Owens informed the Board about continuing field operations. Director Owens gave an update on the youth basketball program team drafts.

Old Business: A motion was made by Mr. Powell and a second was given by Mr. Wehunt to move forward with the safety wall around the cooking area at the SRC BB building. Vote: 5-0.

New Business: A motion was made to re-appoint Mr. Frye to the RAB by Mrs. Ankerich and a second by Mr. Wehunt. Vote: 4-0 with Mr. Frye abstaining. A motion was made to re-appoint Mr. Robinson to the RAB by Mrs. Ankerich and a second by Mr. Wehunt. Vote: 5-0. A motion was made to re-appoint Mrs. Ankerich to the RAB by Mr. Powell and a second by Mr. Bowers. Vote: 4-0 with Mr. Mrs. Ankerich abstaining. A motion was made to re-appoint Mr. Bowers to the RAB by Mrs. Ankerich and a second by Mr. Powell. Vote: 4-0 with Mr. Bowers abstaining. Mr. Owens discussed installing Road and Parking lot lights on the road down to the Dog Park and in the Football field and Dog Park lots. This will be the next SPLOST Project after the Batting Cage Cover, Basketball Court Cover, and Fitness Equipment around the SRC Walking Trail. These lights will be for safety lighting in those areas. Mr. Owens brought up the SRC BB Field 3 light repair. Mr. Powell said HTC can help with locating the line break. Once the break is located we can proceed from there with determining how to fix it. Director Owens brought up the Where We Play Playground Sun Shade repair. Hurricane Helene destroyed 2 of the 3 sunshades and other storms destroyed the last one. Director Owens said this needs to be repaired by February 1, 2026.

Public Comment: None.

Adjournment: A motion to adjourn was made by Mr. Wehunt. A second was given by Mr. Mr. Powell.

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

Next scheduled meeting: October 21, 2025, at 6:00 pm at the Clay Street Park HYDRA meeting room. Meeting time may be changed due to circumstances. Notification will be given as soon as possible in the event of a change.



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 13 A 2026 County Fee Schedule Resolution

Each December we set the fees for County services for the upcoming calendar year.
These are attached



RESOLUTION

Hart County Board of Commissioners

WHEREAS, The Hart County Board of Commissioners has determined that certain fees as set forth in the Code of Ordinances may necessarily change from time to time, and

WHEREAS, the governing authority does set forth a schedule of fees for certain county services, and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of Hart County, Georgia, in session for official purposes, assesses and adopts the fees outlined below.

1. Alcoholic Beverage License:

A. Beer and Wine: (per Ordinance)

- Application Fee: \$100 (Initial Application nonrefundable)
- On Premise: \$1,200 Per Year
- Off Premise: \$500 Per Year
- Distributor: \$100 Per Year

B. Distilled Spirits: (per Ordinance)

- Application Fee: \$100 (Initial and renewal Application nonrefundable)
- On Premise: (Restaurant) \$1,200 Per Year

2. Solid Waste Tipping Fee:

- Regular Waste: \$60/ton Resident
- Regular Waste: \$120/ton Non-Resident
- Yard Waste: \$45/ton Resident
- Yard Waste: \$60/ton Non-Resident
- Mulch: free/scoop
- Private Hauler Franchise Fee \$5.00 (per Ordinance)
- Orange (Large) Bags \$2.00 each Roll (25) \$50.00(increase in cost)
- Yellow (Small Bags) \$1.00 each, Roll (25) \$25.00
-

3. Mobile Home Transport Permit: \$100

- Mobile Home Inspection Fee: \$350.00

4. Building Permits:

- (over \$2,500 in improvements): \$25.00
- New Residential Construction: Heated Square Footage 0.20/sq ft - Unheated Square Footage 0.10/sq ft - Ele, Plb, HVAC \$300.00 - Certificate of Occupancy: \$50.00 - Change of Contractor: \$100.00

5. Development Review Fee:

- Residential 3-5 lots: \$200
- Residential more than 5 lots: \$1,000.00
- Residential review fee not applied where no new street, water or utility review required.
- Commercial less than 1-5 acres: \$750.00
- Commercial more than 5 acres: \$1500.00

6. 911 Addressing Fee: \$55.00

7. Driveway Culvert: Market Cost per Foot

8. Short Term Rental: (per Ordinance)

- | | |
|--|----------|
| • Initial license fee and yearly (non-resident) | \$250.00 |
| • Initial license fee and yearly (Fulltime resident) | \$100.00 |
| • Late Fee (non-resident) | \$250.00 |
| • Late Fee (Fulltime resident) | \$100.00 |

9. Literacy Center Fees:

- For Profit Half Day: \$100.00
- For Profit Full Day: \$150.00
- For Profit Multi-day: \$100.00 extra day
- Receptions: \$250.00
- **EMS Fees: (Medicare Rate Change)**
- ALS 1 NON Emergency \$475.00
- ALS 1 Emergency \$575.00
- ALS 2 \$750.00
- Critical Care \$850.00
- \$10/mile

10. Recreation Fees:

- Non Profit (no revenue generation allowed from use of Facilities) no charge.
- Deposit \$100 (not pavilions) (3/23/10)
- Admissions \$5.00 (requested by Football Association)
- Rental \$25.00 (4hr block) Shelter
- Rental \$125.00 (field rental/day) (requested by RAB)
- Extra Charges
 - \$75.00 – use of lights (increase in utility cost)
 - \$75.00 – use of concession stand (increase in utility cost)
 - \$20.00/hr. for attendant (minimum 2 hrs) (based on pay and benefits)
 - Field Reservation \$35.00
- Pickleball Courts (6 courts) \$125.00 (per day) (requested by RAB)
- Community Room (one time use) \$50 (4hr block)
 - \$10 each additional hour
 - access to tables, chairs & restrooms
- Community Room (monthly) \$75
 - Once per wk (4hr block) instructional classes/workshops

11. Senior Center Fees:

- Meals: \$2 or \$20/month Meals on Wheels
- Transit: \$6/person in city to & from trips
- Out of city up to \$14/round trip

12. Health Department Fees:

Septic Tank Permit:

• <u>1 & 2 BR</u>	<u>\$225.00</u>
• <u>3 & 4 BR</u>	<u>\$275.00</u>
• <u>5 or more</u>	<u>\$325.00</u>
• <u>Commercial (< 1000 gal/day)</u>	<u>\$300.00</u>
• <u>Commercial (1000 - 1999 gal/day)</u>	<u>\$350.00</u>
• <u>Commercial (2000 - 5999 gal/day)</u>	<u>\$500.00</u>
• <u>Commercial (6000- 9999) gal/day)</u>	<u>\$750.00</u>
• <u>Commercial Plan Review (<2000 gal/day)</u>	<u>\$100.00</u>
• <u>Commercial Plan Review (>2000 gal/day)</u>	<u>\$200.00</u>
• <u>Septic Tank Re-Inspection</u>	<u>\$ 50.00</u>
• <u>Septic Tank Re-Evaluation</u>	<u>\$100.00</u>
• <u>Subdivision Review per Lot</u>	<u>\$125.00</u>

• <u>Initial IWS Well Review</u>	N/C
• <u>Annual IWS Well Review</u>	\$100.00
• <u>Pre Purchase Site Evaluation</u>	\$150.00
• <u>Lot Review (Stamp Plats)</u>	\$100.00
• <u>Repairs (system failures)</u>	\$100.00
• <u>Commercial Repairs (>2000 gal/day)</u>	\$150.00
• <u>Add-on and Modifications</u>	\$100.00
• <u>Pumper Trucks and Portable Trucks Annual Inspection</u>	\$ 75.00
• <u>Pump / ATU System (+ Permit Fee)</u>	\$100.00

Food Service Fees:

• <u>Plan Review</u>	\$150.00
• <u>Food Service Permit:</u>	
• <u>< 25 seats</u>	\$200.00
• <u>25 - 100 seats</u>	\$250.00
• <u>> 100 seats</u>	\$300.00

Annual Inspection:

• <u>< 25 seats</u>	\$200.00
• <u>25 - 100 seats</u>	\$250.00
• <u>> 100 seats</u>	\$300.00
• <u>Non-Public Water (+ Permit Fee)</u>	\$100.00
• <u>Re-Inspection</u>	\$100.00
• <u>Late Fee</u>	\$ 50.00
• <u>Requested Inspection / Site Prior</u>	\$100.00
• <u>Temporary Food Service Permits Vendor Inspection</u>	\$ 40.00
• <u>Mobile Unit (First Truck Only)</u>	\$200.00
• <u>Each addition Mobile Unit</u>	\$100.00
• <u>Mobile Authorization</u>	\$ 50.00
• <u>Mobile Authorization Inspection</u>	\$100.00

Tourist Accommodations:

• <u>Plan Review Fee</u>	\$150.00
• <u>Tourist Accommodation Permit</u>	\$250.00
• <u>Annual Inspection</u>	\$200.00
• <u>Late Fee</u>	\$ 50.00
• <u>Re Inspection</u>	\$100.00

Swimming Pool Fees:

• <u>Plan Review (pool or spa)</u>	\$250.00
• <u>Initial Construction/Operational Permit</u>	\$250.00
• <u>Annual Operational Inspection</u>	\$150.00

- Re Inspection \$100.00
- Late Fee \$ 50.00

Body Art Fees:

- Body Art Establishment Permit \$300.00
- Annual Inspection \$200.00
- Plan Review \$150.00
- Technician initial/annual permit \$ 50.00
- Late Fee \$ 50.00
- Re Inspection \$100.00
- Temporary Body Art Establishment Permit \$200.00
- Temporary or Guest Artist Permit \$ 75.00
- Body Artist Examination Fee \$ 50.00

Water Fees:

- Water Sample (includes one follow-up sample) \$ 50.00

Other:

- Rabies Specimen (In addition to lab fee) \$ 50.00

Commissioner _____ moved to adopt this fees resolution. Commissioner _____ provided a second to the motion. The motion carried ____.

SO RESOLVED, this 9th day of December 2025.

HART COUNTY BOARD OF COMMISSIONERS

Marshall Sayer, Chairman

ATTEST:

Lisa Evans, County Clerk

2026-01



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 13 C Beer and Wine License Class A: (Restaurants / Private Clubs on premises) Renewal for
James R McCurley DBA, Hartwell Golf Club Inc.
Charles A Findley DBA El Parián Mexican Parilla & Bar Inc..
John Thomas Eagan DBA Hartwell VFW Post 8076 Inc.,
Catharine Graham Gem 5 Hospitality LLC DBA The Beacon Bed and Breakfast,
Scott Barfield DBA Boat House Grill, LLC

All of these have met all requirements required by Ordinance.



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 13 D Beer and Wine License Class A: (Restaurants / Private Clubs on premises)
John Robinson/DBA TT Hartwell LC d/b/a, Tilly's Tiki Bar & Grill

This application has some issues that will require more time to evaluate.



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 13 E Beer and Wine License Class B: (Convenience Stores off premises)
Renewal for:
Subrin Mostofa /DBA 29 Royal Food, Talat Solaiman /DBA Royal Food Mart #8742,
Khurram Balagam /DBA Vanna Country Store, Jarnail Singh /DBA 17 Liberty Hill
Church Road Chevron,
Raheel Nicholas Lakhani /DBA Mini Mart, Malik Babwani /DBA Diamond Jubilee
Royal Food & Tobacco,
Hirenkumar Patel /DBA Dewy Rose Mart Inc.,
Zanir Keshawani /DBA SNS National LLC Sip N Smoke, Bikash Rai /DBA Airline Store
LLC.
These have met the requirement of the Ordinance.



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 13 F Distilled Spirits License: (Restaurants) renewal for:
Charles A Findley – El Parian Mexican Parilla & Bar LLC,
Scott Barfield /DBA Boat House Grill, LLC

These have met the requirement of the Ordinance.



