



Hart County Board of Commissioners
Tuesday March 28, 2023
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)
 - 03/14/2023 Regular Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
Shane Hix, Interim Chief Appraiser, Quarterly Update
9. COUNTY ADMINISTRATOR'S REPORT
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Job Description Meals on Wheels Coordinator (Part-time) Senior Center
 - b) Moratorium on Duplex Housing Permitting
13. NEW BUSINESS
 - a) Butts Plat Variance request Parcel C67C 038
 - b) SPLOST VI Discussion
 - c) Credit for Experience Maintenance Shop
 - d) Surplus Ladder Trucks Fire Department
 - e) Setback Variance UNITED GRANULATION SERVICES LLC (Rose Acres) parcel C34 033 001 for an addition to the existing building.
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Personnel with Tax Assessors Board
16. ADJOURNMENT

Hart County Board of Commissioners
March 28, 2023
6:00 p.m.

Hart County Board of Commissioners met March 28, 2023 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

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

1. Prayer

Prayer was offered by Commissioner Brown.

2. Pledge of Allegiance

Everyone stood in observance of the Pledge of Allegiance.

3. Call to Order

Chairman Sayer called the meeting to order.

4. Welcome

Chairman Sayer welcomed those in attendance.

5. Approve Agenda

Commissioner Brown moved to amend and approve the agenda to include item 15) Executive Session-Personnel with Tax Assessors Board. Commissioner Bennett provided a second to the motion. The motion carried 4-0.

6. Approve Minutes of Previous Meeting(s)

- 03/14/2023 Regular Meeting

Commissioner Bennett moved to approve the minutes of March 14, 2023 regular meeting. Commissioner Brown provided a second to the motion. The motion carried 5-0.

7. Remarks By Invited Guests, Committees, Authorities

None

8. Reports By Constitutional Officers & Department Heads
Shane Hix, Interim Chief Appraiser, Quarterly Update

Interim Chief Appraiser Hix presented the quarterly update on behalf of the staff and himself; reminded property owners April 3, 2023 is the deadline to submit returns and file homestead exemption for 2022; assessment notices will go out in May.

9. County Administrator's Report

County Administrator Terrell Partain reported on the status of the new jail facility; concrete pad has been poured; hanging steel framing; there has been some delays at the new fire station; in process of running electrical wiring other than that construction is moving along.

10. Chairman's Report

Chairman Sayer offered condolences to the family of Detention officer Betty Walsh; commended Recreation Director Owens and staff for their efforts prior to and during Little League Opening Day Events; announced IBA meet with BOC May 8 to discuss SPLOST & Director position.

11. Commissioners' Reports

Commissioner Bennett commended Rec Director Owens.

Commissioner Teasley offered condolences to the family of Detention officer Betty Walsh; expressed appreciation for Rec Director Owens.

Commissioner Brown commended the Rec Department Director and staff; asked travelers to use caution in areas where ag equipment is on roads; slow down and yield to tractors.

Commissioner Dorsey announced the Fire Department is in need of volunteers; a number of volunteers will be retiring in the near future leaving a shortage of volunteers.

12. Old Business

a) Job Description Meals on Wheels Coordinator (Part-time) Senior Center

Commissioner Dorsey moved to approve the job description as amended. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

b) Moratorium on Duplex Housing Permitting

Administrator Partain suggested the BOC create a definition to classify duplex housing to incorporate in the subdivision ordinance.

Commissioner Dorsey responded the language in the moratorium allows for specific stick built single family residential homes; mobile homes; modular homes; no townhouses or duplexes.

Chairman Sayer stated State and Federal governments recognize duplexes as multiple family housing.

Commissioner Bennett thinks that there should be stipulations set for duplexes; how many an individual can own; how big lot size; size of the structure; how long the owner needs to keep the property.

Commissioner Brown read a list of stipulations that are required by other entities; minimum lot size one acre on duplexes; separate septic systems; county water hook up; three car parking spaces; erosion plan to protect the environment. Duplexes are considered affordable housing.

Charlie Pierce requested the BOC to allow him to pull a building permit under Code of Ordinance Chapter 18 to build a duplex; he's met Health Department requirements and site plans on a recorded lot on Bailey's Garage Road.

Attorney Kim Higginbotham responded permitting requirements must comply with everything in Chapter 46.

Commissioner Dorsey moved to leave the moratorium as is until the subdivision ordinance amendments are complete. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

13. New Business

a) Butts Plat Variance request Parcel C67C 038

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

b) SPLOST VI Discussion

No action was taken.

Water Authority Director Pat Goran asked the BOC consider allotting more SPLOST funds for water projects. Commissioner Dorsey recommended Director Goran do a cost analysis to purchase own equipment and install water lines at a lower cost than contracting the service out.

c) Credit for Experience Maintenance Shop

Commissioner Dorsey moved to grant 8 years credit for experience to new hire Geoffrey Casper. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

d) Surplus Ladder Trucks Fire Department

Chairman Sayer moved to purchase surplus ladder trucks with "203" special revenue funds. Commissioner Brown provided a second to the motion. The motion carried 5-0.

e) Setback Variance UNITED GRANULATION SERVICES LLC (Rose Acres) parcel C34 033 001 for an addition to the existing building

No action was taken.

14. Public Comment

None

15. Executive Session – Personnel (Tax Assessors Board)

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

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

Commissioner Teasley moved to grant the Board of Assessors \$75 per diem for meetings up to 4 hours; \$125 per diem over 4 hours. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

16. Adjournment

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

Marshall Sayer, Chairman

Lawana Kahn, County Clerk