



Hart County Board of Commissioners
Tuesday August 9, 2022
6:00 p.m.

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. WELCOME
5. APPROVE AGENDA
6. APPROVE MINUTES OF PREVIOUS MEETING(S)
 - 07/26/2022 Regular Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
July Financial Report
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Public Hearing Regarding Financing and/or Lease Purchase of New Jail
 - b) Amendment to Article VIII Section 66 – Exhibit A, Addition of Bass Road, Turner Road, and St. James Road to No Through Truck list of roads (2nd Reading)
 - c) GSP vehicles
 - d) Community Service
 - e) Emily Brown Kings Bench Retreat LLC plat
13. NEW BUSINESS
 - a) Resolution to grant authority to Stephens County Hospital Authority, d/b/a, Stephens County Hospital to open, own, and operate healthcare facilities inside the county limits of Hart County Georgia in accordance with Georgia Code § 31-7-71-(1)
 - b) Variance Request Michael & Elaine Bishop, 217 Rays Road Parcel # C27B 049 Front Setback
 - c) Variance Request Mia Simpson, 201 Bird Court, Tax ID C82A 005 Front Setback
 - d) LOST Agreement
 - e) GDOT rumble Strip Request
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Personnel
16. ADJOURNMENT



Hart County Board of Commissioners
Tuesday July 26, 2022
6:00 p.m.

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. WELCOME
5. APPROVE AGENDA
6. APPROVE MINUTES OF PREVIOUS MEETING(S)
 - 07/12/2022 Regular Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
Hartwell DDA, Peggy Vickery
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
Tax Assessor Quarterly Report, Wayne Patrick, Chief Appraiser
9. COUNTY ADMINISTRATOR'S REPORT
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Majestic Shores Subdivision (Phase II) Nigel Pitts Subdivision Approval
 - b) Bid Award Recreation Football, Cheerleading, and photography
 - c) Short Term Rental Ordinance (3rd and Final Reading)
 - d) Annex roof Replacement Discussion
 - e) Ambulance purchases
 - f) Timecard Policy
 - g) Jail Food Contract Amendment to Article II
 - h) Voting Delegate ACCG Business Policy Meeting
 - i) Purchase of Surplus GSP vehicle for General Government fleet
13. NEW BUSINESS
 - a) Additional Personnel Solid Waste and Fee adjustments
 - b) Variance Request GOLDEN HATCHERY FARMS LLC Parcel C46 006 001, Huong Phan
 - c) Amendment to Article VIII Section 66 – Exhibit A, Addition of Bass Road, Turner Road, and St. James Road to No Through Truck list of roads
 - d) Prospect Road and Reed Creek School Road Intersection Discussion
14. PUBLIC COMMENT
15. EXECUTIVE SESSION –
16. ADJOURNMENT

Hart County Board of Commissioners
July 26, 2022
6:00 p.m.

Hart County Board of Commissioners met July 26, 2022 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

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

1. Prayer

Prayer was offered by Commissioner Bennett.

2. Pledge of Allegiance

Everyone stood in observance of the Pledge of Allegiance.

3. Call to Order

Chairman Sayer called the meeting to order.

4. Welcome

Chairman Sayer welcomed those in attendance.

5. Approve Agenda

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

6. Approve Minutes of Previous Meeting(s)

- 07/12/2022 Regular Meeting

Commissioner Teasley moved to approve the minutes of July 12, 2022 regular meeting. Commissioner Dorsey provided a second to the motion. The motion carried 4-0.

7. Remarks By Invited Guests, Committees, Authorities
Hartwell DDA, Peggy Vickery

DDA Peggy Vickery announced National & State Main Street Representatives will be visiting the City of Hartwell to see what we are doing August 10, 2022; each BOC member should have received an invitation to attend; volunteers will be sprucing up the downtown area on Saturday prior to the event; she also asked for permission to use the courthouse grounds for the Annual Scare Crow Event for the month of October.

Commissioner Dorsey moved to allow DDA use of the courthouse grounds during the month of October for the Annual Scare Crow Event. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

8. Reports By Constitutional Officers & Department Heads
Tax Assessor Quarterly Report, Wayne Patrick, Chief Appraiser

Chief Appraiser Patrick announced August 1, 2022 is the deadline to appeal assessment notices; currently 196 appeals have been filed; 156 are active; called meeting will be held August 2 for BOA action to turn the digest over to the Tax Commissioner.

Commissioner Dorsey questioned the report data submitted through May and where the property process is to date. Chief Appraiser Patrick responded out of 7,948 rural parcels half were reviewed this year; the remainder will be reviewed in the upcoming year.

Commissioner Dorsey voiced his concern with half of the review completed and the lack of uniformity. Chief Appraiser Patrick responded the review is a large project; property sales have been up and the market adjusts gaps in the ratios.

Commissioner Dorsey remarked about the low fuel usage during the review; comp time accrual and the need for a corrective action plan to address these issues moving forward.

Commissioner Dorsey moved to asked the Board of Assessors to initiate a corrective action plan for parcel reviews and comp time. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

Attorney Kimberly Higginbotham reported the Resolution Authorizing Public Referendum regarding Sunday Sale of Distilled Spirits by the drink is ready for Chairman Sayer's signature; Public Hearing will be scheduled for the proposed new jail facility at the next meeting.