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 13 G Distilled Spirits License: John Robinson/DBA TT Hartwell LLC d/b/a
Tilly's Tiki Bar & Grill

This application has some issues that will require further evaluation.



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 13 H UGA Extension Service MOU

Attached is a MOU between the County and UGA for extension services. A copy was provide to the County Attorney for her evaluation.

MEMORANDUM OF UNDERSTANDING
Between
THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
by and on behalf of
THE UNIVERSITY OF GEORGIA
COOPERATIVE EXTENSION
AND HART COUNTY

This Memorandum of Understanding ("MOU") is made between the Board of Regents of the University of System of Georgia by and on behalf of the University of Georgia Cooperative Extension (hereinafter "UGA Extension") and Hart County, a political subdivision of the State of Georgia, by and through its Board of Commissioners, (hereinafter the "County"), for the provision of Cooperative Extension Services and Personnel in Hart County

WHEREAS, through the Smith-Lever Act of the U.S. Congress of 1914, an Agreement was created between The Board of Regents of the University System of Georgia, the University of Georgia, the University of Georgia Cooperative Extension and the U.S. Department of Agriculture, to allow for Extension work to be conducted in the State of Georgia; and

WHEREAS, for over 100 years UGA Extension has offered services in all 159 counties in the State of Georgia; and

WHEREAS, through county offices throughout the state, UGA Extension continues to offer reliable information and programs in the areas of agriculture, food, families, the environment and 4-H youth development; and

WHEREAS, UGA Extension is able to maintain and operate these programs through the use of UGA Extension personnel; and

WHEREAS, UGA Extension and the County agree that the services provided by UGA Extension Personnel are invaluable to the County's citizens and community; and

WHEREAS, the County Board of Commissioners is authorized under Article 9, Section 3, Paragraph 1, and Article 9, Section 4, Paragraph 2, of the Constitution of the State of Georgia as amended in 1983, and by O.C.G.A. § 20-2-62 and O.C.G.A. § 48-5-220 to enter into agreements providing for these types of services; and

WHEREAS, all parties agree that it is necessary and appropriate to define the types of UGA Extension operations and personnel and establish parameters for compensation so that all parties are clear on their respective responsibilities and duties;

NOW, THEREFORE, the Parties agree as follows:

I. OPERATIONS

UGA Extension and the County will support all County Extension personnel operationally as set forth in this MOU regardless of employee compensation status.

A. UGA EXTENSION agrees to the following:

1. UGA Extension shall annually appoint a member of the County Extension personnel to serve as the County Extension Coordinator. The County Coordinator shall be responsible for the total County Extension program, staff coordination and supervision, and all communications and transactions between the County and the County Extension staff.
2. UGA Extension shall provide County Extension personnel with the necessary educational materials needed for an effective program. UGA Extension also agrees to plan, implement and conduct training as necessary to keep County Extension personnel adequately prepared to conduct effective, relevant Extension programs.
3. UGA Extension shall reimburse all County Extension personnel directly for expenses incurred for officially designated travel authorized by the District Extension Director.
4. UGA Extension shall support County Extension personnel and the Extension program in the County with necessary assistance of District and State subject matter and supervisory personnel and other resources as available from the University of Georgia, the University System of Georgia, and other agencies and organizations with whom UGA Extension cooperates.
5. UGA Extension shall report to the County Board of Commissioners at regular intervals on the nature of the County Extension program and progress being made.

B. The COUNTY agrees to the following:

1. ***Office and Infrastructure.*** The County shall provide a suitable County Extension office with the suitability of the office to be agreed on by all parties. As a part of the County's budgeting process, the County further agrees to provide sufficient funds to pay for all necessary office supplies, office equipment, telephone, utilities, data communication/networking (including broadband internet connectivity, where available), postage, demonstration materials, janitorial service and other items necessary for the operation of an effective Extension education program. See **Addendum D** for Information Technology (IT) systems and support specifications.
2. ***Vehicles and Travel.*** The County shall furnish a county government vehicle or reimburse the travel expenses of County Extension personnel for official travel in the county or on behalf of Hart County directly to County Extension personnel unless some other method is agreed upon in writing by UGA Extension and the County.
3. ***Annual Review.*** The County shall evaluate financial support to the operations of UGA

Extension annually, including compensation of personnel, make adjustments as necessary for continued effective support, and shall notify the UGA Extension of these adjustments. The County Extension Coordinator will prepare and submit for approval an annual operating budget to the County according to standards set by Board of Commissioners

II. COMPENSATION

The UGA Cooperative Extension personnel shall be categorized based on the method of compensation they are associated with, as set forth in the attached addendums (A, B, and C). UGA Extension and the County shall identify and agree upon the appropriate compensation method and personnel relationship for each employee. The following three options are available (CHECK ALL THAT APPLY):

A. COOPERATIVE DIRECT PAY

In choosing Cooperative Direct Pay, the County desires for the County Extension Personnel to receive compensation from both the County and from UGA Extension. The amount of compensation to County Extension Personnel under this option, as well as the County's and UGA Extension's responsibility for the County Extension Personnel's withholding and payment of federal and state taxes and contributions toward retirement benefits, shall be divided proportionally between the County and UGA Extension as set forth in Addendum "A".

☐

B. COOPERATIVE CONTRACT PAY

In choosing Cooperative Contract Pay, the County desires for County Extension Personnel to receive their compensation from UGA Extension payroll. The amount of compensation to County Extension Personnel under this option, as well as the County's and UGA Extension's responsibility for the County Extension Personnel's withholding and payment of federal and state taxes and contributions toward retirement benefits, shall be divided proportionally between the County and UGA Extension as set forth in Addendum "B". However, for administrative purposes the County Extension Personnel's compensation will come directly from UGA Extension, with the County reimbursing UGA Extension for the County's proportionate share.

☐

C. COUNTY FUNDED EXTENSION PERSONNEL

In choosing County Funded Extension Personnel, the County desires for the County Extension Personnel to be an employee of the County receiving compensation from only the County, as set forth in Addendum "C". The County shall be solely responsible for the County Extension Personnel's salary, benefits (including but not limited to health insurance), withholding of federal and state taxes, and retirement benefits (if any).

III. AGREEMENT

1. This MOU shall take effect when it is executed by both Hart County and University of Georgia Cooperative Extension
2. In instances of conflict between University of Georgia/University System of Georgia and County policies, the University of Georgia/University System of Georgia policies shall govern.
3. The term of this MOU shall be from the date of execution until terminated by either party by written notice of such intent provided ninety (90) days in advance.
4. This MOU may be modified by written agreement of the parties hereto.
5. Neither party to this agreement will discriminate against any employee or applicant for employment because of age, color, disability, genetic information, national origin race, religion, sex, or veteran status.
6. All notices provided for or permitted to be given pursuant to this MOU shall be in writing and shall be deemed to have been properly given or served by personal delivery or by depositing in the United States Mail, postpaid and registered or certified mail, return receipt requested, and addressed to the addresses set forth below.

County Personnel		
Primary Contact	Brandi Shiflet, CEC	200 Arthur Street Hartwell, GA 30643 brandimh@uga.edu
County Administrator	Terrell Partain	800 Chandler Street Hartwell, GA 30643 tpartain@hartcountyga.gov 706-376-2024
HR/Personnel Contact	Lisa Evans Human Resources Director	800 Chandler Street Hartwell, GA 30643 levans@hartcountyga.gov 706-367-2024
Finance/Billing Contact	Betty Floyd, Finance Director	800 Chandler Street Hartwell, GA 30643 bfloyd@hartcom.net 706-376-2024

UGA Personnel		
Primary Contact	Brandi Shiflet, CEC	200 Arthur Street Hartwell, GA 30643 brandimh@uga.edu 706-376-3134
HR/Personnel Contact	Denise Everson, DED	301 Hoke Smith Building Athens, GA 3602 deverson@uga.edu 706-542-3179 (office) 706-871-0090 (cell)
IT Contact	Chase Henson, IT Professional	Chase.Henson@uga.edu 706-542-2139
Finance/Billing Contact	Jennifer Kempt, Business Manager	300 Hoke Smith Building Athens, Ga 30602 706-542-9171 (office)

By giving written notice to the Primary Contact listed above, either party hereto shall have the right from time to time and at any time during the term of this MOU to change any of the above information, including points of contact, address and other contact information.

IN WITNESS WHEREOF, the parties have caused this MOU to be properly executed by their duly authorized officers, effective as of the day and year first above written.

Chairman, Board of Commissioner Hart County

Date: _____

County Extension Coordinator, Hart County

Date: _____

Vice President for Public Service and Outreach, or their designee
University of Georgia

Date: _____

Addendum A

COOPERATIVE DIRECT PAY

In choosing Cooperative Direct Pay, the County desires for the County Extension Personnel to receive compensation from both the County and from UGA Extension. The amount of compensation to County Extension Personnel under this option, as well as the County's and UGA Extension's responsibility for the County Extension Personnel's withholding and payment of federal and state taxes and contributions toward retirement benefits, shall be divided proportionally between the County and UGA Extension as set forth in an annual Financial Agreement. Such annual Financial Agreement shall be contingent upon funding as a part of the County's annual budget process.

1. UGA Extension shall employ and supervise County Extension personnel. It shall be the responsibility of the UGA Extension to establish minimum qualifications for County Extension personnel, certify the qualifications of all applicants, and to determine the total salary applicants are to be paid.
2. UGA Extension shall serve as the employer of record and therefore:
 - a. Provide legally required health insurance; and
 - b. Provide legally required worker's compensation insurance
3. UGA Extension shall appoint County Extension personnel in compliance with Equal Employment Opportunity regulations and subject to the approval of the County. The County will provide UGA Extension with written reasons for each disapproval of an appointment recommendation.
4. In the event the work of any County Extension staff member becomes unsatisfactory to the County, it shall be the responsibility of the County to communicate this dissatisfaction to the District Extension Director of the UGA Extension in writing within a reasonable time frame. It shall then be the responsibility of the UGA Extension to address the County's dissatisfaction and advise the County of action taken, if any. UGA Extension shall have the right to terminate or transfer personnel from the County. UGA Extension may select a replacement for the County, following the procedure described above.
5. UGA Extension shall keep at all times an accurate record of all funds received and disbursed under this agreement including all support documents. UGA Extension shall retain such records for a period of three (3) years unless an audit has begun but not been completed or if the audit findings have not been resolved at the end of the three (3) year period. In such cases, the records shall be retained until the audit is complete or until the resolution of the audit findings, whichever is later. UGA Extension will provide the County with a copy of any and all such audits relating to the County Extension office, personnel, and/or operations upon request by the County.

6. UGA Extension shall carry out all work under this agreement in accordance with the administrative and other requirements, including those related to personnel matters, established by the University of Georgia, federal and state laws, regulations, and standards.
7. UGA Extension shall pay its portion of the salary and associated benefits of County Extension personnel at a rate in compliance with the Board of Regents and the UGA Extension salary administration policies.
8. The County shall provide the agreed upon portion of the salaries and associated benefits of County Extension personnel as set forth in the annual Financial Agreement. Benefits, including leave, shall be calculated according to policies established by the Board of Regents.

The County portion of salary shall be paid monthly by the County directly to County Extension personnel. The County will collect and remit FICA taxes on the County portion of the salary. UGA Extension shall provide monthly statements to the County reflecting the County portion of the employer contribution to the employee's retirement benefit with Teachers Retirement System of Georgia. The reimbursement to UGA Extension for the County's portion of this benefit will be made to the UGA Extension in the full amount within fifteen (15) days of receipt of the statement.

The County portion of employee salaries should be adjusted annually based on performance and/or cost of living increases typical of other County employees in accordance with the County's generally applicable rules or conditions for such adjustments. This adjustment should be reported to UGA Extension 30 days prior to effective date. UGA will not allocate any percentage salary increase on the County portion of the employee's salary.

