



Hart County Board of Commissioners  
Tuesday December 12, 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)
  - 11/28/2023 Regular Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES  
Hartwell Golf Club's 100<sup>th</sup> year anniversary resolution
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS  
Quarterly Tax Assessors' Report, Shane Hix, Chief Appraiser
9. COUNTY ADMINISTRATOR'S REPORT  
November Financial Report
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
  - a) Chapter 46 – Land Development Standards (3<sup>rd</sup> and Final reading)
  - b) Chapter 50 Manufactured/Mobile Home Ordinance Amended (2<sup>nd</sup> Reading)
  - c) Cancellation of 2<sup>nd</sup> BOC December (12/26/2023) Meeting
  - d) Amendment to Building Permits, ARTICLE II, Sec. 18-31
  - e) FY 24 DHS contract (Transit)
13. NEW BUSINESS
  - a) 2024 County Fee Schedule Resolution
  - b) Transfer Station Christmas Holiday Hours
  - c) Fowler Minimum Lot Size Variance Parcels C45 123 and C45 124
  - d) Beer and Wine License Class A: (Restaurants / Private Clubs on premises) Renewal for James R McCurley - Hartwell Golf Club Inc, Jeffery L Adams – Boat House Grill, Charles A Findley – El Parian Mexican Parilla & Bar LLC, John Thomas Eagan – Hartwell VFW Post 8076 Inc., 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 received late, Khurram Balagam/DBA Vanna Country Store, Jamail Singh/DBA 17 Liberty Hill Church Road Chevron, Raheel Nicholas Lakhani/DBA Mini Mart, Malik Babwani/DBA Diamond Jubilee Royal Food & Tobacco, Sumreena Hameed/DBA SH Retail LLC, Hirenkumar Patel/DBA Dewy Rose Mart Inc.

- f) Distilled Spirits License: (Restaurants) renewal for Charles A Findley – El Parian Mexican Parilla & Bar LLC, John Robinson/DBA TT Hartwell LLC d/b/a Tilly's Tiki Bar & Grill, Jeffery L Adams – Boat House Grill.
- g) Board Appointments Recreation Advisory Board (4)
- h) Board Appointments Tax Assessors Board (2)
- l) Board Appointment Chestatee-Chattahoocee RC&D (1)

14. PUBLIC COMMENT

15. EXECUTIVE SESSION – Litigation

16. ADJOURNMENT

DRAFT

Hart County Board of Commissioners  
December 12, 2023  
6:00 p.m.

Hart County Board of Commissioners met December 12, 2023, at 6:00 p.m. at Hart County Administrative & Emergency Services Center.

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

1. Prayer

Commissioner Bennett 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 via in person, YouTube, or HTC Channel 3.

5. Approve Agenda

Commissioner Bennett moved to amend and approve the meeting agenda to include item 12 f) Acceptance Deed Town of Bowersville (E Main Street). Commissioner Brown provided a second to the motion. The motion carried 5-0.

6. Approve Minutes of Previous Meeting(s)
- 11/28/2023 Regular Meeting

Commissioner Teasley moved to approve the minutes of November 28, 2023, meeting. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

7. Remarks by Invited Guests, Committees, Authorities  
Hartwell Golf Club's 100<sup>th</sup> year anniversary resolution

Commissioner Teasley moved to adopt the Resolution for Hartwell Golf Club's 100<sup>th</sup> year of its founding. Commissioner Brown provided a second to the motion. The motion carried 5-0.

8. Reports By Constitutional Officers & Department Heads  
Quarterly Tax Assessors' Report, Shane Hix, Chief Appraiser

Chief Appraiser Shane Hix presented the appraiser's quarterly report; announced 2024 pre-bill mobile home digest is waiting for BOA approval; staff is reviewing all subdivisions in the county; announced time line to file for homestead exemption; conservation use; real & personal property will commence January 2 through April 1<sup>st</sup>. 2024.

9. County Administrator's Report  
November Financial Report

County Administrator Terrell Partain presented the November Financial Report for General Fund; and announced EMS converted to a new billing software which has temporarily slowed down collections.

#### 10. Chairman's Report

Chairman Sayer wished everyone a Merry Christmas/Happy New Year; reported the annual Christmas Parade was called off by the Chamber due to rain; and asked for remembrance of those who lost loved ones during the year.

#### 11. Commissioners' Reports

Commissioner Bennett encouraged citizens to offer aid for people in need; thanked everyone in District 1 for their support; and wished everyone a Merry Christmas/Happy New Year.

Commissioner Teasley wished everyone Merry Christmas/Happy New Year.

Commissioner Brown commended the remaining BOC members for their assistance during his first year in office; looking forward to 2024; and thanked staff and county employees.

Commissioner Dorsey wished everyone Merry Christmas/Happy New Year; offered condolences to the family of former Fire Chief Billy Ray Vickery; thanked Chris Pritchett and volunteers for that assisted with the Fire Department Christmas meal.