9. County Administrator's Report
None

10. Chairman's Report
None

11. Commissioners' Reports

Commissioner Dorsey inquired about LOST negotiations with the municipalities. County Administrator Terrell Partain will give a report at the next meeting.

12. Old Business

a) Majestic Shores Subdivision (Phase II) Nigel Pitts Subdivision Approval

Chairman Sayer moved to approve Majestic Shores Subdivision (Phase II) that has been grandfathered in. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

b) Bid Award Recreation Football, Cheerleading, and Photography

Commissioner Dorsey moved to award football and cheerleading uniforms as per Recreation Advisory Board recommendation to Karew Sports. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

c) Short Term Rental Ordinance (3rd and Final Reading)

Commissioner Bennett moved to accept the 3rd and final reading and adopt the Short-Term Rental Ordinance. Commissioner Dorsey provided a second to the motion.

Dobbs Lake Road resident, Steve Giller thanked the Board of Commissioners, Kim and Terrell for their involvement in the ordinance.

Short term rental owner Dr. Wade Walker voiced concerns about enforcement of the ordinance including cost to enforce it; number of fire alarms in short term rental property; who is considered a responsible person; and thanked the BOC for their involvement.

Chairman Sayer responded the ordinance is to protect home owners and neighbors; there are 180 short term rentals in Hart County of which 39 are registered.

Commissioner Dorsey commented the ordinance is a work in progress; issues with the ordinance will be addressed as they surface; and something needed to be put in place to protect property owners.

Cliff Walker commented about the license fees and additional work still needs to be done with the ordinance.

Chairman Sayer called for the vote. Motion carried 4-0.

Chairman Sayer moved to waive the application fee for 39 individuals that are registered with the county. Commissioner Bennett provided a second to the motion. The motion carried 4-0.

d) Annex roof Replacement Discussion

Commissioner Dorsey moved to bid out the annex roof replacement. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

e) Ambulance purchases

Commissioner Dorsey moved to authorize Administrator Partain to start researching for ambulances. Chairman Sayer provided a second to the motion. The motion carried 4-0.

f) Timecard Policy

Commissioner Dorsey moved to authorize Administrator Partain to draft a memo to Department Heads concerning taking lunch and writing time in/out on time cards. Chairman Sayer provided a second to the motion. The motion carried 4-0.

g) Jail Food Contract Amendment to Article II

Commissioner Dorsey moved to deny the request for an increase for inmate meals. Commissioner Bennett provided a second to the motion. The motion carried 4-0.

h) Voting Delegate ACCG Business Policy Meeting

Chairman Sayer moved to appoint Commissioner Teasley to represent Hart County at the ACCG Business Policy Meeting. Commissioner Dorsey provided a second to the motion. The motion carried 4-0.

i) Purchase of Surplus GSP vehicle for General Government fleet

Commissioner Dorsey moved to purchase (2) vehicles from ARPA funds. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

13. New Business

a) Additional Personnel Solid Waste and Fee adjustments

Commissioner Dorsey moved to approve (2) additional full-time equipment operators at the Transfer Station. Commissioner Bennett provided a second to the motion. The motion carried 4-0.

- b) Variance Request GOLDEN HATCHERY FARMS LLC Parcel C46 006 001, Huong Phan

Commissioner Dorsey moved to grant a variance for GOLDEN HATCHERY FARMS LLC. Chairman Sayer provided a second to the motion. The motion carried 4-0.

- c) Amendment to Article VIII Section 66 – Exhibit A, Addition of Bass Road, Turner Road, and St. James Road to No Through Truck list of roads

Commissioner Dorsey moved to adopt the first reading to Amendment Article VII Section 66 – Exhibit A for the roads indicated above. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

- d) Prospect Road and Reed Creek School Road Intersection Discussion

Commissioner Dorsey moved to seek recommendations from GDOT regarding to the intersection. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

14. Public Comment
None

15. Executive Session
None

16. Adjournment

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

Marshall Sayer, Chairman

Lawana Kahn, County Clerk

FY 2022 Budget Financial Dashboard

FY 2022 Budget Financial Dashboard										
FY 2022 Budget Financial Dashboard	April	May	June	July	Totals	YTD	TARGET	GAP to TARGET	% GAP to	
Revenues	\$1,159,446	\$1,159,446	\$1,159,446	\$1,159,446	\$13,913,357					
Expenditures	\$1,159,446	\$1,159,446	\$1,159,446	\$1,159,446	\$13,913,357					
Actual Revenue	\$1,055,397	\$776,598	\$1,141,654	\$743,378		\$13,842,911	\$11,594,464	\$2,248,447	19%	
Actual Expenses	\$1,254,759	\$1,467,031	\$1,500,297	\$1,004,515		\$11,975,072	\$11,594,464	\$380,608	3%	
Monthly Variance	-\$199,362	-\$690,433	-\$358,643	-\$261,137		\$1,867,838		\$1,867,838		
YTD (Reserve Drawdown)	\$3,178,051	\$2,487,618	\$2,128,976	\$1,867,838						
Real Property (Target \$499K)	\$121,771	\$13,935	\$14,440	\$9,997		\$5,839,561	\$4,990,000	\$849,561		
LOST (Target \$254K)	\$353,365	\$354,568	\$346,416	\$381,846		\$3,293,600	\$2,540,000	\$753,600		
EMS Fees (Target \$95.8)	\$95,720	\$97,015	\$99,370	\$76,502		\$901,774	\$958,000	-\$56,226		
Vehicle Title Fee (Target \$75K)	\$147,475	\$133,098	\$136,717	\$128,537		\$1,368,036	\$750,000	\$618,036		