9. The County agrees to pay its share of the annual leave payment in accordance with University of Georgia and UGA Extension leave policies when an employee terminates employment through resignation or retirement during the term of this MOU and chooses to take a lump-sum payment for accumulated annual leave. Such County share shall be based solely on the individual's time serving the County in his or her capacity as part of the County Extension office.

Addendum B

COOPERATIVE CONTRACT PAY:

In choosing Cooperative Contract Pay, the County desires for County Extension Personnel to receive their compensation from UGA Extension payroll. The amount of compensation to County Extension Personnel under this option, as well as the County's and UGA Extension's responsibility for the County Extension Personnel's withholding and payment of federal and state taxes and contributions toward retirement benefits, shall be divided proportionally between the County and UGA Extension as set forth in an annual Financial Agreement. Such annual Financial Agreement shall be contingent upon funding as a part of the County's annual budget process. However, for administrative purposes the County Extension Personnel's compensation will come directly from UGA Extension, with the County reimbursing UGA Extension for the County's proportionate share.

1. UGA Extension shall employ and supervise County Extension personnel. It shall be the responsibility of the UGA Extension to establish minimum qualifications for County Extension personnel, certify the qualifications of all applicants, and determine the total salary applicants are to be paid.
2. UGA Extension shall serve as the employer of record and therefore:
 - a. Provide legally required health insurance;
 - b. Provide legally required worker's compensation insurance; and
 - c. Pay applicable FICA taxes; and
 - d. Withhold federal and state income taxes in accordance with relevant federal and state law.
3. UGA Extension shall appoint County Extension personnel in compliance with Equal Employment Opportunity regulations and subject to the approval of the County. The County will provide UGA Extension with written reasons for each disapproval of an appointment recommendation.
4. In the event the work of any County Extension staff member becomes unsatisfactory to the County, it shall be the responsibility of the County to communicate this dissatisfaction to the District Extension Director of the UGA Extension in writing within a reasonable time frame. It shall then be the responsibility of the UGA Extension to address the County's dissatisfaction and advise the County of action taken, if any. UGA Extension shall have the right to terminate or transfer personnel from the County. UGA Extension may select a replacement for the County, following the procedure described above.
5. UGA Extension shall keep at all times an accurate record of all funds received and disbursed under this agreement including all support documents. UGA Extension shall retain such records for a period of three (3) years unless an audit has begun but not been completed or if the audit findings have not been resolved at the end of the three (3) year period. In such cases, the records shall be retained until the audit is complete or until the

resolution of the audit findings, whichever is later. UGA Extension will provide the County with a copy of any and all such audits relating to the County Extension office, personnel, and/or operations upon request by the County.

6. UGA Extension shall carry out all work under this agreement in accordance with the administrative and other requirements, including personnel matters, established by the University of Georgia, federal and state laws, regulations, and standards.
7. UGA Extension shall pay its portion of the salary and associated benefits of County Extension personnel at a rate in compliance with the Board of Regents and the UGA Extension salary administration policies.
8. The County shall provide the agreed upon portion of the salaries and associated benefits of County Extension personnel to UGA Extension within thirty (30) days of receipt of an invoice from UGA Extension. Benefits, including leave, shall be calculated according to policies established by the Board of Regents. UGA Extension will provide monthly statements to the County reflecting the County portion of the County Extension Personnel's salary and benefits. The County is aware and agrees that these benefits will include the County's proportionate share of the employer portion of FICA, worker's compensation and the employee's selected retirement benefits. The employee may select the Georgia Teachers Retirement System or the Board of Regents Optional Retirement Program.

The County portion of employee salaries shall be adjusted annually based on performance and/or cost of living increases typical of other county employees in accordance with the County's generally applicable rules or conditions for such adjustments. This adjustment should be reported to UGA Extension 30 days prior to effective date, and a new contract will be issued with the new salary. UGA Extension will not allocate any percentage salary increase on the County portion of the employee's salary. The County's portion is as set forth in the annual Financial Agreement.

9. The County agrees to pay its share of the annual leave payment in accordance with University of Georgia and UGA Extension leave policies when an employee terminates employment through resignation or retirement during the term of this MOU and chooses to take a lump-sum payment for accumulated annual leave. Such County share shall be based solely on the individual's time serving the County in his or her capacity as part of the County Extension office.

Addendum C

COUNTY FUNDED EXTENSION PERSONNEL

In choosing County Funded Extension Personnel, the County desires for the County Extension Personnel to be an employee of the County receiving compensation from only the County. The County shall be solely responsible for the County Extension Personnel's salary, benefits (including but not limited to health insurance), withholding of federal and state taxes, and retirement benefits (if any).

For County Funded Extension Personnel, UGA EXTENSION agrees to the following:

1. UGA Extension shall establish minimum qualifications for County Extension personnel and certify the qualifications of all applicants.
2. UGA Extension may approve or disapprove appointment recommendations by County of County Funded Extension personnel; provided, however, UGA Extension will provide the County with written reasons for each disapproval of an appointment recommendation.
3. UGA Extension shall supervise County Funded Extension personnel according to applicable University of Georgia and the Board of Regents policies and procedures.
4. UGA Extension shall evaluate County Funded Extension personnel using the county provided evaluation process or an agreed upon alternative process for consideration in the annual salary adjustments applicable to all county employees.
5. UGA Extension shall collect, approve and transfer employee work time records to the COUNTY on a weekly or monthly basis as agreed upon.
6. In the event the work of any County Funded Extension personnel becomes unsatisfactory to UGA Extension, it shall be the responsibility of UGA Extension to communicate this dissatisfaction to the County. It shall then be the responsibility of the County to appropriately deal with the dissatisfaction and advise the UGA Extension of action taken, if any. The County shall have the right to terminate or transfer personnel.

For County Funded Extension Personnel, the COUNTY agrees to the following:

1. The County shall employ and determine the total salary that personnel are to be paid.
2. The County shall provide all salary and associated benefits as per County policy.
3. The County shall serve as the employer of record and therefore:
 - a. Provide legally required health insurance;
 - b. Provide legally required worker's compensation insurance;
 - c. Withhold and pay appropriate FICA and income taxes to the relevant government agencies; and
 - d. Designate supervision of extension personnel to the District Extension Director.

4. Annual salary adjustments for County Extension personnel shall be based on County policy and consistent with such policies for other County employees.
5. No provision of this Addendum, the MOU, or the annual Financial Agreement between UGA Extension and the County shall create any employment rights for such personnel above and beyond any such rights enjoyed by County employees generally.

Addendum D

IT Systems and Support.

- a. *Internet Connectivity:* The County shall furnish internet connectivity with adequate speed and capacity to support the operations and programming of the Extension Office. Access to required Extension programming resources, social media systems, and UGA mandated resources shall remain unfiltered and unblocked.
- b. *Intraoffice Network:* The County shall provide wired data connections for all computers and network devices within the Extension Office, segregated either physically or virtually from other county agencies and networks.
- c. *Network Equipment:* UGA Extension's Office of Information Technology ("UGA Extension IT") shall supply and maintain basic network switches suitable for the UGA Extension Office's operation. If UGA Extension IT determines specific network switch requirements are needed beyond UGA IT's provisions, the County agrees to install and support network devices meeting the necessary specifications as part of the existing county network infrastructure.
- d. *Wi-Fi:* UGA Extension IT shall supply basic Wi-Fi equipment to ensure adequate coverage within the Extension Office. Should UGA Extension IT determine specialized Wi-Fi equipment be required, beyond UGA Extension IT's standard provisions, the County agrees to procure and maintain such devices. Employee Wi-Fi shall allow interaction between the wired and wireless devices for employees to facilitate file sharing, printing, and scanning capabilities. Should Guest Wi-Fi be provided by a County Wi-Fi system, the traffic should be segmented and isolated from the UGA Extension employee network.
- e. *Vo-IP Phones:* County provided Vo-IP phones that attach to the UGA Extension Office network should connect back to County provided network switch hardware that may or may not be on the same network as the UGA Extension Office computers and other devices. If Vo-IP phones and UGA Extension Office computers and devices operate on separate networks, the County will provide sufficient wired ethernet ports in the UGA Extension Office for both phone and computers/devices to connect in each room as needed to their respective networks. Should the UGA Extension Office networking need to be altered to allow for Vo-IP phone installation or expansion UGA Extension IT shall be consulted prior to changes.
- f. *Network Changes:* Any modifications affecting the UGA Extension Office's data network infrastructure shall be planned in consultation with UGA Extension IT prior to implementation.
- g. *Computer Hardware & Device Support:* UGA Extension IT shall support and maintain all network devices, computers, printers, software, and other office technology installed or approved by UGA Extension IT. Office central copiers provided by county funds or

contracts shall be supported by copier company support or vendor maintenance contracts. UGA Extension IT supported equipment shall be replaced in accordance with UGA Extension IT guidelines for lifecycle management.

- h. *Computer Hardware & Device Procurement*: County Extension Office computers shall be purchased via UGA Procurement using UGA Extension IT standards, with consultation from UGA Extension IT for non-standard equipment. IT equipment purchases shall be funded through county funds or in cooperation with UGA Extension grants or programs as available.
- i. *Software Licensing*: UGA Extension IT shall provide licenses for UGA productivity software. County-specific software required for access to County resources shall be provided and supported by the County in collaboration with UGA Extension IT.
- j. *File Sharing & Data Storage*: UGA Extension IT shall provide space for shared file storage, either locally housed within the UGA Extension Office or on a UGA Extension IT approved online storage system. The county agrees to enable access to the approved online storage system through any county IT-managed firewalls as needed if applicable.
- k. *Office Relocations, Construction, Renovations (IT concerns)*: The County shall notify UGA Extension IT of any plans for office relocation, construction, or renovations to ensure IT infrastructure requirements are addressed. Physical move of IT-related equipment shall be handled by the County with UGA Extension IT available for setup assistance after move-in or project completion. UGA Extension IT shall be responsible for moving and installing networking equipment owned by UGA Extension IT.

The County shall have its IT Contact listed in Section III.6 review and confirm the above requirements.



Terrell Partain,
County Administrator
December 5, 2025

RE: Item 13 I UGA City of Hartwell Annexation Parcels C70B 096 and C70B 095,
Approximately 35.52 acres on Parkdale Drive

Attached is the annexation packet received from the City of Hartwell for annexing the
above parcels.

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

1. Applicant Name: Retnuh Consulting Services, LLC and JLCs Enterprises, Inc.
2. Owner Name: The Leard Company, LLC and Charles & Mary Hulme
3. Mailing Address: 2334 Holly Creek Church Rd., Carlton, GA 30627
4. Email Address: joannyquidillo@retnuh.com
5. Phone: (home) _____ (office) _____ (cell) 770-533-1601

Change Requested:

☒ Annexation (Zoning Assignment)

Date: 09/24/2025

- ☐ Ordinance Amendment
- ☐ Map Amendment (Rezoning)
- ☐ Variance Request
- ☐ Special Exception
- ☐ Subdivision
- ☐ Conditional Use

Tax Parcel(s): C70B-096 and C70B-095

Address (if designated): 00 Parkdale Road and 206 Elizabeth Road; Hartwell.

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

Current Zoning of adjacent properties: North: B2 South: N/A East: B2 West: N/A.

Proposed Zoning: R1B.

The Comprehensive Plan Character Map category in which the property will be located. (See Zoning Administrator for a copy of the Comprehensive Plan): High Growth.

Area of land proposed to be changed (stated in square feet if less than one acre): 35.066 Acres.

Present Use of Property: Residential / Agriculture Desired Use of Property: Single Family

Detached.

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
- 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.

