



Hart County Board of Commissioners
Tuesday February 24, 2026
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)
 - 02/10/2026 Regular Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
Jason Spencer, Public Works Director
9. COUNTY ADMINISTRATOR'S REPORT
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Water and Sewer Authority Board Appointments (3)
 - b) Legacy Link FY27 Commitment Letter
 - c) Open Records / Open Meetings Training
 - d) Additional Staff / Programs in Recreation Department Discussion
 - e) Location for March 12, 2026, City / County Meeting
13. NEW BUSINESS
 - a) City of Hartwell Annexation of Parcels I69F 008, I69F 007, I69F 006, I69F 005, I69F 005 006, I69F 005 006A, and I69F 005 007.
 - b) Consideration of Accepting Deer Creek Farm Road (4 property owners) into County System
 - c) Level II subdivision approval Drifting Oaks Subdivision (phase I) (Old 29 Hwy) Doug Mauk, owner
 - d) Credit for Experience Magistrate Court.
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Personnel – Litigation – Real Estate
16. ADJOURNMENT



Hart County Board of Commissioners
Tuesday February 10, 2026
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)
 - 01/13/2026 Regular Minutes
 - 01/13/2026 Tilly's Hearing Minutes
 - 02/05/2026 Emergency Called Minutes
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
 - Jason Spencer, Public Works Director
9. COUNTY ADMINISTRATOR'S REPORT
 - Financial Reports Oct., Nov., Dec., Jan
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Chestatee-Chattahoochee RC&D Council Board Appointments
 - b) Permission to Bid out Turnout Gear for Fire Department **ADDED**
His Vision Inc. Setback Variance Request (Requesting Reconsideration) **REMOVED**
13. NEW BUSINESS
 - a) Firing/Shooting Range Discussion
 - b) Letter to State Representatives Concerning Tax Legislation
 - c) IBA Legislation Change Request
 - d) Royston Water Line Discussion - **ADDED**
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate
16. ADJOURNMENT

Hart County Board of Commissioners
February 10, 2026
6:00 p.m.

Hart County Board of Commissioners met February 10, 2026 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

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

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 all those in attendance via in person, HTC Channel 3 and Board of Commissioners YouTube site.

5. APPROVE AGENDA

Commissioner Teasley moved to amend and approve the agenda to change item 12b from His Vision Inc Setback Variance Request (Requesting Reconsideration) to Permission to Bid out Turnout Gear for Fire Department and add 13d Royston Water Line Discussion. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

6. APPROVE MINUTES OF PREVIOUS MEETING(S)

01/13/2026 Regular Minutes

01/13/2026 Tilly's Hearing Minutes

02/05/2026 Emergency Called Meeting

Commissioner Bennett moved to approve the 01/13/2026 Regular Meeting Minutes. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

Commissioner Teasley moved to approve the 01/13/2026 Tilly's Hearing Minutes. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

Commissioner Brown moved to approve the 02/05/2026 Emergency Called Meeting Minutes. Commissioner Teasley provided a second to the motion. The motion carried 4-0 (Commissioner Bennett abstained).

7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES

None

8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS

Jason Spencer, Public Works Director

Jason Spencer, Public Works Director gave an overview of how the data will be collected for the assessment of county roads using the InfraHub software.

Commissioner Bennett moved to allow County Administrator Terrell Partain to sign the proposal from InfraHub to move forward with the road assessment. Commissioner Teasley provided a second. The motion carried 5-0.

9. COUNTY ADMINISTRATOR'S REPORT

Financial Reports for Oct., Nov., Dec., Jan.

County Administrator Terrell Partain presented financial reports for October, November, December, and January. He also provided an update on the ice storm, noting that it went very smoothly thanks to residents staying home, well-prepared power companies, and the excellent work of emergency services. Additionally, there was another avian flu outbreak during the storm, but it was addressed promptly, and to his knowledge, there have been no further incidents.

10. CHAIRMAN'S REPORT

Chairman Sayer expressed his appreciation for the dedication demonstrated by County emergency personnel during the recent ice storm. He noted that several employees from 911, EMS, and the Maintenance Shop remained overnight to ensure continued service if needed. Chairman Sayer also thanked the Sheriff's Department for their assistance with transportation and the Road Department for their support during the event.