LEGEND

Meets or Exceeds Target
Variance < 3% of Target
Variance > 3% of Target

LEGEND

Meets or Exceeds Target
Variance < 3% of Target
Variance > 3% of Target

The Revenue and Expenditure Numbers are Static. Meaning they were as of the original approved Budget on 10/1/2021. They do not reflect changes made to the budget during the budget year. Changes (approved expenses) by the Board are not shown as an additional amount to the "monthly expenditures". For this budget year some of those include; \$428,266 spent on Jail Design, \$100,500 Spent on used equipment for Road Department and several others. Taking just these two actions into consideration the actual status of the Gap would be well over a positive \$148,158 or 1-2% under budget.

FY 2022 Budget Paynes Creek Dashboard

FY 2022	March	April	May	June	July	Totals	YTD	TARGET	GAP to TARGET	% GAP to
Revenues	\$10,430	\$10,430	\$10,430	\$10,430	\$10,430	\$83,440				
Expenditures	\$10,430	\$10,430	\$10,430	\$10,430	\$10,430	\$83,440				
Gross Revenue	\$67,152	\$19,159	\$28,112	\$26,683	\$27,167	\$168,272	\$168,272	\$52,150	\$157,842	303%
Cancelations / Refunds	\$5,178	\$3,104	\$4,265	\$5,519	\$5,366	\$23,432	\$23,432		\$23,432	14%
Actual Expenses	\$11,400	\$10,876	\$10,705	\$16,122	\$13,987	\$63,090	\$63,090	\$52,150	-\$10,940	21%
Monthly Variance	\$50,574	\$5,179	\$13,142	\$5,041	\$7,815	\$81,750	\$81,750		\$123,470	
YTD (Reserve Drawdown)	\$50,574	\$55,753	\$68,895	\$73,936	\$81,750					
Camping Fees (Target \$10,430)	\$96,465	\$101,643	\$114,785	\$119,826	\$127,641	\$83,440	\$114,785	\$52,150	\$62,635	
Other (Initial Seed money)						\$0	\$0		\$0	

Occupancy 17% 53% 51% 66% 63% 49% Occupancy

Meets or Exceeds Target
Variance < 3% or Target
Variance > 3% of Target

Note:

Expenses for Both Paynes Creek campground and public section, and Miltown Park are paid from this account

Meets or Exceeds Target
Variance < 3% or Target
Variance > 3% of Target

BUILDING PERMITS

	April	May	June	July	Total
New Residential	13	27	8	6	54
All Others	25	14	24	24	87
Total	38	41	32	30	141



MEMORANDUM

Terrell Partain,
County Administrator
July 22, 2022

RE: Item 12 A Public Hearing Regarding Financing and/or Lease Purchase of New Jail

A public hearing is required for the financing / Lease to own process concerning the new jail. This is part of complying with and finalizing the process.

Below is the public ad that has ran int the Hartwell Sun since July 13, 2022

gpn16
714707

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that, pursuant to the provisions of O.C.G.A. § 366013(g), a public hearing will be held at 6:00 P.M. on August 9, 2022 in the Hart County Administrative and Emergency Services Center, which is located at 800 Chandler Street in Hartwell, Georgia, regarding the financing of a jail (the "Project"). The Project will be financed pursuant to a Lease-Purchase Agreement or an Installment Sale Agreement (the "Financing Agreement"), between Association County Commissioners of Georgia, as lessor/seller, and Hart County, Georgia, as lessee/purchaser.

All persons residing in Hart County having questions concerning, or views on the proposed financing of the Project or the Financing Agreement may appear and be heard at said public hearing

Attached is the recommended procedure for the hearing.



MEMORANDUM

Terrell Partain,
County Administrator
July 22, 2022

RE: Item 12 **B** Amendment to Article VIII Section 66 – Exhibit A, Addition of Bass Road, Turner Road, and St. James Road to No Through Truck list of roads (2nd Reading)

The first reading of this amendment was at the regular meeting on 7/26/22. This will be the second reading.



MEMORANDUM

Terrell Partain,
County Administrator
August 5, 2022

RE: Item 12 C GSP vehicles

There was a surplus vehicle approved at the last meeting. Since then, there was another vehicle (Charger) that became available for 12,500. We have been informed that there should be some surplus Tahoe's that will be soon. With the purchases we have made for cars (including the one since the last meeting) we are in pretty good shape for administrative vehicles, but we are still in need of replacement vehicles for the Tax Assessors' office (2) and IT department. The Tahoe's would be ideal for these needs. These vehicles will only be available for a day or so when GSP announces them. We need the ability to act immediately if there are any that we feel will serve our purpose. The action requested is to authorize the Chairman to make the decision on purchase and ratify at the meeting following the purchase. These will be purchased with ARPA funds.



MEMORANDUM

Terrell Partain,
County Administrator
August 5, 2022

RE: Item 12 D Community Service

Commissioner Dorsey requested this to be added to the agenda for a formal request to be made to the Magistrate and Probate Courts that when possible when people are given Community Service as part of their sentencing that their community service be performed at the Transfer Station for trash pickup.