Tommy Hunter
Printed Name


Signature

9-29-25
Date

OFFICE USE
Paid: \$ 9/29/25 (cash) _____ (check) ☒ (credit card) _____
Date Paid: _____
Date Application Received: 9/29/25 → Incomplete - Completed 10/24/25 *HT*
Reviewed for completeness by: Jason Ford on 10/15/25
Date of Planning and Zoning Hearing: Dec 18
Date submitted to newspaper: _____
Date sign posted on property: _____
Attachment 1



100 Percent Method - Annexation Petition

September 29, 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 Address

Signature Date

(print)

1. The Leard Company LLC

William Leard, Mgr
Merry E. Hill
Charles Allen Hulse

PO Box 158
Hartwell, GA 30643
Oct 11, 2025

2. M. E. Hill

Charles Allen Hulse

206 E. 2nd St. Box 1
Hartwell, GA 30643
Oct 11, 2025

3.

BOOK 460-259-262
PAGE 8
W.F. "WILLIAM" F.

RETURN TO
RICHARD A. KIDDER, LLC
ATTORNEY AT LAW
200 N. 11th
HARTWELL, GA 30643

Sub: 8-25-03
Cecil P. Leard

WARRANTY DEED

State of Georgia
Hart County.

THIS INDENTURE, made and entered into on this 30 day of July, in the year of our Lord 2003, between
Thousand Three, between

ANNICE L. BENDER, DAVID ALBERT LEARD, MARY L. HULME, WILLIAM M. LEARD, and
MICHAEL T. LEARD

of Hart County, Georgia, as party of the first part, hereinafter referred to as Grantor, and

THE LEARD COMPANY, LLC., a Georgia Limited Liability Company with an office in care of William
M. Leard, 133 Ridge Terrace Lane, P.O. Box 158, Hartwell, GA 30643

of Hart County, Georgia, as parties of the second part, hereinafter referred to as Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, executors, administrators, successors and assigns where the context
requires or permits, and, when appropriate, any kind of entity, either gender, and both singular and plural).

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, in and before the sealing
and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened,
assigned, confirmed and conveyed, and by these presents does hereby grant, bargain, sell, assign, confirm and convey
unto the said Grantee, the following described property, to-wit:

All that tract or parcel of land lying and being in the 1112nd Georgia Militia District
of Hart County, Georgia, containing 160 acres, more or less, and being the
remainder of the L. W. Stephens Homestead, adjoining property, now or formerly
of the Estate of J. H. Skelton, Sr., property of J. C. Kidd, property of Charles D.
Kidd, property of Jack Yates, property of Smith, and property of Lakeview Motel

This is the same property as that conveyed to L. T. Leard by Warranty Deed dated
October 23, 1954 from D. H. Kesler, of record in Deed Book 65, Page 247 in the
Office of the Clerk of the Superior Court of Hart County, Georgia.

ALSO: All that tract or parcel of land lying and being in the 1112nd Georgia Militia
District of Hart County, Georgia, containing 2.3 acres, more or less, being
triangular in shape, and being more particularly shown and delineated on a plat of
survey dated February 18, 1982, made by A. M. Brant, Registered Land Surveyor,
of record in Plat Book 23, Page 457 in the Office of the Clerk of the Superior Court
of Hart County, Georgia, which plat and the recordation thereof are by reference
incorporated herein to and in this description:

Said property is bounded, now or formerly, substantially as follows: On the
Southeast by right of way of County Road No. 381, on the Northwest by other
property of Leard, on the Northeast by right of way of County Road No. 33

LESS AND EXCEPT:

2.50 acre tract of land as described in Warranty Deed dated March 29, 1976 from
Elizabeth M. Leard to Purman Smith, of record in Deed Book 130, Page 273,

1.61 acre tract of land as described in Warranty Deed dated August 6, 1979, from
Elizabeth M. Leard to Purman N. Smith, of record in Deed Book 147, Page 212,

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1.48 acre tract of land as described in Warranty Deed dated February 23, 1982, from Elizabeth M. Leard to Furman N. Smith, of record in Deed Book 158, Page 361.

1.00 acre tract of land as described in Warranty Deed dated April 22, 1982, from Elizabeth M. Leard to Mary Leard, of record in Deed Book 158, Page 784.

22.616 acre tract of land as described in Warranty Deed dated September 29, 1986, from Elizabeth M. Leard to Wal-Mart Properties, Inc., of record in Deed Book 186, Page 549.

5.1734 acre tract of land as described in Executor's Deed dated May 9, 1995, from the Estate of Elizabeth M. Leard to Cornerstone Baptist Church, Inc., of record in Deed Book 270, Page 38.

8.68 acre tract of land as described in Executor's Deed dated May 12, 1998, from the Estate of Elizabeth M. Leard to Cornerstone Baptist Church, Inc., of record in Deed Book 312, Page 738.

22.860 acre tract of land as described in Executor's Deed dated March 8, 2002, from the Estate of Elizabeth M. Leard to Wal-Mart Stores East, L.P., of record in Deed Book 405, Page 545.

4.293 acre tract of land as described in Executor's Deed dated May 30, 2003, from the Estate of Elizabeth M. Leard to Hartwell Station, LLC, of record in Deed Book 449, Pages 679-682.

The above-described property is conveyed subject to and together with the benefits of, as applicable, the following easements and agreements of record:

Right of Way Deed to the State Highway Board of Georgia, dated January 21, 1942, of record in Deed Book 48, Page 92.

Road Right of Way deed to Hart County, Georgia, dated September 9, 1981, of record in Deed Book 156, Page 423.

Agricultural Use Assessment Agreement dated March 31, 1999, of record in Deed Book 341, Page 18.

Temporary Construction Access and Slope Easement Agreement to Cornerstone Baptist Church, Inc., dated March 8, 2002, of record in Deed Book 405, Page 515.

Right of Way to Georgia Department of Transportation dated March 8, 2002, of record in Deed Book 405, Page 541.

Temporary Construction and Slope Easement Agreement to Wal-Mart Stores East, L.P., dated March 8, 2002, of record in Deed Book 405, Page 555.

Sanitary Sewer and Temporary Construction Easement Agreement to Wal-Mart Stores East, L.P., dated March 8, 2002, of record in Deed Book 405, Page 566.

Easements with covenants and restrictions affecting land, of record in Deed Book 405, Pages 578-597.

Water Line Easement to Hart County Water and Service Utility Authority, dated March 4, 2002, of record in Deed Book 412, Page 181.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of the said Grantee, in fee simple. And the said Grantor, for themselves, their executors, administrators, successors, and assigns, shall and will warrant and forever defend, by virtue of these presents, the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Annice L. Bender (SEAL)
ANNICE L. BENDER

Signed, sealed and delivered
in the presence of:

Robert R. Whitworth III
Unofficial Witness

Robert R. Whitworth III
Notary Public
My Commission Expires 9/14/2004



David H. Lillard (SEAL)
DAVID ALBERT LILLARD

Signed, sealed and delivered
in the presence of:

Jay K. Anderson
Unofficial Witness

Molly A. Gaines
Notary Public
My Commission Expires 3/3/04



Mary L. Lillard (SEAL)
MARY L. LILLARD

Signed, sealed and delivered
in the presence of:

Jay K. Anderson
Unofficial Witness

Molly A. Gaines
Notary Public
My Commission Expires 3/3/04



William M. Leard (SEAL)
 WM LEARD M. LEARD

Signed, sealed and delivered
 in the presence of:

Molly A. Leard
 Unofficial Witness

John M. Leard
 Notary Public
 My Commission Expires: 6/16/2024



Michael T. Leard (SEAL)
 MICHAEL T. LEARD

Signed, sealed and delivered
 in the presence of:

Molly A. Leard
 Unofficial Witness

John M. Leard
 Notary Public
 My Commission Expires: 6/16/2024



Deed Book 177/31

1985

WARRANTY DEED

(For Life With Remainder to Survivor)

GEORGIA, §
HART COUNTY. §

THIS INDENTURE, made and entered into on this the 23rd day of September, 1985, by and between

MARY LEARD HULME

of Hart County, Georgia, as party of the first part, and

CHARLES ALTON HULME

likewise of Hart County, Georgia, as party of the second part,

WITNESSETH:

For and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, the receipt and adequacy of which are hereby acknowledged, the party of the first part has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey (but subject to the terms, conditions and reversions hereinafter prescribed) unto the said party of the second part, his heirs and assigns, the following described property, to-wit:

ALL THAT TRACT or parcel of land, together with all improvements thereon, lying and being in the 1112th District, G.M., Hart County, Georgia, containing 1.0 acre, more or less, and being more particularly shown and delineated on a plat dated September 19, 1985, made by Dean H. Teasley, Registered Land Surveyor, of record in Plat Book 24, at page 677, Clerk's Office, Hart County, Georgia, which plat together with the recordation thereof is by reference incorporated herein in aid of this description.

This tract of land is bounded as follows: On the northeast by the right-of-way of County Paved Road No. 33; on the southeast and northwest by property of Mrs. Elizabeth Leard. Said lot is triangular in shape and is more particularly described as to courses and distances in the following manner:

BEGINNING at an iron pin on the southwest side of the right-of-way of County Paved Road No. 33, at the point where this tract of land corners with property of Mrs. Elizabeth Leard, which point can be found by measuring N31°59'W, 175.00 feet from the junction of County Road No. 381 and County Road No. 33, and running thence S51°17'W, 271.90 feet to an iron pin; thence N05°32'E, 443.39 feet to an iron pin; thence along the right-of-way of County Road No. 33, S26°56'E, 102.81 feet to a point; thence continuing along said right-of-way, S31°59'E, 193.64 feet to an iron pin, the point of BEGINNING.

IT IS PROVIDED, NEVERTHELESS, that there is hereby expressly reserved unto the party of the first part, for and during her natural life, and undivided one-half interest in and to the property hereby conveyed: AND PROVIDED, AS WELL, should the party of the second part predecease the party of the first part, then, upon his death, all of the property and estates hereby granted and conveyed shall immediately revert to and vest in the party of the first part.

TO HAVE AND TO HOLD the said bargained premises, 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 him, the said party of the second part, his heirs and assigns, but subject, nevertheless, to the reservations, conditions and reversions hereinabove contained.

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.

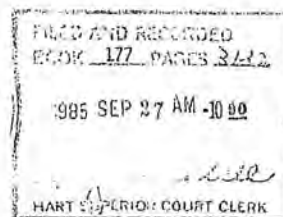
Signed, sealed and delivered in the presence of:

Mary Leard Hulme (Seal)
Mary Leard Hulme

Donald B. Barnes
(Witness)

Sam L. Lee
Notary Public, Hart County, Georgia.
My Commission Expires 3/27/87
(Seal)

Hart County, Georgia
Real Estate Transfer Tax
Paid \$ 0-
Date 9/27/85
Deputy Robert D. Lawrence
Clerk of Superior Court



Recordation Requested By:
Charles Altom Hulme
206 Elizabeth Road
Hartwell, Georgia 30643

Recording requested by and
return to: US Recordings, Inc.
2925 Country Dr Suite 201
St. Paul, MN 55117

FILED IN FILE
HARTWELL COUNTY

2006 JAN 12 AM 10:25

Clayton Conner
DEPUTY CLERK

RECORDED
BOOK 543, PAGE 625-627
FILED IN 11-2-06
BY HOLLAND, III CLERK

28804873
29085538

QUITCLAIM DEED 3
TITLE OF DOCUMENT

State of Georgia

Hart County

THIS INDENTURE, made this 9th day of December in the year of our Lord
Two Thousand and five (2005), between

Charles Altom Hulme, a married man, as party or parties of the first part, hereinafter called
Grantor,

WHOSE address is 206 Elizabeth Road, Hartwell, Georgia 30643,

AND

Mary L. Hulme and Charles Altom Hulme, wife and husband as joint tenants with right of
survivorship, and not as tenants in common, as party or parties of the second part,
hereinafter called Grantee,

