



## Hart County Board of Commissioners

Tuesday April 8, 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)  
03/25/2025 Regular Minutes
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
  - a) Chapter 46 Land Development Amendment (3<sup>rd</sup> and Final Reading)
  - b) Amendment to Chapter 50 MANUFACTURED HOMES AND TRAILERS Sec 50-3 Requirements (3<sup>rd</sup> and Final Reading)
  - c) Bid Award Tennis / Pickleball Court Lighting Labor
  - d) Bid Opening Senior Center Meal food
13. NEW BUSINESS
  - a) ~~Right of Way Variance Request Parcel No. C79E-014, Hugh Dorsey Rd.~~ **Removed**
  - b) Replacement Loader for Transfer Station
  - c) Friendship Farms Level III subdivision approval.
  - d) Paynes Creek campground discussion **Added**
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Litigation – Personnel - Real Estate
16. ADJOURNMENT

Hart County Board of Commissioners  
April 8, 2025  
6:00 p.m.

The Hart County Board of Commissioners met April 8, 2025 at the Hart County Administrative & Emergency Services Center.

Chairman Sayer presided with Commissioners Michael Bennett, Frankie Teasley and Joey Dorsey were present. Commissioner Jeff Brown was out of town.

1. Prayer

Commissioner Dorsey 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 those in attendance either in person, viewing on HTC or Hart County Board of Commissioners YouTube.

5. Approve Agenda

Commissioner Teasley moved to approve the agenda, with item 13a) removed and item 13d) Paynes Creek Campground discussion added. Commissioner Bennett provided a second to the motion. The motion carried 4-0.

6. Approve Minutes of Previous Meeting(s)

Commissioner Bennett moved to approve the 3/25/2025 Regular Minutes. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

7. Remarks By Invited Guests, Committees, Authorities

None

8. Reports By Constitutional Officers & Department Heads

None

9. County Administrator's Report

None

## 10. Chairman's Report

None

## 11. Commissioners Reports

Commissioner Bennett thanked all the volunteer firefighters and first responders for risking their health and lives to help protect Hart County citizens from major fires within the last weeks.

Commissioner Teasley echoed Commissioner Bennett's thanks to the volunteer firefighters and Public Safety workers. Also, Commissioner Teasley offered condolences to Hart County Coroner Mike Adams and family members on the loss of Coroner Adams' Mother.

Commissioner Dorsey offered condolences to the Adams family as well.

## 12. Old Business

### a) Chapter 46 Land Development Amendment (3<sup>rd</sup> Reading)

Commissioner Dorsey moved to accept the 3<sup>rd</sup> and Final Reading of Chapter 46 Land Development Amendment and approval of the Amendment with the changes.

Attorney Zac Parkard, Staff Council of the National Association of Home Builders Association addressed the Board concerning the national housing crisis. Minimum three acreages will add greatly to the cost of a new home, therefore homeowners are being priced out of the market. Home construction is a significant driver of jobs in Hart County, with a reduction of home building, reducing income for construction workers.

Mr. Parkard and the NAHB feel two different standards are applied to two similarly situated sets of individuals. Performance bonds are a financial barrier to developers.

Chairman Sayer quoted Economist findings that in an area comparable with Hart County, residents with one child will need to build a one-million dollar home for tax revenue to cover services offered. Chairman Sayer further stated, the State provides the standards being applied too different individuals.

Commissioner Dorsey explained the Hart County Level I, II, III subdivision ordinances were enacted to help control the growth while trying to maintain as much of the rural areas of Hart County as possible. Commissioner Dorsey also stated we are proud to have one of the lowest tax millage rates in the State of Georgia.

Commissioner Teasley provided a second to the motion. The motion carried 3-1. Commissioner Bennett opposed.