MEMORANDUM

Terrell Partain,
County Administrator
August 5, 2022

RE: Item 12 E Emily Brown Kings Bench Retreat LLC plat

The attached material is the history of this request to divide 4 parcels from a large track of property off Kings Bench Road. The first correspondence began in June of 2020 with a concept drawing. In December of last year when we searched the Health Department and Corps for any plats that they had in their process at the time this one wasn't listed. By the attached documentation you can verify the dates that this was discussed with me. With the current situation with the Subdivision Ordinance and Moratorium I feel the Board must make a decision on approval or rejection of this plat.

tpartain@hartcountygga.gov

From: Patrick Carey <patrick@keystonelandssurveying.com>
Sent: Friday, June 12, 2020 1:03 PM
To: Terrell Partain; T. Chase Brown
Subject: Fwd: Kings Bench Retreat Exception Plat
Attachments: Brown Lake House R1 6-2-2020.pdf

Terrell,

Have you had a chance to review the plat for Kings Bench retreat?

I would like to get going on setting the property corners.

Thanks,

Patrick Carey, PLS
Keystone Land Surveying, Inc
162 East Crogan St. Suite F
Lawrenceville, GA 30046
O: 770.545.8700
C: 770.315.3063
www.keystonelandssurveying.com



Take control of the construction process with TEAM8s. Ask me how and [Check us out!](#)



----- Forwarded message -----

From: Patrick Carey <patrick@keystonelandssurveying.com>
Date: Tue, Jun 2, 2020 at 3:20 PM
Subject: Kings Bench Retreat Exception Plat
To: Terrell Partain <tpartain@hartcountygga.gov>, T. Chase Brown <chase@etbhomes.com>

Mr. Partain,

I hope you are doing well.

Attached is the revised Exception Plat for Chase Brown.

Please reply all if you have any questions.

Let me know what the process will be to get this recorded.

Thanks,

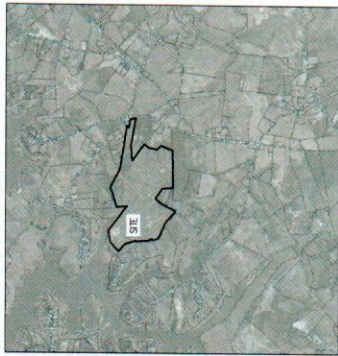
Patrick Carey, PLS
Keystone Land Surveying, Inc
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Take control of the construction process with TEAM8s. Ask me how and [Check us out!](#)



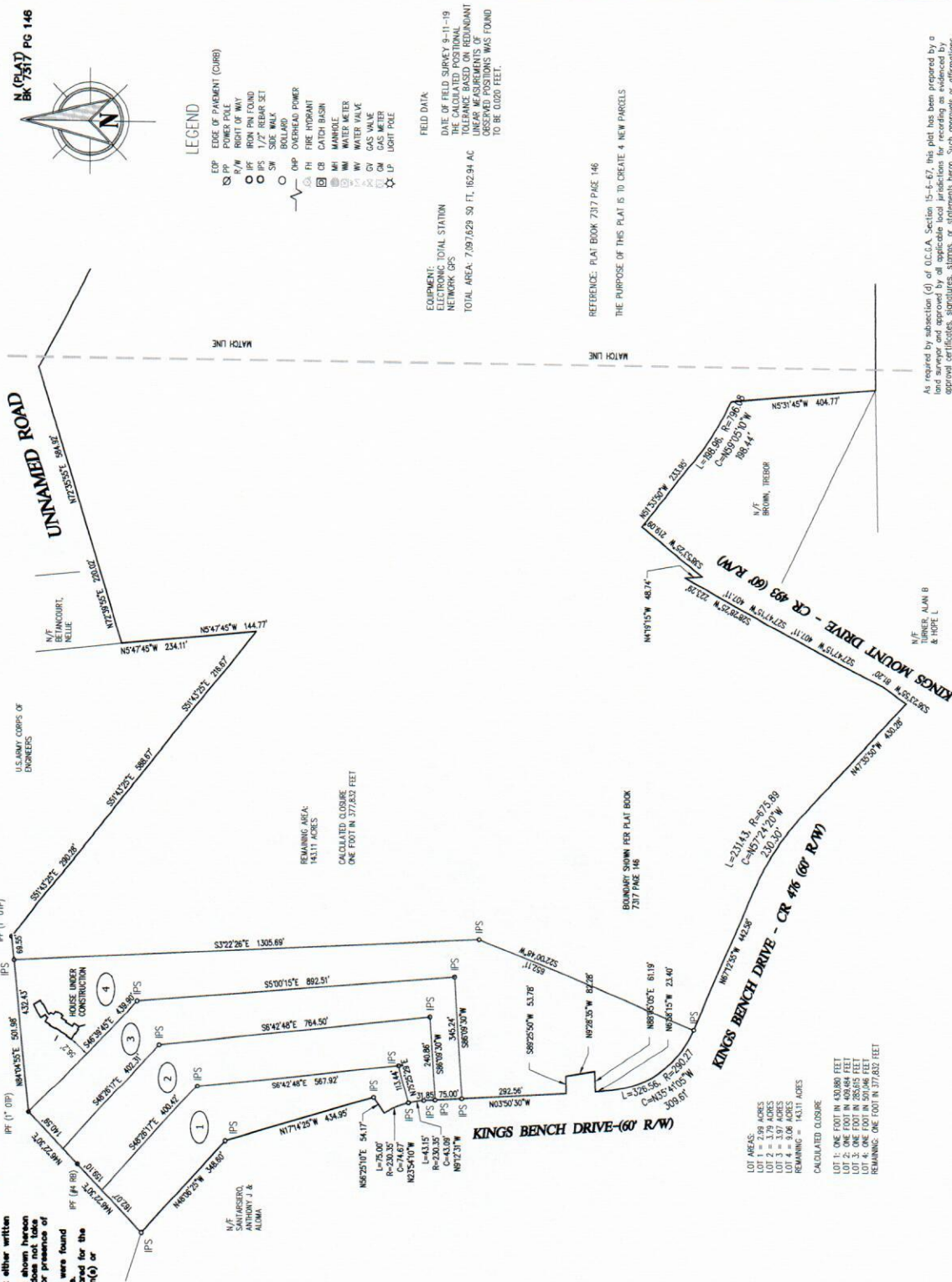
GENERAL NOTES:
 1. This Plot has been prepared without the benefit of a current title report. The owner is advised that any survey data that are not shown on this plot, but that are not shown on the plot, are not shown on the plot.
 2. This plot is subject to any restrictions that may exist either written or unwritten.
 3. The owner is advised that any survey data that are not shown on this plot, but that are not shown on the plot, are not shown on the plot.
 4. The owner is advised that any survey data that are not shown on this plot, but that are not shown on the plot, are not shown on the plot.
 5. This Plot has been prepared for the exclusive use of the person(s) or persons named herein.