WHOSE mailing address is 206 Elizabeth Road, Hartwell, Georgia 30643,

The words "Grantor" and "Grantee" are 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 TEN AND NO/100
DOLLAR (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and
before the sealing and delivery of these presents, the receipt of which is hereby acknowledged,
has granted, bargained, sold and conveyed and by these presents does hereby bargain, sell,
remit, release, and forever quit-claim unto Grantee all right, title interest, claim or demand
which the Grantor has or may have had in and to the following described property situated in
Hart County, Georgia, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

MORE commonly known as: 206 Elizabeth Road, Hartwell, Georgia 30643
Assessor's Parcel Number: C70B-95

Prior Recorded Doc. Ref.: Type of Document - Deed: Recorded September 27, 1985; DB 177, PG
31

6219

With all rights, members and appurtenances to the said described premises in anywise appertaining or belonging;

However, subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record;

To have and to hold the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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:

Charles Alton Hulme
Charles Alton Hulme

Denise Glom
Unofficial Witness Signature

Denise G. Glom
Unofficial Witness Printed Name

Gayle Adams
Notary Public

Gayle Adams
Printed Name of Notary Public
My Commission Expires: Mar. 24, 2008

Date: 12-8-05



NOTARY STAMP/SEAL

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF HARTWELL,
COUNTY OF HART, AND STATE OF GEORGIA, TO WIT:

THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON,
LYING AND BEING IN THE 1112TH DISTRICT, O.M., HART COUNTY, GEORGIA, CONTAINING
1.0 ACRE, MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AND DELINEATED
ON A PLAT DATED SEPTEMBER 19, 1985, MADE BY DEAN H. TEASLEY, REGISTERED LAND
SURVEYOR, OF RECORD IN PLAT BOOK 24, AT PAGE 677, CLERK'S OFFICE, HART COUNTY,
GEORGIA, WHICH PLAT TOGETHER WITH THE RECORDATION THEREOF IS BY REFERENCE
INCORPORATED HEREIN IN AID OF THIS DESCRIPTION.

THIS TRACT OF LAND IS BOUNDED AS FOLLOWS: ON THE NORTHEAST BY THE RIGHT-OF-
WAY OF COUNTY PAVED ROAD NO. 33; ON THE SOUTHEAST AND NORTHWEST BY
PROPERTY OF MRS. ELIZABETH LEARD. SAID LOT IS TRIANGULAR IN SHAPE AND IS MORE
PARTICULARLY DESCRIBED AS TO COURSES AND DISTANCES IN THE FOLLOWING
MANNER:

BEGINNING AT AN IRON PIN ON THE SOUTHWEST SIDE OF THE RIGHT-OF-WAY OF
COUNTY PAVED ROAD NO. 33, AT THE POINT WHERE THIS TRACT OF LAND CORNERS WITH
PROPERTY OF MRS. ELIZABETH LEARD, WHICH POINT CAN BE FOUND BY MEASURING N
31° 59' W, 175.00 FEET FROM THE JUNCTION OF COUNTY ROAD NO. 381 AND COUNTY
ROAD NO. 33, AND RUNNING THENCE S 51° 17' W, 271.90 FEET TO AN IRON PIN, THENCE
N 05° 32' E, 443.39 FEET TO AN IRON PIN; THENCE ALONG THE RIGHT-OF-WAY OF
COUNTY ROAD NO. 33, S 26° 56' E, 102.81 FEET TO A POINT; THENCE CONTINUING ALONG
SAID RIGHT-OF-WAY, S 31° 59' E, 193.64 FEET TO AN IRON PIN, THE POINT OF BEGINNING



Attachment 1

(Complete only if applicant is different from the property owner)

AUTHORIZATION BY PROPERTY OWNER

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

I, William M. Leard, swear that I am the Owner of the Property which is the subject matter of the attached petition, as is shown in the Records of Hart County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of the subject of this petition for this property:

Name of Applicant Retnuh Consulting Services, LLC and JCS Enterprises, Inc.

Address 233A Holly Creek Church Rd., Carlton, GA 30627

Telephone Number 770-533-1601



Public Notary Seal

Date 8-7-2025

William M. Leard
Signature(s) of Owner

Andi Morris
Signature of Public Notary

Attachment 1

(Complete only if applicant is different from the property owner)

AUTHORIZATION BY PROPERTY OWNER

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

I, W. S. H. Charles Alter-Hume swear that I am the Owner of the Property which is the subject matter of the attached petition, as is shown in the Records of Hart County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of the subject of this petition for this property:

Name of Applicant Retnuh Consulting Services, LLC + JLCs Enterprises, Inc.

Address 2334 Holly Creek Church Rd ; Carlton, GA 30627

Telephone Number 770-533-1601

W. S. H. Charles Alter-Hume

Signature(s) of Owner

Public Notary Seal

Date 9-23-2025



Renae Pierce
Signature of Public Notary

Filed by:
Hart County Clerks Office
Clerk of Courts Frankie Gray
09/16/2025 11:31 AM
Plat Book: 07325
Page: 0194
\$10.00 RECORDING FEE

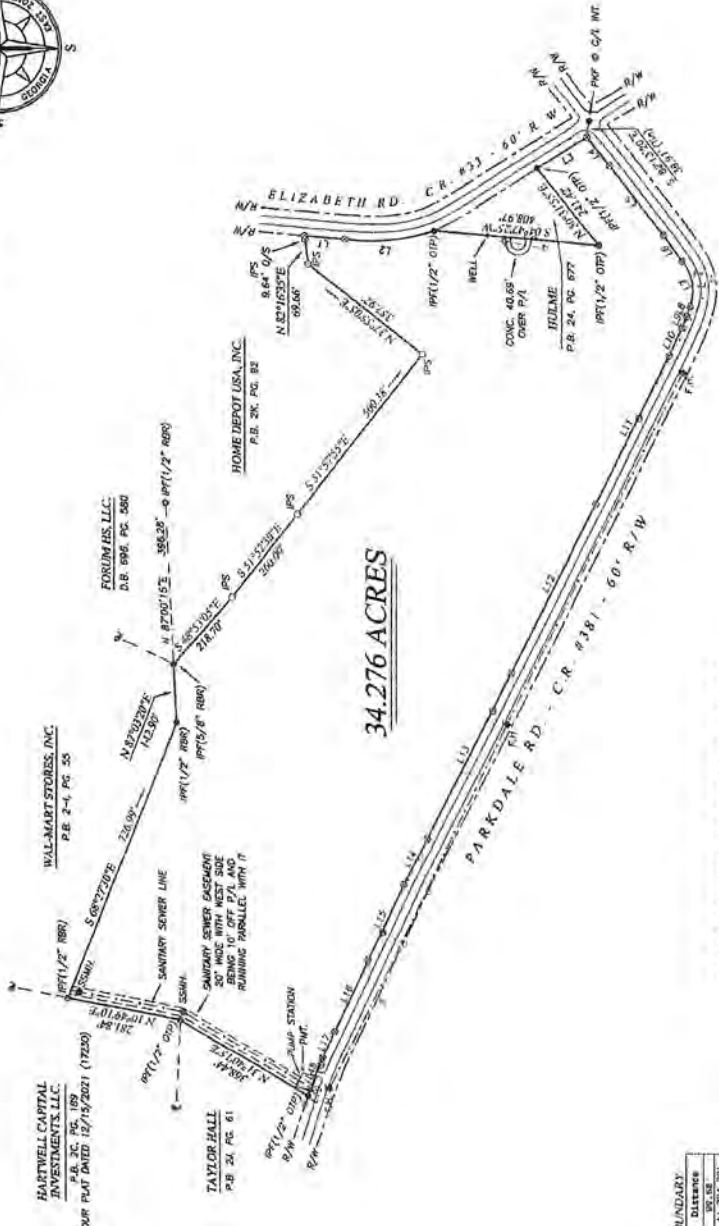
RESERVED FOR THE C.O.S.C.



Retnuh Consulting
Services, LLC
and
JLCS Enterprises, Inc.

REGISTERED PROFESSIONAL SURVEYOR
IN THE STATE OF GEORGIA
License No. 1112
Effective Date: 09/16/2025
Expiration Date: 09/16/2028
Surveyor's Seal

PROJECT NO.	1112
COUNTY	HART
CITY	N/A
STATE	GEORGIA
PLAT DATE	09/16/2025
FIELD DATE	07/14/2025
SCALE	1" = 200'
SUB FILE	25279-020
DWG FILE	25279-020
PLATT CHG#	WSH
SHOWN BY	TOD
PLAT BY/TO	SEE REF.
DEED BY/TO	46-250
CAX P.D.	C708 006



This plat is a re-survey of an existing plat or portion of an existing plat and is not intended to create new property boundaries. The recording information of this document, maps, plans, or drawings, shall be the same as the original plat or portion of an existing plat. RECORDED INFORMATION OF THIS PLAT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY. ANY USE OR PURPOSE OF THE INFORMATION CONTAINED HEREIN IS AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

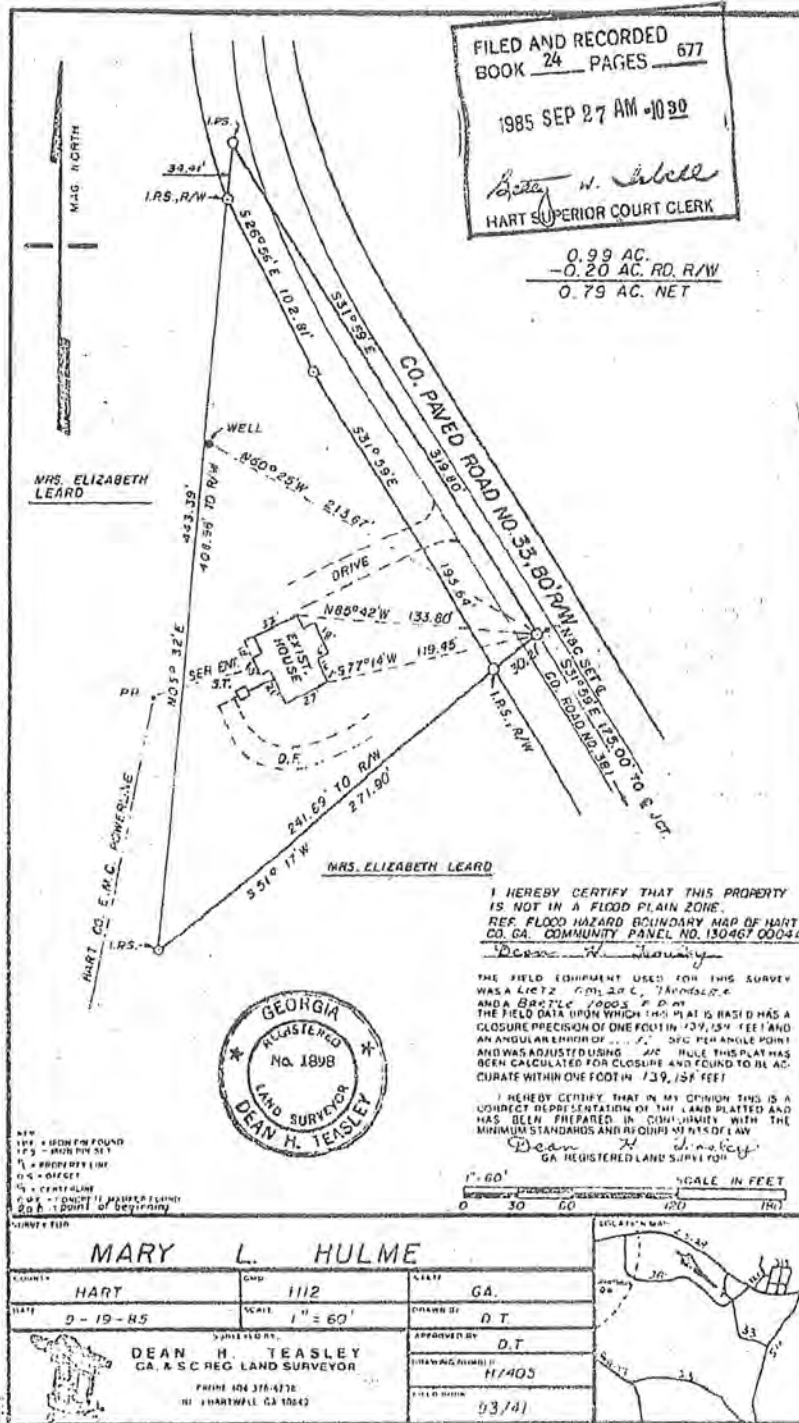
SURVEY REFERENCES:
- DATED 09/16/2024
- P.B. 2-4, PG. 55
- P.B. 2-4, PG. 52