11. COMMISSIONERS' REPORTS

Commissioner Bennett expressed gratitude to all emergency service personnel and extended special thanks to the Sheriff for keeping citizens informed about road conditions during the ice storm, which helped ensure everyone's safety by encouraging them to stay home.

Commissioner Teasley agreed with Chairman Sayer and Commissioner Bennett by thanking all Public Safety staff and expressing gratitude to Georgia Power, Hart EMC, and Terrell Partain for their dedication and hard work.

Commissioner Brown shared the same views as the other Commissioners regarding the ice storm. He also noted that the recent meeting with the City of Hartwell was very constructive and appreciated their commitment to ongoing communication about growth, housing, and annexation issues.

Commissioner Dorsey echoed the same sentiments as the other Commissioners concerning the ice storm, thanking all those involved for preparing and making the sacrifice of being away from their families including EMS, 911, Road department and Maintenance shop; thanked GDOT for putting brine on the parking lots of the emergency departments. He also expressed that the meeting with the city was very positive; he asked for the family of Ray Lewis, former member of the Board of Finance, to be remembered after his passing.

12. OLD BUSINESS

a) Chestatee-Chattahoochee RC&D Council Board Appointments

Commissioner Teasley moved to reappoint the existing board members William Chafin and Commissioner Michael Bennett (term expires 12/31/2026). Commissioner Brown provided a second to the motion. The motion carried 5-0.

- b) Permission to Bid Out Turnout Gear for Fire Department

Chairman Sayer moved to give permission for the Turnout Gear for the Fire Department to be sent out for bid. Commissioner Brown provided a second to the motion. The motion carried 5-0.

13. NEW BUSINESS

- a) Firing/Shooting Range Discussion

Commissioner Brown moved to put a 90-day moratorium on the building of any for profit firing/shooting ranges. Commissioner Bennett provided a second. The motion carried 5-0.

- b) Letter to State Representatives Concerning Tax Legislation

No Action Taken

- c) IBA Legislation Change Request

Chairman Sayer moved to support the IBA requested Legislation change. Commissioner Dorsey provided a second. The motion carried 5-0.

- d) Royston Waterline Discussion

Chairman Sayer moved to provide materials for waterlines in Royston. Commissioner Dorsey provided a second. The motion carried 5-0.

14. PUBLIC COMMENT

None

15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate

Commissioner Dorsey moved to exit into Executive Session Litigation – Personnel – Real Estate. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

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

Commissioner Dorsey moved to have County Attorney Kim Higginbotham draft a letter to His Vision, LLC directing them they have 15 days to submit a plan on how they are going to rectify and bring the property into compliance. They will also have an additional 30 days to clean the property. Commissioner Teasley provided a second. The motion carried 5-0.

16. Adjournment

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

Marshall Sayer, Chairman

Lisa Evans, County Clerk



MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 12 A Water and Sewer Authority Board Appointments (3)

We have received request for reappointments of the 3 current members whose terms are expiring this year.

They are:

Mr. Bennie Harper

Mrs. Patti York

Mr. Marvin Justice



APPLICATION FOR CONSIDERATION OF APPOINTMENT BY
HART COUNTY BOARD OF COMMISSIONERS

1. Board or authority on which you would like to serve. (A separate application must be completed for each position). Hart County Water and Sewer Authority (HCWSA)
2. Why do you want to serve on this board or authority?
3. Name: Marvin Justice
First Last
4. Resident Address: 3 Lake Front Road, Canon, Georgia 30520
5. How long have you lived in Hart County? 23 Years
6. Email Address: bulljustice78@gmail.com
7. Occupation: Retired Educator (Teacher) and Coach
8. What professional or community experience do you have related to this position?
1) I have served on the Hart County and Water Sewer Authority for 8 years.
2) I worked as a Teacher and Coach for 30 years. As a teacher, I served in several leadership roles including Department Head and Department Coordinator. From a coaching perspective, I served in many leadership roles including being a head coach in the following sports: football, track, and wrestling.
3) Most importantly, I was a teacher and coach in the Hart County School System for 3 years. During this time, I was able to create and nurture a multitude of meaningful relationships with the citizens of Hart County that still exist today.
9. What appointed, elected or paid positions do you hold or have you held with Hart County?
1) I am currently on the Board of Directors for the Hart County Water Sewer Authority.
2) I was a teacher and coach in the Hart County School System for 3 years.
10. What would be your biggest contribution if appointed to this position?
Experience, commitment, and dedication to the people of Hart County. I have been a member of the Board of Directors for the Hart County Water and Sewer Authority for 8 years. It is my goal to expand our water system and to ultimately provide water to ALL of the citizens of Hart County.
11. Other comments or information: If I receive the honor of being reappointed to the Hart County Water and Sewer Authority, I look forward to faithfully and responsibly serving the people of Hart County.