VENUE MAP (NOT TO SCALE)



FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF HART COUNTY, GEORGIA 13142050C EFFECTIVE DATE SEPTEMBER '06, 2008



KINGS BENCH RETREAT, LLC
 1115 HART COUNTY, GEORGIA
 G.M.D. 1115
 HART COUNTY, GEORGIA

EXCEPTION PLAT FOR
 KINGS BENCH RETREAT LLC

Date: 6-2-2020
 Scale: 1" = 200'
 Client: KINGS BENCH RETREAT, LLC
 Drawn By: PC
 Sheet 1 of 3



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by a recording stamp, or statements herein. Such approvals or affirmations should be confirmed with the appropriate local jurisdiction. The surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

REFERENCE: PLAT BOOK 7317 PAGE 146
 THE PURPOSE OF THIS PLAT IS TO CREATE 4 NEW PARCELS

EQUIPMENT:
 ELECTRONIC TOTAL STATION
 NETWORK GPS
 TOTAL AREA: 7,097,629 SQ. FT. 162.94 AC
 CALCULATED POSITIONAL
 MEASUREMENTS OF
 OBSERVED POSITIONS WAS FOUND
 TO BE 0.020 FEET.

- LEGEND**
- EGP EDGE OF PAVEMENT (CURB)
 - PP POWER POLE
 - FW FLOW LINE
 - IPF 1/2" REBAR SET
 - SW SIDE WALK
 - BOLLARD
 - OHV OVERHEAD POWER
 - FI FIRE HYDRANT
 - CB CATCH BASIN
 - MH MANHOLE
 - WM WATER METER
 - WM WATER VALVE
 - GV GAS VALVE
 - GM GAS METER
 - LP LIGHT POLE

FIELD DATA

DATE OF FIELD SURVEY 9-11-19
 CALCULATED POSITIONAL
 MEASUREMENTS OF
 OBSERVED POSITIONS WAS FOUND
 TO BE 0.020 FEET.



N (PLAT)
BK 7317 PG 146

MT. OLIVET RD - CR 278 (60' R/W)

Line Table		
Line #	Length	Direction
L1	15.65	S00735°15'W
L2	23.77	S1212°40'E
L3	31.64	S1248°15'E
L4	88.07	S1518°30'E
L5	58.08	S1702°25'E

Line table		
Line #	Length	Direction
1	28.50	S83.54/100°W
2	37.21	S79.31/35°W
3	33.68	S33.00/45°W
4	34.30	S86.16/15°W
5	38.21	S84.26/15°W
6	29.16	N62.71/105°W
7	24.45	S58.99/100°W
8	23.17	N84.92/105°W
9	28.87	S76.71/105°W
10	13.12	N69.28/100°W
11	28.00	N88.47/100°W
12	19.02	S89.52/15°W
13	17.10	N60.08/25°W
14	57.58	N50.56/45°W
15	21.33	S26.50/55°W
16	36.70	S73.09/25°W
17	60.09	S68.15/20°W

BOUNDARY SHOWN PER PLAT BOOK

REMAINING AREA:

CALCULATED CLOSURE
ONE FOOT IN 377.832 FEET

N/F
COLLETON LLC

EXCEPTION PLAT FOR
KINGS BENCH RETREAT LLC

G.M.D. 1115
HART COUNTY, GEORGIA

CRYSTONE LAND SURVEYING, INC.
182 E. CROGAN ST.
SUITE F
LAWRENCEVILLE, GEORGIA
770-962-8800



COPY RIGHT 2019—THIS IS X 24 DRAWING AND REPRODUCTIONS ARE THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.