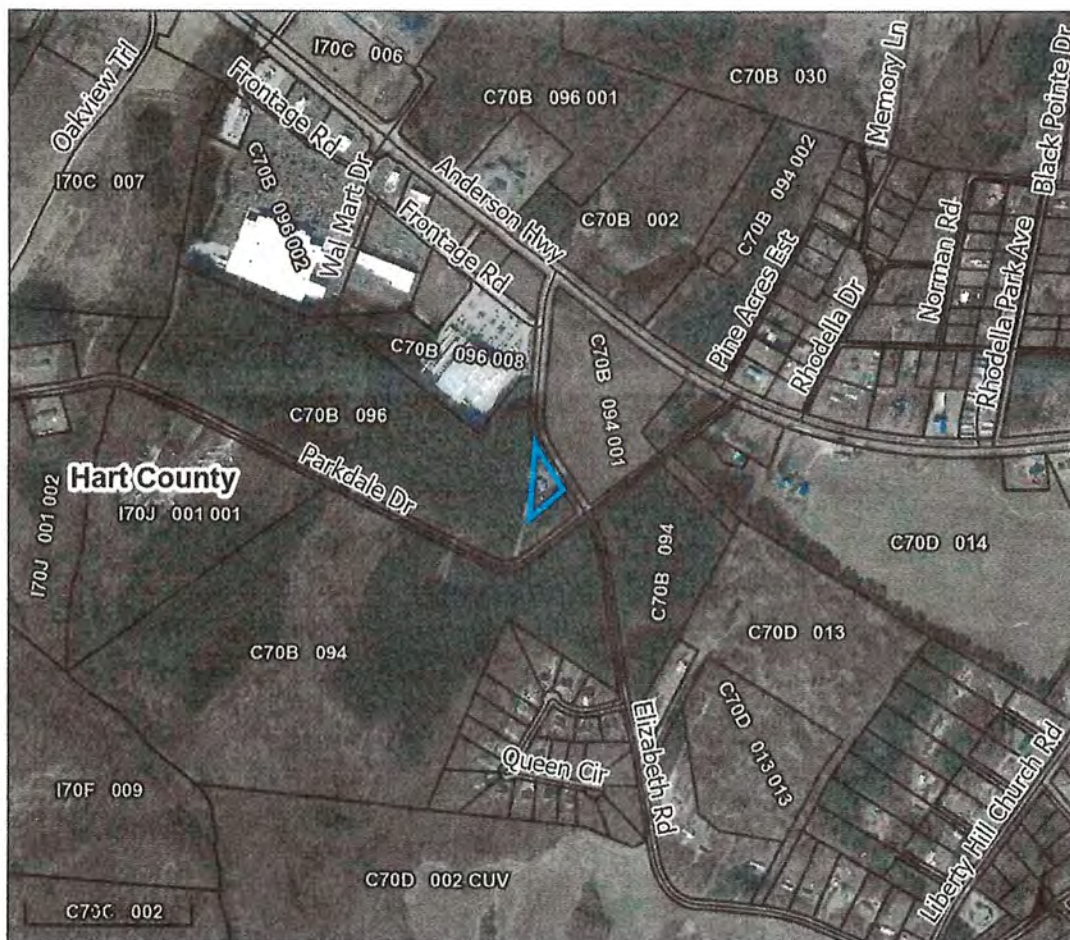
THIS SURVEY WAS PREPARED ON THE SPC ZONE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE COMBINED SCALE FACTOR FOR THIS SITE IS 1.00007461. APPLIED TO THE SCALE POINT (N1582328.331 E433949.022) WITHIN 1/4" @ 625'.

SURVEY CLOSURE STATEMENT:
1) THE EQUIPMENT USED TO CONDUCT THIS SURVEY WAS A CAROLAN 6027 MULTI-FREQUENCY BASE STATION.
2) THE RELATIVE POSITIONAL ACCURACY DOES NOT EXCEED 1/4" @ 625'.
3) THIS PLAT HAS BEEN CALCULATED FOR A CLOSURE AND IS WITHIN 1/4" @ 625'.

CALLS & CURVES ALONG BOUNDARY



Course	Starting	Distance
L1	Station 100+00.00	11.12
L2	Station 111.12	11.12
L3	Station 122.24	11.12
L4	Station 133.36	11.12
L5	Station 144.48	11.12
L6	Station 155.60	11.12
L7	Station 166.72	11.12
L8	Station 177.84	11.12
L9	Station 188.96	11.12
L10	Station 200.08	11.12
L11	Station 211.20	11.12
L12	Station 222.32	11.12
L13	Station 233.44	11.12
L14	Station 244.56	11.12
L15	Station 255.68	11.12
L16	Station 266.80	11.12
L17	Station 277.92	11.12
L18	Station 289.04	11.12
L19	Station 300.16	11.12
L20	Station 311.28	11.12
L21	Station 322.40	11.12
L22	Station 333.52	11.12
L23	Station 344.64	11.12
L24	Station 355.76	11.12
L25	Station 366.88	11.12
L26	Station 378.00	11.12
L27	Station 389.12	11.12
L28	Station 400.24	11.12
L29	Station 411.36	11.12
L30	Station 422.48	11.12
L31	Station 433.60	11.12
L32	Station 444.72	11.12
L33	Station 455.84	11.12
L34	Station 466.96	11.12
L35	Station 478.08	11.12
L36	Station 489.20	11.12
L37	Station 500.32	11.12
L38	Station 511.44	11.12
L39	Station 522.56	11.12
L40	Station 533.68	11.12
L41	Station 544.80	11.12
L42	Station 555.92	11.12
L43	Station 567.04	11.12
L44	Station 578.16	11.12
L45	Station 589.28	11.12
L46	Station 600.40	11.12
L47	Station 611.52	11.12
L48	Station 622.64	11.12
L49	Station 633.76	11.12
L50	Station 644.88	11.12
L51	Station 656.00	11.12
L52	Station 667.12	11.12
L53	Station 678.24	11.12
L54	Station 689.36	11.12
L55	Station 700.48	11.12
L56	Station 711.60	11.12
L57	Station 722.72	11.12
L58	Station 733.84	11.12
L59	Station 744.96	11.12
L60	Station 756.08	11.12
L61	Station 767.20	11.12
L62	Station 778.32	11.12
L63	Station 789.44	11.12
L64	Station 800.56	11.12
L65	Station 811.68	11.12
L66	Station 822.80	11.12
L67	Station 833.92	11.12
L68	Station 845.04	11.12
L69	Station 856.16	11.12
L70	Station 867.28	11.12
L71	Station 878.40	11.12
L72	Station 889.52	11.12
L73	Station 900.64	11.12
L74	Station 911.76	11.12
L75	Station 922.88	11.12
L76	Station 934.00	11.12
L77	Station 945.12	11.12
L78	Station 956.24	11.12
L79	Station 967.36	11.12
L80	Station 978.48	11.12
L81	Station 989.60	11.12
L82	Station 1000.72	11.12
L83	Station 1011.84	11.12
L84	Station 1022.96	11.12
L85	Station 1034.08	11.12
L86	Station 1045.20	11.12
L87	Station 1056.32	11.12
L88	Station 1067.44	11.12
L89	Station 1078.56	11.12
L90	Station 1089.68	11.12
L91	Station 1100.80	11.12
L92	Station 1111.92	11.12
L93	Station 1123.04	11.12
L94	Station 1134.16	11.12
L95	Station 1145.28	11.12
L96	Station 1156.40	11.12
L97	Station 1167.52	11.12
L98	Station 1178.64	11.12
L99	Station 1189.76	11.12
L100	Station 1200.88	11.12
L101	Station 1212.00	11.12
L102	Station 1223.12	11.12
L103	Station 1234.24	11.12
L104	Station 1245.36	11.12
L105	Station 1256.48	11.12
L106	Station 1267.60	11.12
L107	Station 1278.72	11.12
L108	Station 1289.84	11.12
L109	Station 1300.96	11.12
L110	Station 1312.08	11.12
L111	Station 1323.20	11.12
L112	Station 1334.32	11.12
L113	Station 1345.44	11.12
L114	Station 1356.56	11.12
L115	Station 1367.68	11.12
L116	Station 1378.80	11.12
L117	Station 1389.92	11.12
L118	Station 1401.04	11.12
L119	Station 1412.16	11.12
L120	Station 1423.28	11.12
L121	Station 1434.40	11.12
L122	Station 1445.52	11.12
L123	Station 1456.64	11.12
L124	Station 1467.76	11.12
L125	Station 1478.88	11.12
L126	Station 1490.00	11.12
L127	Station 1501.12	11.12
L128	Station 1512.24	11.12
L129	Station 1523.36	11.12
L130	Station 1534.48	11.12
L131	Station 1545.60	11.12
L132	Station 1556.72	11.12
L133	Station 1567.84	11.12
L134	Station 1578.96	11.12
L135	Station 1590.08	11.12
L136	Station 1601.20	11.12
L137	Station 1612.32	11.12
L138	Station 1623.44	11.12
L139	Station 1634.56	11.12
L140	Station 1645.68	11.12
L141	Station 1656.80	11.12
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L143	Station 1679.04	11.12
L144	Station 1690.16	11.12
L145	Station 1701.28	11.12
L146	Station 1712.40	11.12
L147	Station 1723.52	11.12
L148	Station 1734.64	11.12
L149	Station 1745.76	11.12
L150	Station 1756.88	11.12
L151	Station 1768.00	11.12
L152	Station 1779.12	11.12
L153	Station 1790.24	11.12
L154	Station 1801.36	11.12
L155	Station 1812.48	11.12
L156	Station 1823.60	11.12
L157	Station 1834.72	11.12
L158	Station 1845.84	11.12
L159	Station 1856.96	11.12
L160	Station 1868.08	11.12
L161	Station 1879.20	11.12
L162	Station 1890.32	11.12
L163	Station 1901.44	11.12
L164	Station 1912.56	11.12
L165	Station 1923.68	11.12
L166	Station 1934.80	11.12
L167	Station 1945.92	11.12
L168	Station 1957.04	11.12
L169	Station 1968.16	11.12
L170	Station 1979.28	11.12
L171	Station 1990.40	11.12
L172	Station 2001.52	11.12
L173	Station 2012.64	11.12
L174	Station 2023.76	11.12
L175	Station 2034.88	11.12
L176	Station 2046.00	11.12
L177	Station 2057.12	11.12
L178	Station 2068.24	11.12
L179	Station 2079.36	11.12
L180	Station 2090.48	11.12
L181	Station 2101.60	11.12
L182	Station 2112.72	11.12
L183	Station 2123.84	11.12
L184	Station 2134.96	11.12
L185	Station 2146.08	11.12
L186	Station 2157.20	11.12
L187	Station 2168.32	11.12
L188	Station 2179.44	11.12
L189	Station 2190.56	11.12
L190	Station 2201.68	11.12
L191	Station 2212.80	11.12
L192	Station 2223.92	11.12
L193	Station 2235.04	11.12
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L195	Station 2257.28	11.12
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L198	Station 2290.64	11.12
L199	Station 2301.76	11.12
L200	Station 2312.88	11.12
L201	Station 2324.00	11.12
L202	Station 2335.12	11.12
L203	Station 2346.24	11.12
L204	Station 2357.36	11.12
L205	Station 2368.48	11.12
L206	Station 2379.60	11.12
L207	Station 2390.72	11.12
L208	Station 2401.84	11.12
L209	Station 2412.96	11.12
L210	Station 2424.08	11.12
L211	Station 2435.20	11.12
L212	Station 2446.32	11.12
L213	Station 2457.44	11.12
L214	Station 2468.56	11.12
L215	Station 2479.68	11.12
L216	Station 2490.80	11.12
L217	Station 2501.92	11.12
L218	Station 2513.04	11.12
L219	Station 2524.16	11.12
L220	Station 2535.28	11.12
L221	Station 2546.40	11.12
L222	Station 2557.52	11.12
L223	Station 2568.64	11.12
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L225	Station 2590.88	11.12
L226	Station 2602.00	11.12
L227	Station 2613.12	11.12
L228	Station 2624.24	11.12
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L231	Station 2657.60	11.12
L232	Station 2668.72	11.12
L233	Station 2679.84	11.12
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L238	Station 2735.44	11.12
L239	Station 2746.56	11.12
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L241	Station 2768.80	11.12
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L244	Station 2802.16	11.12
L245	Station 2813.28	11.12
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L247	Station 2835.52	11.12
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L249	Station 2857.76	11.12
L250	Station 2868.88	11.12
L251	Station 2880.00	11.12
L252	Station 2891.12	11.12
L253	Station 2902.24	11.12
L254	Station 2913.36	11.12
L255	Station 2924.48	11.12
L256	Station 2935.60	11.12
L257	Station 2946.72	11.12
L258	Station 2957.84	11.12
L259	Station 2968.96	11.12
L260	Station 2980.08	11.12
L261	Station 2991.20	11.12
L262	Station 3002.32	11.12
L263	Station 3013.44	11.12
L264	Station 3024.56	11.12
L265	Station 3035.68	11.12
L266	Station 3046.80	11.12
L267	Station 3057.92	11.12
L268	Station 3069.04	11.12
L269	Station 3080.16	11.12
L270	Station 3091.28	11.12
L271	Station 3102.40	11.12
L272	Station 3113.52	11.12
L273	Station 3124.64	11.12
L274	Station 3135.76	11.12
L275	Station 3146.88	11.12
L276	Station 3158.00	11.12
L277	Station 3169.12	11.12
L278	Station 3180.24	11.12
L279	Station 3191.36	11.12
L280	Station 3202.48	11.12
L281	Station 3213.60	11.12
L282	Station 3224.72	11.12
L283	Station 3235.84	11.12
L284	Station 3246.96	11.12
L285	Station 3258.08	11.12
L286	Station 3269.20	11.12
L287	Station 3280.32	11.12
L288	Station 3291.44	11.12
L289	Station 3302.56	11.12
L290	Station 3313.68	11.12
L291	Station 3324.80	11.12
L292	Station 3335.92	11.12
L293	Station 3347.04	11.12
L294	Station 3358.16	11.12
L295	Station 3369.28	11.12
L296	Station 3380.40	11.12
L297	Station 3391.52	11.12
L298	Station 3402.64	11.12
L299	Station 3413.76	11.12
L300	Station 3424.88	11.12
L301	Station 3436.00	11.12
L302	Station 3447.12	11.12