Marvin R. Justice

Signature

February 11, 2026
Date

3.2026
rec'd
2/16/2026
LE



**APPLICATION FOR CONSIDERATION OF APPOINTMENT BY
HART COUNTY BOARD OF COMMISSIONERS**

1. Board or authority on which you would like to serve. (A separate application must be completed for each position). Hart County Water and Sewer Authority

2. Why do you want to serve on this board or authority? I want to be able to give back to the community.

3. Name: Patti York
First Last

4. Residence Address: 1251 Mt Hebron Rd Hartwell GA 30642

5. How long have you lived in Hart County? Lifelong resident (57 yrs)

6. Email Address: patti.york@hart.com.net

7. Occupation: Farmer

8. What professional or community experience do you have related to this position?

I have over 40 yrs in business and managing companies with bookkeeping and financial.

9. What appointed, elected or paid positions do you hold or have you held with Hart County? Hart County Water and sewer authority

10: What would be your biggest contribution if appointed to this position?

I work well with the board to make good decisions for the water authority and the people of Hart Co. I have the time to dedicate to this position and have enjoyed serving Hart Co.

11. Other comments or information: I am humbled to get to serve the people of Hart Co.

Patti York
Signature

2-16-26
Date



**APPLICATION FOR CONSIDERATION OF APPOINTMENT BY
HART COUNTY BOARD OF COMMISSIONERS**

1. Board or authority on which you would like to serve. (A separate application must be completed for each position). Water Authority Board

2. Why do you want to serve on this board or authority? (on paper)

3. Name: Bennie Harper
First Last

4. Residence Address: 75 Pete Allen Rd Hartwell, GA. 30643

5. How long have you lived in Hart County? 75 years

6. Email Address: bennie@hartcom.net

7. Occupation: Retired

8. What professional or community experience do you have related to this position?

I am on the water authority board currently.
I have served for the past 6 years.

9. What appointed, elected or paid positions do you hold or have you held with Hart County? Water authority board

10: What would be your biggest contribution if appointed to this position?

(on paper)

11. Other comments or information: _____

Bennie Harper
Signature

2/11/2026
Date

#2) Why do you want to serve on this board or authority?

Serving on the water authority board is a meaningful way to care for the people and place I love. Clean, reliable water is fundamental to public health, local businesses, and our community's future. By helping guide responsible planning and stewardship of this essential resource, I can give back in a way that protects and strengthens our community for years to come.

#10) What would be your biggest contribution if appointed to this position?

My greatest contribution is a lifetime of service grounded in leadership, accountability, and commitment to community. As a retired EMC employee and Army National Guard veteran who has previously served on this board, I bring practical infrastructure knowledge, proven stewardship, and continuity in decision-making. I remain dedicated to protecting public health, managing resources responsibly, and continuing the valuable work that supports the community I love.



MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 12 B Legacy Link FY27 Commitment Letter

Attached is the commitment letter for Legacy Link funding for their FY27 budget year.
This is a yearly action we take.



February 2, 2026

Honorable Marshall Sayer, Chairman
Hart County Commission
800 Chandler Street
Hartwell, Georgia 30643

Dear Chairman Sayer,

The Legacy Link, Inc., will once again provide state and federal funds to Hart County for services at your senior center including home delivered meals, congregate meals, transportation, care management and in-home material aid services in the fiscal year beginning July 1, 2026. We plan to provide \$195,554.00 to Hart County for these services.

Legacy Link provides the following services in all 13 counties: Information, telephone screening and counseling for families seeking assistance for seniors and persons with disabilities. Georgia SHIP staff and volunteers provide counseling and assist with Medicare, other insurance, fraud, and scam issues. We subcontract with a personal care service agency for homemaker and personal care to help frail older persons remain in their homes and also subcontract for legal services for older individuals in the region.