Date: 6-2-2020

Scale: 1" = 200'

Client: KINGS BENCH RETREAT LLC

Drawn By: PC

Sheet 2 of 3

From: Emily Brown <emily@etbhomes.com>
Sent: Tuesday, July 19, 2022 4:14 PM
To: tpartain@hartcountyga.gov
Cc: T. Chase Brown
Subject: Kings Bench Retreat Exception Plat
Attachments: email 6-12-20.pdf; 9-30-21_Chase Brown_Kings Bench Rd Level 3 Soils_10-07--21.pdf; Brown Lake House wks R3 4-26-22.pdf

Hi Terrell,

Its Emily Brown, I left you a vm yesterday and was in your office two weeks ago discussing this exemption plat. Please see attached that our surveyor Patrick sent back in April including an email dated from 2020 when we began this process. I dont think we need to bother with the trust documents or showing original plans for the development or presenting to the commissioners given the start date of this project is prior to the moratorium. We would appreciate a call or email response regarding this matter so we can move it along.

Thank you,
Emily Brown
309-838-4865

----- Forwarded message -----

From: Patrick Carey <patrick.carey3077@gmail.com>
Date: Tue, Apr 26, 2022, 2:36 PM
Subject: Kings Bench Retreat Exception Plat
To: <tpartain@hartcountyga.gov>, <chase@etbhomes.com>

Terrell,

I hope you are doing well.

This has stretched out a long time.

The Client; Chase Brown had a Soil Survey completed and did some lot line shifting.

I think he's ready to proceed with this configuration.

Three attachments

email
soil survey
plat

Let me know if you have any comments.

Thanks,

This e-mail and any files transmitted with it, are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you received this e-mail in error, please notify the sender immediately. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Please note that any views or opinions presented in this e-mail are solely those of the authors and do not necessarily

represent those of the company. The recipient should always check their e-mail and attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this e-mail.

--

Emily Brown

emily@ETBhomes.com

ETBHomes.com

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Patrick Carey <patrick@keystonelandssurveying.com>

RE: Kings Bench Retreat Exception Plat

1 message

Terrell Partain <tpartain@hartcountyga.gov>
To: Patrick Carey <patrick@keystonelandssurveying.com>

Fri, Jun 12, 2020 at 2:31 PM

Patrick,

You can go ahead and get what is required by the Health Department perk test, etc. Then they will come back to me.

Thanks,

Terrell Partain, PMDC , GA-CEM
County Administrator – Director EMHS
Hart County Board of Commissioners
800 Chandler St.
Hartwell, GA 30643
706-376-2024
Email: tpartain@hartcountyga.gov

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From: Patrick Carey [mailto:patrick@keystonelandssurveying.com]
Sent: Friday, June 12, 2020 1:03 PM
To: Terrell Partain; T. Chase Brown
Subject: Fwd: Kings Bench Retreat Exception Plat

Terrell,

Have you had a chance to review the plat for Kings Bench retreat?

I would like to get going on setting the property corners.

Thanks,

Patrick Carey, PLS

Keystone Land Surveying, Inc

162 East Crogan St. Suite F

Lawrenceville, GA 30046

O: 770.545.8700

C: 770.315.3063

www.keystonelandssurveying.com



Take control of the construction process with TEAM8s. Ask me how and Check us out!

TEAM8s

----- Forwarded message -----

From: **Patrick Carey** <patrick@keystonelandssurveying.com>

Date: Tue, Jun 2, 2020 at 3:20 PM

Subject: Kings Bench Retreat Exception Plat

To: Terrell Partain <tpartain@hartcountyga.gov>, T. Chase Brown <chase@etbhomes.com>

Mr. Partain,

I hope you are doing well.

Attached is the revised Exception Plat for Chase Brown.

Please reply all if you have any questions.

Let me know what the process will be to get this recorded.

Thanks,

Patrick Carey, PLS

Keystone Land Surveying, Inc

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SALES TAX DISTRIBUTION RATES - COUNTY and CITY