Overview

Legend

-  Parcels
-  Roads

Parcel ID	C70B 095	Owner	HULME MARY E & CHARLES ALTOM		Last 2 Sales			
Class Code	Residential		206 ELIZABETH RD		Date	Price	Reason	Qual
Taxing District	COUNTY		HARTWELL, GA 30643		1/12/2006	0	JT	U
Acres	1.0	Physical Address	206 ELIZABETH RD 0		9/1/1985	0	XI	U
		Assessed Value	Value \$158865					

(Note: Not to be used on legal documents)

Date created: 10/6/2025

Last Data Uploaded: 10/6/2025 4:31:24 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Hart County, GA

Summary

Parcel Number C70B 095
Location Address 206 ELIZABETH RD 0
Legal Description 1.00AC
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 19.27
Acres 1
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

HULME MARY E & CHARLES ALTOM
206 ELIZABETH RD
HARTWELL, GA 30643

Rural Land

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

Residential Improvement Information

Style Single Family
Heated Square Feet 1614
Interior Walls Drywall
Exterior Walls Vinyl
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1982
Roof Type Metal
Flooring Type Carpet/Linoleum
Heating Type Central Heat/ AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$135,905
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 206 ELIZABETH RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Bldg-D pole	1985	11x20 / 0	1	\$1,100
Shed-DP	1985	10x20 / 0	1	\$500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/12/2006	543 625	24 677	\$0	JOINT TENANT W/ RT OF SURVIVORSHIP	HULME CHARLES ALTOM	HULME MARY E & CHARLES ALTOM
9/1/1985	0017700031		\$0	XI		

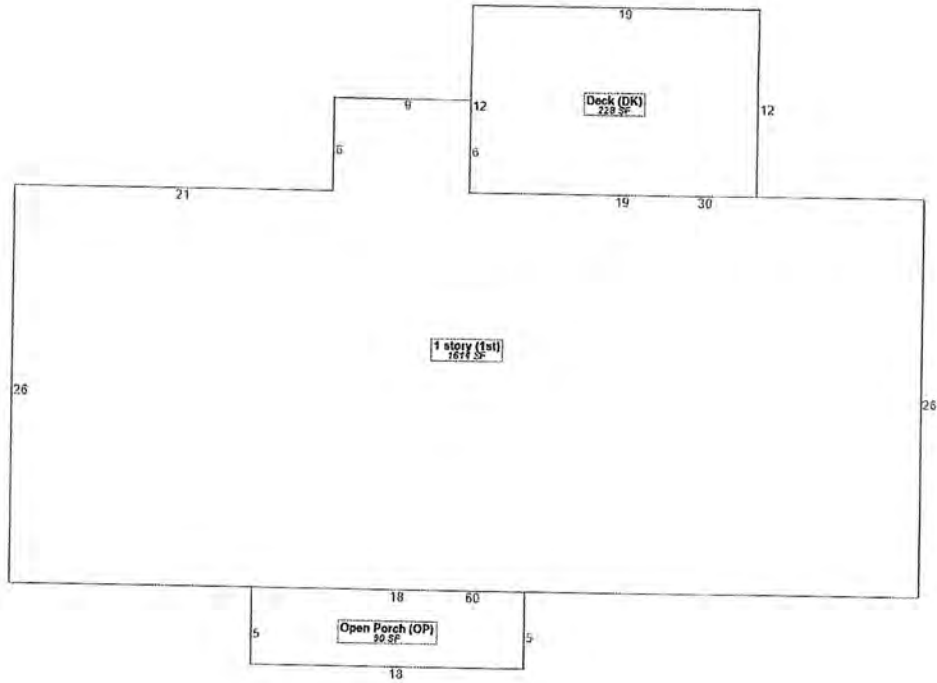
Valuation

	2025	2024	2023	2022	2021
Previous Value	\$158,986	\$135,597	\$121,285	\$105,545	\$100,273
Land Value	\$21,360	\$19,010	\$15,735	\$13,875	\$7,495
+ Improvement Value	\$135,905	\$138,376	\$118,262	\$106,080	\$96,720
+ Accessory Value	\$1,600	\$1,600	\$1,600	\$1,330	\$1,330
= Current Value	\$158,865	\$158,986	\$135,597	\$121,285	\$105,545

Photos



Sketches



No data available for the following modules: Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Hart County Assessor makes every effort to provide the most accurate information possible. No warranties, expressed or implied are accepted for the data or maps. No liability for interpretation. The assessment information is from the last available data and is subject to change.

[User Privacy Policy](#) [GDPR Privacy Notice](#)
 Last Data Upload: 10/6/2025, 4:31:24 AM

Property Map

Developed by
SCHNEIDER
 GEOSPATIAL



Overview

Legend

- Parcels
- Roads

Parcel ID C70B 096
Class Code Agricultural
Taxing District COUNTY
Acres 34.52

Owner LEARD COMPANY LLC A GA LI THE
MITED LIABILITY COMPANY
PO BOX 158
HARTWELL, GA 30643
Physical Address n/a
Assessed Value Value \$469142

Last 2 Sales			
Date	Price	Reason	Qual
7/1/2003	0	GV	U
7/1/2003	0	GV	U

(Note: Not to be used on legal documents)

Date created: 10/6/2025
Last Data Uploaded: 10/6/2025 4:31:24 AM

Developed by **SCHNEIDER**
GEOSPATIAL

Hart County, GA

Summary

Parcel Number C70B 096
Location Address 0
Legal Description N/A
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 19.27
Acres 34.52
Homestead Exemption No (\$0)
Landlot/District N/A

[View Map](#)

Owner

[LEARD COMPANY LLC A GA LI THE](#)
MITED LIABILITY COMPANY
PO BOX 158
HARTWELL, GA 30643

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Ag Land	Rural	1	34.52

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/1/2003	0046000259		\$0	GOVERNMENT ORGANIZATION PURCHASE		
7/1/2003	0046000256		\$0	GOVERNMENT ORGANIZATION PURCHASE		

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$375,314	\$300,251	\$267,986	\$267,986	\$243,625
Land Value	\$469,142	\$375,314	\$300,251	\$267,986	\$267,986
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$469,142	\$375,314	\$300,251	\$267,986	\$267,986

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 10/6/2025, 4:31:24 AM



LETTER OF INTENT FOR ANNEXATION APPLICATION

Retnuh Constulting Services, LLC and JLCS Enterprises, Inc. submits this Letter of Intent and attached Annexation Application (zoning assignment) requesting the annexation and zoning assignment of an approximately 35.066-acre tract of land, comprised of Parcels C70B-096 and -095, (the "Property") at 00 Parkdale Road and 206 Elizabeth Road. The Property is located adjacent to the High Growth Character Area of the City of Hartwell Character Map, and is currently un-zoned in unincorporated Hart County.

The Applicant submits the Application requesting Annexation and Zoning Assignment to zone the Property to the R1B (Single Family Residence District) zoning classification of the City of Hartwell Zoning Ordinance to develop the Property into 113 attractive detached, single-family homes at an overall density of 3.30 units per acre and three out-parcels (one existing as parcel C70B-095). The homes would be compatible with homes in the surrounding area. All of the homes will be a minimum 1500 square feet and would include two-car garages. Further, natural gas, sewer and water utilities are available in the immediate vicinity and have sufficient capacity to support the proposed development. The proposed development would be accessed by a single entrance on Parkdale Road.

The proposed development is compatible with surrounding land uses and is in line with the policies of the City of Hartwell Comprehensive Plan. The surrounding area is characterized primarily by commercial development within the City Limits of Hartwell and residential and agricultural uses in unincorporated Hart County. The property immediately north of, and adjacent to, the Property is zoned B2 in the City of Hartwell including Home Depot and Walmart shopping centers, as well as several commercial out-parcels. Property to the east is undeveloped property zoned B2 in the City of Hartwell. The properties adjacent to the subject property to the south and

west are un-zoned in unincorporated Hart County. The proposed development will fit squarely within the high growth character of the area just off a vital transportation artery in US 29.

The proposed development is also in line with the policies of the Comprehensive Plan which broadly promotes intense commercial development and a variety of housing types in the incorporated area north of, and contiguous to, the Property. The proposed R1B zoning provides for an appropriate transition between the intense commercial development along US 29 and the less-developed areas to the south in unincorporated Hart County. The proposed use will help to address the need for more housing types in the City of Hartwell. The shortage of housing variety inhibits population growth, business attraction, and other economic development by raising home prices and failing to accommodate new residents.

Further, the proposed development conforms to the Future Land Use Map's High Growth Character Area, providing the needed gradual transition from intense commercial to the lower-density residential areas south of the Property, and will provide high-quality, attractive homes.