#### 12. Old Business

##### a) Chapter 46 – Land Development Standards (3<sup>rd</sup> and Final reading)

Chairman Sayer moved to measure setbacks from property line. Commissioner Bennett provided a second to the motion. The motion carried 4-1 (Commissioner Dorsey opposed).

Commissioner Brown moved to adopt the 3<sup>rd</sup> and Final reading of Chapter 46 – Land Development Standards. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

##### b) Chapter 50 Manufactured/Mobile Home Ordinance Amended (2<sup>nd</sup> Reading)

Commissioner Bennett moved to accept the 2<sup>nd</sup> reading Chapter 50 Manufactured/Mobile Home Ordinance Amended with 5' pier height. Commissioner Brown provided a second to the motion. The motion carried 5-0.

##### c) Cancellation of 2<sup>nd</sup> BOC December (12/26/2023) Meeting

Commissioner Dorsey moved to cancel the December 26, 2023, meeting due to the holidays. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

##### d) Amendment to Building Permits, ARTICLE II, Sec. 18-31

Commissioner Brown moved to adopt the 1<sup>st</sup> reading Amendment to Building Permits. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

##### e) FY 24 DHS contract (Transit)

Commissioner Dorsey moved to approve the FY24 DHS contract for Transit Services. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- f) Acceptance Deed Town of Bowersville (E Main Street)

Commissioner Bennett moved to accept the deed from the Town of Bowersville and authorize Chairman Sayer to sign the document. Commissioner Brown provided a second to the motion. The motion carried 5-0.

13. New Business

- a) 2024 County Fee Schedule Resolution

Commissioner Brown moved to adopt the 2024 County Fee Schedule Resolution. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- b) Transfer Station Christmas Holiday Hours

Commissioner Dorsey moved to authorize Administrator Partain and Solid Waste Manager to rearrange the holiday hours for the Transfer Station and Convenience Centers. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

- c) Fowler Minimum Lot Size Variance Parcels C45 123 and C45 124

Chairman Sayer moved to grant Mr. Fowler's request for a variance due to a carport which was erected that crosses the property line between two parcels owned by him. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

- d) Beer and Wine License Class A: (Restaurants/Private Clubs on premises) Renewal for James R McCurley – Hartwell Golf Club Inc, Jeffery L Adams – Boat House Grill, Charles A Findley – El Parian Mexican Parilla & Bar LLC, John Thomas Eagan – Hartwell VFW Post 8076 Inc., John Robinson/DBS TT Hartwell LC d/b/a, Tilly's Tiki Bar & Grill

Commissioner Dorsey moved to approve Class A licenses for 2024 for the above listed referenced applicants. Commissioner Brown provided a second to the motion. The motion carried 5-0.

- 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 received late, Khurram Balagam/DBA Vanna Country Store, Jamail Singh/DBA 17 Liberty Hill Church Road Chevron, Raheel Nicholas Lakhani/DBA Mini Mart, Malik Babwani/DBA Diamond Jubilee Royal Food & Tobacco, Sumreena Hameed/DBA SH Retail LLC, Hirenkumar Patel/DBA Dewy Rose Mart Inc.

Commissioner Dorsey moved to approve Class B license for 2024 for the above referenced applicants. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- f) Distilled Spirits License (Restaurants) renewal for Charles A Findley – El Parian Mexican Parilla & Bar LLC, John Robinson/DBA TT Hartwell LLC d/b/a Tilly's Tiki Var & Grill, Jeffery L Adams – Boat House Grill

Commissioner Bennett moved to approve Distilled Spirits Licenses for 2024 for the above referenced applicants. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- g) Board Appointments Recreation Advisory Board (4)

Commissioner Teasley moved to re-appoint Bob Frye, Kay Ankerich, Lonnie Robinson and appoint Mason Bowers to serve on the Recreation Advisory Board as per the RAC

recommendations. Commissioner Dorsey provided a second to the motion. The motion carried 5-0. (Term Expires 12/31/2025)

h) Board Appointments Tax Assessors Board (2)

Commissioner Dorsey moved to re-appoint Elaine Evans and Morris Cleveland to serve on the Board of Tax Assessors. Commissioner Teasley provided a second to the motion. The motion carried 5-0 (Term Expires 12/31/2027)

i) Board Appointment Chestattee-Chattahoocee RC&D (1)

Commissioner Dorsey moved to re-appoint William (Bill) Chafin to serve on the Chestattee-Chattahoocee RC&D Board. Commissioner Teasley provided a second to the motion. The motion carried 5-0 (Term Expires 12/31/2024)

14. Public Comment

None

15. Executive Session – Litigation

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

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

16. Adjournment

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

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Marshall Sayer, Chairman

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Lawana Kahn, County Clerk