6.January.2021

LO = LOCAL OPTION SP = SPECIAL PURPOSE ED = EDUCATIONAL HO = HOMESTEAD
L2 = OTHER LOCAL OPTION T2 = LOCAL TSPLOST

Tax Type	County	Name	Rate
SP	071 - Haralson	HARALSON COUNTY BOARD OF COMMISSIONERS (SPLOST)	100
T2	071 - Haralson	HARALSON COUNTY BOARD OF COMMISSIONERS (TSPLOST2)	61.75
T2	071 - Haralson	CITY OF TALLAPOOSA (TSPLOST2)	11.01
T2	071 - Haralson	CITY OF TEMPLE (TSPLOST2)	0.16
T2	071 - Haralson	CITY OF WACO (TSPLOST2)	1.79
T2	071 - Haralson	CITY OF BREMEN (TSPLOST2)	21.45
T2	071 - Haralson	CITY OF BUCHANAN (TSPLOST2)	3.84
ED	072 - Harris	HARRIS COUNTY BOARD OF EDUCATION (ELOST)	100
LO	072 - Harris	HARRIS COUNTY BOARD OF COMMISSIONERS (LOST)	72.8
LO	072 - Harris	CITY OF HAMILTON (LOST)	5.6
LO	072 - Harris	CITY OF PINE MOUNTAIN (LOST)	7.35
LO	072 - Harris	CITY OF SHILOH (LOST)	2.8
LO	072 - Harris	CITY OF WAVERLY HALL (LOST)	5.65
LO	072 - Harris	CITY OF WEST POINT (LOST)	5.8
SP	072 - Harris	HARRIS COUNTY BOARD OF COMMISSIONERS (SPLOST)	100
ED	073 - Hart	HART COUNTY BOARD OF EDUCATION (ELOST)	100
LO	073 - Hart	HART COUNTY BOARD OF COMMISSIONERS (LOST)	73.5
LO	073 - Hart	CITY OF HARTWELL (LOST)	21
LO	073 - Hart	CITY OF ROYSTON (LOST)	4.25
LO	073 - Hart	CITY OF BOWERSVILLE (LOST)	1
LO	073 - Hart	CITY OF CANON (LOST)	0.25
SP	073 - Hart	HART COUNTY BOARD OF COMMISSIONERS (SPLOST)	100
ED	074 - Heard	HEARD COUNTY BOARD OF EDUCATION (ELOST)	100
LO	074 - Heard	HEARD COUNTY BOARD OF COMMISSIONERS (LOST)	79
LO	074 - Heard	TOWN OF CENTRALHATCHEE (LOST)	4.5
LO	074 - Heard	CITY OF EPHEBUS (LOST)	4.5
LO	074 - Heard	CITY OF FRANKLIN (LOST)	12
SP	074 - Heard	HEARD COUNTY BOARD OF COMMISSIONERS (SPLOST)	100
ED	075 - Henry	HENRY COUNTY BOARD OF EDUCATION (ELOST)	100
LO	075 - Henry	HENRY COUNTY BOARD OF COMMISSIONERS (LOST)	66
LO	075 - Henry	CITY OF HAMPTON (LOST)	6.7
LO	075 - Henry	CITY OF LOCUST GROVE (LOST)	5.94
LO	075 - Henry	CITY OF MCDONOUGH (LOST)	10
LO	075 - Henry	CITY OF STOCKBRIDGE (LOST)	11.36
SP	075 - Henry	HENRY COUNTY BOARD OF COMMISSIONERS (SPLOST)	100
ED	076 - Houston	HOUSTON COUNTY BOARD OF EDUCATION (ELOST)	100
LO	076 - Houston	HOUSTON COUNTY BOARD OF EDUCATION (LOST)	100
SP	076 - Houston	HOUSTON COUNTY BOARD OF COMMISSIONERS (SPLOST)	100
ED	077 - Irwin	IRWIN COUNTY BOARD OF EDUCATION (ELOST)	100
LO	077 - Irwin	IRWIN COUNTY BOARD OF COMMISSIONERS (LOST)	50
LO	077 - Irwin	CITY OF OCILLA (LOST)	50



MEMORANDUM

Terrell Partain,
County Administrator
August 5, 2022

RE: Item 13 A Resolution to grant authority to Stephens County Hospital Authority, d/b/a, Stephens County Hospital to open, own, and operate healthcare facilities inside the county limits of Hart County Georgia in accordance with Georgia Code § 31-7-71-(1)

Attached is the Resolution required for Dr. Zooberg's Hartwell Practice (retiring) to be absorbed into the Stephens County Hospital System.

RESOLUTION TO ESTABLISH

Be it resolved that on this ____ the day of _____, 2022, Hart County Government, hereinafter referred to as "COUNTY", does hereby grant authority to Stephens County Hospital Authority, d/b/a, Stephens County Hospital, hereinafter referred to as "HOSPITAL", to open, own, and operate healthcare facilities inside the county limits of Hart County Georgia in accordance with Georgia Code § 31-7-71-(1). This resolution is for the purpose of ensuring adequate access to necessary healthcare services for the residents of Hart County, Georgia. HOSPITAL shall remain responsible for obtaining approval from any regulatory bodies governing the operation of healthcare facilities and obtaining Certificate of Need for any projects which may require such a certificate. HOSPITAL shall also remain responsible for maintaining any necessary licensure as governed by local, state, and federal regulations.

Hart County Government:

County Commission Chairman

Date



MEMORANDUM

Terrell Partain,
County Administrator
August 5, 2022

RE: Item 13 B Variance Request Michael & Elaine Bishop, 217 Rays Road Parcel #
C27B 049 Front Setback

Mrs. Bishop is requesting a variance from the 40' front setback to allow her home to be built 23' from the front road ROW. See attached information

From: Elaine Bishop <ebishop5@yahoo.com>
Sent: Friday, July 29, 2022 4:27 PM
To: tpartain@hartcountyga.gov
Subject: AGENDA