The Applicants welcome the opportunity to meet with staff of the Hart County Planning & Zoning Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Annexation Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 24th day of September, 2025.

RETNUH CONSULTING SERVICES, LLC
JLCS ENTERPRISES, INC.



Tommy Hunter, Managing Member
Retnuh Consulting Services, LLC

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: Tommy Hunter, Rehuh Consulting Services, LLC
 - 2. Address: 2334 Holly Creek Church Rd ; Carlton, GA 30627
 - 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: 
- Date: 8/16/25

CONFLICT OF INTEREST IN ZONING ACTIONS

36-67A-3. Disclosure of campaign contributions

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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: Jeff Sutton JCS Enterprise Inc
2. Address: PO Box 83 30547

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 ☐ If yes, who did you make the contributions to?

Signature of Applicant: [Signature]

Date: 8/6/25

TAX PAYMENT RECEIPT
Tax Year 2024

State of Georgia
Hart County Tax Commissioner

Karen Martin
165 W Franklin St., Room #4
P.O. Box 748
Hartwell, GA 30643

Receipt Number: 23181
Date Paid: 12/27/2024
Clerk: AW
Paid By: LEARD COMPANY LLC A GA LI THE
Bill Number: 12255
Property Id: C70B 096
Description:
Location: 0

Cash Amount:	0.00
Check Amount:	12,965.97 0189
Credit Amount:	0.00
Total Tax:	2,119.32
Total Exemptions:	0.00
Total Fixed Services:	0.00
Total Deferments:	0.00
Total Penalties:	0.00
Total Interest:	0.00
Total Cost:	0.00
Total Adjustments:	0.00
Previous Payments:	0.00
Total Owed:	2,119.32
Receipt Amount:	2,119.32
Remaining Balance:	0.00

LEARD COMPANY LLC A GA LI THE
PO BOX 158
HARTWELL GA 30643

TAX PAYMENT RECEIPT
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State of Georgia
Hart County Tax Commissioner

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LEARD COMPANY LLC A GA LI THE
PO BOX 158
HARTWELL GA 30643

Karen Martin
Hart County Tax Commissioner
PO Drawer 748
Hartwell, GA 30643-0748
(706) 376-3944
2024 AdValorem Tax Notice

11769R

HULME MARY E & CHARLES ALTOM
206 ELIZABETH RD
HARTWELL GA 30643

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2025 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption you may contact:

Hart County Tax Assessor
PO Box 810
Hartwell, GA 30643
(706) 376-3997

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1, 2025 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained at the location and phone number above.

2024 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
10387	1.00AC	C70B 095	158986	63594		63594	14.12	897.77
Important Messages - Please Read						Totals by Tax Type		
Each mobile home owner must obtain a permit at the time taxes are paid. Please advise Tax Commissioners Office at the time of payment in order to receive a permanent decal. If your taxes are to be paid through an escrow account by your mortgage company, please forward a copy of this notice to them. *** We now accept online payments*** Please visit our website at: www.hartcountypay.com			Like our Facebook Page: Hart County Tax Commissioner		02	258.96		
					04	607.01		
					10	31.80		
					Fees & Costs	0.00		
					Penalty	0.00		
County Local Option Sales Tax Information			This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of the property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate GA Code 48-5-6		Interest	0.00		
					Payments	-897.77		
					Back Taxes	0.00		
					TOTAL DUE	0.00		
					DATE DUE	Paid 12/29/2024		
Mills required to produce county budget			6.30					
Mill reduction due to sales tax roll back			2.23					
Actual millage set by county officials			4.07					
Tax savings due to sales tax rollback			141.68					
						AMOUNTS VALID THROUGH		

PLEASE DETACH HERE AND RETURN THIS PORTION, MAKING SURE THAT OUR RETURN ADDRESS APPEARS THROUGH THE WINDOW IN THE ENVELOPE PRIOR TO SEALING

HULME MARY E & CHARLES ALTOM
206 ELIZABETH RD
HARTWELL GA 30643

f If this address is incorrect,
please write the correct
address on this portion

PAYMENT INSTRUCTIONS

- Please Make Check or Money Order Payable to:
Hart County Tax Commissioner
- Please write the bill number(s) on your check.
- If a receipt is desired, please include a stamped, self addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid bills is applied in compliance with GA Code 48-2-40
- Penalty on unpaid bills is applied in compliance with GA Code 48-2-44

11769R

Karen Martin
Hart County Tax Commissioner
PO Drawer 748
Hartwell, GA 30643-0748



Bill Number	Map Number	Tax Amount
10387	C70B 095	0.00
AMOUNTS VALID THROUGH		TOTAL DUE
		0.00

Karen Martin
Hart County Tax Commissioner
PO Drawer 748
Hartwell, GA 30643-0748
(706) 376-3944
2023 AdValorem Tax Notice

11769R

HULME MARY E & CHARLES ALTOM
206 ELIZABETH RD
HARTWELL GA 30643

IMPORTANT NOTICES

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1, 2024 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption you may contact:

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(706) 376-3997

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2023 State, County & School Ad Valorem Tax Notice

Bill No.	Property Description	Map Number	Fair Mkt Value	Assessed Value	Exempt Value	Taxable Value	Millage Rate	Tax Amount
10164	1.00AC	C70B 095	135597	54239		54239	15.44	837.56
Important Messages - Please Read						Totals by Tax Type		
Each mobile home owner must obtain a permit at the time taxes are paid. Please advise Tax Commissioners Office at the time of payment in order to receive a permanent decal. If your taxes are to be paid through an escrow account by your mortgage company, please forward a copy of this notice to them. *** We now accept online payments*** Please visit our website at: www.hartcountypay.com			Like our Facebook Page: Hart County Tax Commissioner		02	239.63		
					04	570.81		
					10	27.12		
					Fees & Costs	0.00		
					Penalty	0.00		
County Local Option Sales Tax Information			This gradual reduction and elimination of the state property tax and the reduction in your tax bill this year is the result of the property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate GA Code 48-5-8		Interest	0.00		
					Payments	-837.56		
					Back Taxes	0.00		
					TOTAL DUE		0.00	
					DATE DUE		Paid 12/31/2023	
Mills required to produce county budget 7.13					AMOUNTS VALID THROUGH			
Mill reduction due to sales tax roll back 2.71								
Actual millage set by county officials 4.42								
Tax savings due to sales tax rollback 147.20								

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HARTWELL GA 30643

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Hart County Tax Commissioner
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- If a receipt is desired, please include a stamped, self addressed envelope.
- If taxes are to be paid by a mortgage company, send them this portion only.
- If you are paying after the due date, please call our office for the full amount due.
- Interest on unpaid bills is applied in compliance with GA Code 48-2-40
- Penalty on unpaid bills is applied in compliance with GA Code 48-2-44

11769R

Karen Martin
Hart County Tax Commissioner
PO Drawer 748
Hartwell, GA 30643-0748



Bill Number	Map Number	Tax Amount
10164	C70B 095	0.00
AMOUNTS VALID THROUGH		TOTAL DUE
		0.00

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 C70B-096 and C70B-095.

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. Existing use to the north and east is intense commercial in the city limits of Hartwell. South and west the existing uses are residential and agricultural. Proposed residential zoning will not affect the use or usability of nearby properties.
2. The extent to which property values are diminished by the particular zoning restrictions. None.
3. The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. None.
4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner. Increase in housing opportunities and an increase in the tax base for the taxpayers.
5. The physical suitability of the subject property for development as presently zoned and under the proposed zoning district. Currently un-zoned in unincorporated Hart County as a timber tract. The property is not suitable as a timber tract with intense commercial contiguous to the north.
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. Property has been vacant for 50+ years except for one residence on Parcel C70B-095 which was constructed in 1982.
7. The zoning history of the subject property. Unzoned in unincorporated Hart County.
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. Provide for 113 residential units served by Parkdale Road. No excessive use can be expected.
9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan or other adopted plans. It conforms to the City of Hartwell's Comprehensive Plan.
10. The possible creation of an isolated district unrelated to adjacent and nearby districts. None. Uses to the west and south are residential.

City of Hartwell

Application for subdivision and Land Development Approval

Name of Development: Parkdale Place

Check one: Sketch Plan XX Preliminary Plan _____ Final Plan _____

General Information:

Owner: The Leard Company, LLC and Charles & Mary Hulme

Address: PO Box 158; Hartwell and 206 Elizabeth Rd; Hartwell Telephone Number: _____

Applicant(s): Retnuh Consulting Services, LLC and JLCS Enterprises, Inc.

Address: 2334 Holly Creek Church Rd; Carlton, GA 30627 Telephone Number: 770-533-1061

Engineer or Surveyor: Day Design Group, Inc.

Address: PO Box 848; Buford, GA 30515

Telephone Number: 706-389-4913

Development Data:

Location: 00 Parkdale Road and 206 Elizabeth Road; Hartwell

Existing Zoning (if annexation is requested leave blank) _____

Proposed Use (if annexation indicate requested zoning classification): R1B

Number of Lots: 113 single-family detached

Total Acreage: 35.066 Total. 31.401 as part of the single-family detached development.

Minimum Lot Size: 6,000 square feet (60 x 100).

Lineal Feet of New Streets: 4,325 LF

Water Supply: Public System: XX On Lot System _____

Sewerage System: Public System: XX On Lot System _____


Signature of Owner

September 24, 2025
Date

Hart County, GA

Summary

Parcel Number C70B 096
Location Address 0
Legal Description N/A
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 19.27
Acres 34.52
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[LEARD COMPANY LLC A GA LIMITED LIABILITY COMPANY](#)
PO BOX 158
HARTWELL, GA 30643

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Ag Land	Rural	1	34.52

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/1/2003	0046000259		\$0	GOVERNMENT ORGANIZATION PURCHASE		
7/1/2003	0046000256		\$0	GOVERNMENT ORGANIZATION PURCHASE		

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Previous Value	\$375,314	\$300,251	\$267,986	\$267,986	\$243,625
Land Value	\$469,142	\$375,314	\$300,251	\$267,986	\$267,986
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$469,142	\$375,314	\$300,251	\$267,986	\$267,986

No data available for the following modules: Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

For more information, please contact your local tax collector's office.
You can also visit our website at [www.hartcountyga.gov](#) for more information.
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Last Data Upload: 10/15/2025, 8:50:02 AM



Hart County, GA

Summary

Parcel Number C70B 095
Location Address 206 ELIZABETH RD 0
Legal Description 1.00AC
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY (District 01)
Millage Rate 19.27
Acres 1
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

HULME MARY E & CHARLES ALTOM
 206 ELIZABETH RD
 HARTWELL, GA 30643

Rural Land

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

Residential Improvement Information

Style Single Family
Heated Square Feet 1614
Interior Walls Drywall
Exterior Walls Vinyl
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1982
Roof Type Metal
Flooring Type Carpet/Linoleum
Heating Type Central Heat/ AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$135,905
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 206 ELIZABETH RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Storage Bldg-D pole	1985	11x20 / 0	1	\$1,100
Shed-DP	1985	10x20 / 0	1	\$500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/12/2006	543 625	24 677	\$0	JOINT TENANT W/ RT OF SURVIVORSHIP	HULME CHARLES ALTOM	HULME MARY E & CHARLES ALTOM
9/1/1985	0017700031		\$0	XI		

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$158,986	\$135,597	\$121,285	\$105,545	\$100,273
Land Value	\$21,360	\$19,010	\$15,735	\$13,875	\$7,495
+ Improvement Value	\$135,905	\$138,376	\$118,262	\$106,080	\$96,720
+ Accessory Value	\$1,600	\$1,600	\$1,600	\$1,330	\$1,330
= Current Value	\$158,865	\$158,986	\$135,597	\$121,285	\$105,545

Photos



Sketches



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