Commissioner Teasley provided a second to the motion. The motion carried 3-1. Commissioner Bennett opposed the motion.

b) Amendment to Chapter 50 Manufactured Homes and Trailers Sec 50-3 Requirements (3<sup>rd</sup> and Final Reading)

Commissioner Teasley moved to accept the 3<sup>rd</sup> and Final Reading of Chapter 50 Manufactured Homes and Trailers and approval of the Amendment with the changes. Commissioner Dorsey provided a second to the motion. The motion carried 4-0.

c) Bid Award Tennis/Pickle Court Lighting Labor

Commissioner Dorsey moved to accept the lower bidder of Cory Clark Electric, Clarmont, Georgia for \$32,000.00. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

d) Bid Opening Senior Center Meal Vendor

Commissioner Dorsey moved to open two boxes received before the deadline and reject the third box received after the deadline. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

Commissioner Bennett moved to turn the bids over to the County Administrator and the Senior Center Director for their view and recommendation. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

### 13. New Business

~~a) Right of Way Variance Request Parcel No.C79E 014, Hugh Dorsey Rd.~~  
**REMOVED**

b) Replacement Loader for Transfer Station

Commissioner Dorsey moved to approve the Emergency purchase of a loader at the Transfer Station for the approximate state contract cost of \$203,000.00. Commissioner Bennett provided a second to the motion. The motion carried 4-0.

c) Friendship Farms Level III subdivision approval

Commissioner Dorsey moved to approve the development. Commissioner Bennett provided a second to the motion. The motion carried 4-0.



d) Paynes Creek campground discussion **ADDED**

Chairman Sayer moved to amend the Changes and Cancellations portion of the Paynes Creek Campground Agreement. Commissioner Bennett provided a second to the motion. The motion carried 4-0.

## 5. EXECUTIVE SESSION

Commissioner Dorsey moved to exit the Regular Meeting and go into Executive Session for Litigation, Personnel, Real Estate Acquisition. Commissioner Teasley provided a second to the motion. The motion carried 4-0.

Commissioner Bennett moved to close the Executive Session and open the Regular Meeting. Commissioner Dorsey provided a second to the motion. The motion carried 4-0.

  
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Marshall Sayer, Chairman  
\_\_\_\_\_  
Betty S. Floyd, Associate County  
Clerk to the Hart County  
Board of Commissioners



RESOLUTION OF THE  
HART COUNTY BOARD OF COMMISSIONERS

BE IT RESOLVED by the Hart County Board of Commissioners as follows:

At the meeting held on the 8<sup>th</sup> day of April, 2025 the Board of Commissioners entered into closed session for the purpose of discussing personnel, real estate acquisition and litigation matters. At the close of the discussions upon this subject, the Board did vote by a vote of 4 to 0 to re-enter into open session and herewith takes the following action in open session:


1. The actions of the Board and the discussions of the same regarding the matter set forth for closed session purposes are hereby ratified.
2. Each member of this body does hereby confirm that to the best of their knowledge, based upon the advice of the County Attorney, who was present during said closed session, that the subject matter of the meeting was devoted to matters within the exceptions provided by law, and that the specific relevant exceptions are the subject matters as set forth above.
3. The Chairman of the Board is hereby authorized and directed and pursuant to this Resolution shall execute an affidavit, with full support of the members of this Board, in order to comply with O.C.G.A. § 50-14-4(b).
4. The affidavit shall be included and filed with the official minutes of the meeting and is set forth below.

**AFFIDAVIT AS REQUIRED UNDER O.C.G.A. § 50-14-4(b)**

Personally appeared before the undersigned attesting officer, duly authorized to administer oaths, Chairman, who, after being duly sworn, deposes and on oath states the following:

1. I was the Chairman of a meeting of the Hart County Board of Commissioners held on the 8th day of April 2025
2. The subject matter of the closed portion of the meeting which was closed for the purposes of discussing personnel, real estate acquisition and litigations matters as allowed by O.C.G.A. § 50-14-2 and § 50-14-3, was devoted solely to matters within those exceptions and as provided by law.
3. This affidavit is being executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) that such an affidavit be executed.

This 25th day of March, 2025.

  
Marshall E. Sayer, Chairman

Sworn to and subscribed before me

This 8<sup>th</sup> day of April 2025

  
Notary Public, Hart County, Georgia

My commission expires: 4/7/27

Commissioners voting on the Resolution:

**FOR**

**AGAINST**



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Absent from the meeting:

Comm. Brown, \_\_\_\_\_, \_\_\_\_\_

  
Betty Floyd, Associate County Clerk