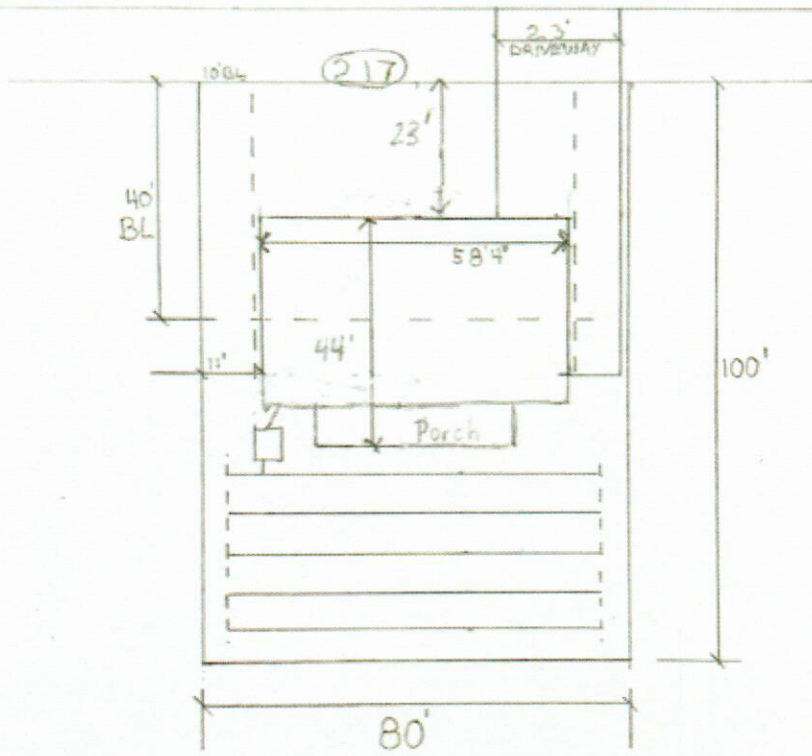
217 Rays Rd Variance Request

August 9 Commission Meeting

We (Michael & Elaine Bishop) are requesting a 17' front setback variance. This would put the front of the future home with a 23' setback from the road. The site plan attachment shows the placement of the 2 bedroom home on the 80 x 100 ft lot. Rays Rd is an older dead end road with mostly older homes. At the time of construction those homes did not have the strict requirements for Septic systems that are in place now. As you can see in the site plan, the 2 bedroom home requires 30+ feet of lines which pushes the proposed home closer to the road.

Thank You for Your consideration.

RAY'S ROAD



MIKE & ELAINE BISHOP
3250 STANCL DR
Dacula GA 30019

1" = 20' SCALE

Sent from my iPhone





MEMORANDUM

Terrell Partain,
County Administrator
August 5, 2022

RE: Item 13 C Variance Request Mia Simpson, 201 Bird Court, Tax ID C82A 005
Front Setback

Ms. Simpson is requesting a variance from the 40' front setback to allow her home to be built 30' from the front road ROW. See attached information

From: Mia Simpson <miayvette0426@gmail.com>
Sent: Thursday, July 28, 2022 12:40 PM
To: tpartain@hartcountyga.gov
Cc: Jerry Turner; David Simpson
Subject: Re: Subject: Agenda - 201 Bird Court Setback

Hi Mr. Partain,
I'm following up to apologize for misspelling your name.

Thank you for your help.
Mia Simpson

On Thu, Jul 28, 2022 at 12:09 PM Mia Simpson <miayvette0426@gmail.com> wrote:
July 28th, 2022

Mr. Pertain,

This letter is to request a variance to the 40-foot setback requirement from the front property line at 201 Bird Court, Tax ID C82A 005.

I purchased the lot in August 2021 with the intention of building my home to be close to my parents in Hartwell. The subdivision of Karen's cove is an established development created in the late 1980's.

My home is set to be placed 30 feet from the front property line. This was planned this way to be more in line with the other homes in the neighborhood that are to the front of their lots. I would appreciate the authorization to place my home as noted on my site plan which you indicated you have a copy.

Please let me know if you need any further information from me for this request. Thank you for your help in this matter.

Mia Simpson





MEMORANDUM

Terrell Partain,
County Administrator
August 5, 2022

RE: Item 13 D LOST Agreement

Attached is the LOST Agreement Form from DOR. The intent of the Board and City is to renew the LOST Agreement for the next 10 year period at the same percentage disbursements as the previous 10 year period.

The City of Hartwell approved their percentages at their regular meeting Monday afternoon. With your approval I will present to the City of Royston, Bowersville and Canon to finalize the process.



CERTIFICATE OF DISTRIBUTION

TO: State Revenue Commissioner

Pursuant to an Act of the Georgia General Assembly, effective January 1, 1980, relating to Local Sales & Use Taxes, the governing authorities for the qualifying municipalities and the county located within the special district coterminous with the boundaries of Hart County hereby certify that the proceeds of the combination city/county local sales and use tax generated in such district shall be distributed by the State Revenue Commissioner as follows:

City of Hartwell shall receive 21 _____ %
City of Royston shall receive 4.25 _____ %
City of Bowersville shall receive 1 _____ %
City of Canon shall receive 0.25 _____ %
City of _____ shall receive _____ %
City of _____ shall receive _____ %
County of _____ shall receive _____ %

This certificate shall continue in effect until such time as a new certificate shall be executed as provided in said Act.

By executing this schedule, the county and cities, acting through their respective officers, represent that all municipalities lying wholly or partly in the tax jurisdiction have been given an opportunity to show that they are 'qualified municipalities,' as that term is used in the Act, and that all municipalities listed herein as recipients are 'qualified' and so may receive distribution from the proceeds of the tax.

Executed on behalf of the governing authorities of the qualifying municipalities representing not less than a majority of the aggregate population of all qualifying municipalities located within the special district and the governing authority of the county, this _____ day of _____ 20 ____.

MAYOR OF THE CITY OF Hartwell

MAYOR OF THE CITY OF Royston

MAYOR OF THE CITY OF Bowersville

MAYOR OF THE CITY OF Canon

MAYOR OF THE CITY OF

MAYOR OF THE CITY OF

CHAIRMAN BOARD OF COMMISSIONERS OF

Hart COUNTY



MEMORANDUM

Terrell Partain,
County Administrator
August 5, 2022

RE: Item 13 E GDOT rumble Strip Request

Commissioner Dorsey requested this to be added