



Hart County Board of Commissioners
Tuesday July 27, 2021
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)
 - 7/13/2021 Reg 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) Amendment to Chapter 22, Article V – Private Rendering Plant (1st Reading)
 - b) Road Stripping List
13. NEW BUSINESS
 - a) Consultant to Audit ISO Status
 - b) Discussion on Chapter 46, Land Development Standards and Chapter 50, Mobile Homes and Trailers Ordinances need for updating
 - c) Adopting Building Codes and hiring of a Building Inspector
 - d) HYDRA letter of support/grant application
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Real Estate
16. ADJOURNMENT

Hart County Board of Commissioners
July 27, 2021
6:00 p.m.

Hart County Board of Commissioners met July 27, 2021 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

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

1. Prayer

Prayer was offered by Magistrate Court Judge Thomas Jordan.

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 Teasley moved to amend and approve the meeting agenda to include item 13 d) HYDRA letter of support/grant application. Commissioner Carter provided a second to the motion. The motion carried 5-0.

6. Approve Minutes of Previous Meeting(s)

- 7/12/2021 Reg Meeting

Commissioner Carter moved to approve the minutes of July 13, 2021 as amended. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

7. Remarks By Invited Guests, Committees, Authorities

No remarks by invited guests, committees or authorities.

8. Reports By Constitutional Officers & Department Heads

County Attorney Walter Gordon recognized Patty York named AgGeorgia Farm Bureau of Directors.

9. County Administrator's Report

County Administrator Terrell Partain did not have anything to report.

10. Chairman's Report

Chairman Sayer reported a budget work session will follow the regular meeting.

11. Commissioners' Reports

Commissioner Carter reported the City of Lavonia officials are willing to work with Hart County for road paving projects.

Commissioner Dorsey responded Hart County has worked with other counties in the past with road projects; he wished Administrator Partain a happy anniversary.

12. Old Business

a) Amendment to Chapter 22, Article V – Private Rendering Plant (1st Reading)

Commissioner Dorsey moved to accept the first reading of Chapter 22, Article V – Private Rendering Plant. Commissioner Bennett provided a second to the motion.

Commissioner Carter reported Department of Agriculture 40-16-14 defines defensive odors.

Commissioner Dorsey stated the purpose of the amendment to Chapter 22 is a result of Pilgrim's Pride attempt to build a plant in Franklin County.

The motion carried 5-0.

b) Road Stripping List

No action was taken.

13. New Business

a) Consultant to Audit ISO Status

Administrator Partain explained ISO criteria has changed therefore, to ensure the fire rating is within the schedules he and Fire Chief Byrum are requesting the BOC consider an audit.

Commissioner Dorsey moved to authorize County Administrator Partain and Fire Chief Byrum to seek a gap assessment for the county's ISO status. Commissioner Carter provided a second to the motion. The motion carried 5-0.

b) Discussion on Chapter 46, Land Development Standards and Chapter 50, Mobile Homes and Trailers Ordinances need for updating

Commissioner Dorsey stated there is a problem with growth in the county which can create a public health issue with ½ acre lots; infrastructure issues; developers are coming into the county buying up land taking away the character of the county.

Commissioner Dorsey moved to implement 180-day moratorium to abolish one half acre minimum lot size; require one acre or more; prohibit tiny homes; container homes; restrictive covenants must be approved by the BOC; remove experimental subdivision in the ordinance; Home Owners Association must be part of the approval process; approve single family dwellings; modular homes and factory built homes; setback requirements will be reviewed and all lots must be recorded at the courthouse; and setback requirements will be reviewed. Chairman Sayer provided a second to the motion.

Commissioner Carter expressed his concern about affordability for ½ acre to 1 acre or more to build a house and the impact that will have on the market.

Chairman Sayer commented as per the last comprehensive land use study everybody wants to keep the small-town charm. The county needs growth in moderate amounts and we're not prepared for this much growth at one time.

Jake Pridgen, resident of Old Hwy 29, voiced his concerns about the moratorium, lot sizes and setbacks.

Lowell Macher voiced his concerns about spec building from a lending standpoint; he suggested the Board put together a committee made up of a couple members of the BOC, lenders, builders and real estate to assist with ideas for development.

Aaron Blomberg stated changing the lot sizes would not be the answer; he will cut up one acre lots where there is 40' setback.

Chairman Sayer called for the vote on the 180-day moratorium. The motion carried 5-0.

c) Adopting Building Codes and hiring a Building Inspector

No action was taken.

d) HYDRA Letter of Support/Grant Application

Commissioner Dorsey moved to draft a letter of support for HYDRA to apply for a grant and authorize Chairman Sayer to sign the letter. Commissioner Carter provided a second to the motion. The motion carried 5-0.

14. Public Comment

Jeanette Cross, resident of Woodlake Landing, asked for the county's help to stop the City of Hartwell from annexing them into the City.

Chairman Sayer responded the developer purchased additional property in order to qualify the property to be annexed into the City and there is nothing the county can do.

Lowell Macher commented proposed development at the end of Woodlake Landing for multi-family housing changes the dynamics of the area.

Tammy Piper, resident of North Point Subdivision, reported a neighbor purchased a home built by Silver Oaks Developer and the foundation is cracked; concrete is being poured on dirt that is not being compacted; there were not wells that were capped as indicated to the Board of Commissioners by the developer; county water was in place when homes were built.

Daniel Fisher and Charles Newport, residents of North Point, voiced concerns about the interior lots and the developer building slab houses in a marsh land area.

Cynthia Wilkins, resident of Golden Oaks, voiced concerns about the proposed annexation at the end of Woodlake Landing.

Christie Dwyer, Exit Realty Lake Country, defended realtors and opposed the proposed changes to lot sizes.

15. Executive Session – Real Estate

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

Commissioner Teasley moved to reconvene the regular meeting. 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