In addition to the financial services above, Legacy Link has provided the following contributions into Hart County over the last year: 37 clients were active in our case management programs to help them age in place with a monetary value of \$1,058,041; 4 individuals participated in our Senior Employment program and paid to train at local nonprofits for a total of \$16,133 which had a much larger impact in your community by infusing \$72,609 of value for their time according to the independent sector value of volunteer time; 72 individuals participated in our Senior Farmer's Market and received a \$30 voucher for fresh fruit and vegetables for a total contribution of \$2,160; in addition to many other programs and services offered to the county outlined below.

Legacy Link's nurses and social workers will continue to provide care management in all 13 counties for non-Medicaid and Medicaid-funded health programs to help nursing home eligible persons of all ages with chronic health conditions remain in their homes and communities. The nurses and case managers work with over 1,000 clients and their families to arrange in-home and community health services to avoid premature nursing home placement.

Legacy Link staff will also continue to work with families and nursing home staff and assist residents in moving out of nursing homes and back into the community when feasible.

Additionally, we provide funding for services to help caregivers of persons with Alzheimer's disease and other dementias. We will continue funding various services designed to help families caring for someone with Alzheimer's in part-time day programs in Forsyth, White and Dawson Counties.

We have a Caregiver Specialist and Dementia Care Specialist on staff to work with families in all counties who have caregiver issues.

The Legacy Link Wellness program for seniors has been highly successful in the region, and the Retired Senior and Volunteer Program (RSVP) has about 200 volunteers aged 50+ who volunteer in their communities.

The Legacy Link Senior Community Service Employment Program assists low-income persons aged 55+ needing employment and training. We pay minimum wage for part-time employment-based training. The participants are helping their communities by training in local non-profits and government organizations while learning workplace skills to obtain unsubsidized employment.

In order to draw down federal and state funds for programs and services as described, we must have local matching funds. These local matching funds from each county government are necessary for us to continue sub-contracting and providing services including administration, information and referral, screening services, and volunteer programs in all counties. We utilize in-kind match as much as possible but need local matching funds revenue to continue our services in the region.

Our local share match request of each county government for the fiscal year July 1, 2026 to June 30, 2027, is \$16,000 this year. Each county government's local share contribution is critical to draw down funds for continuation of services that help families in your county. This amount may be paid in one payment, quarterly, or semi-annually. If you elect a payment option other than a one-time payment, please notify our office.

The commitment page for your signature signifying approval of the request is enclosed. Please sign and return to me so we can continue services offered in your county in the new fiscal year. If you have any questions about services operated or funded by Legacy Link in your county, please do not hesitate to contact me.

We appreciate your support of Legacy Link. Through continued partnership, we can keep improving the quality of life of older adults, individuals with disabilities, and their caregivers in your community.

Sincerely,



Melissa Armstrong, MSW
CEO/ AAA Director
The Legacy Link, Inc.
Enclosure



LOCAL SHARE COMMITMENT LETTER

FY-2027

The FY-2027 local share requested by The Legacy Link, Inc. from each county is \$16,000.00. These funds will be used by the Area Agency on Aging (AAA) as match to draw down the federal and state funding for administration, coordination, information & referral, volunteer program and other services. These funds will also help to continue wellness programs and Medicare prescription assistance in all counties.

The Hart County Commission hereby approves the services to be offered for older citizens, family members and individuals with disabilities in Hart County in FY-2027. Hart County Commission also agrees to pay the necessary local share funds in the amount of \$16,000.00 to secure federal and state funding and continue services as noted above.

Approved: _____ Date: _____
Hart County Commission Chairman

Please return to: Melissa Armstrong, CEO/ AAA Director
The Legacy Link, Inc.
P.O. Box 1480
Oakwood, Georgia 30566



MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 12 C Open Records / Open Meetings Training

Every year we hold Open Records / Open Meeting training for all members of appointed Boards and Authorities. Every Board or Authority is required by law to conduct their activities in compliance with these laws. It serves as initial training for new board members and as a refresher for current board members. Dates will be set for this training and all boards and authorities will be notified.



MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 12 D Additional Staff / Programs in Recreation Department Discussion

The rec advisory has discussed a recommendation to expand the programs offered by the department to include a soccer program and expand the flag football program.

They have also recommended an addition to the rec staff for a program coordinator.

Neither of these were requested by the Recreation Director during the FY26 budget meetings so there are no budgeted funds in this year's recreational budget to cover the costs.

The minutes are attached.

**Hart County Recreation Department
Recreation Advisory Board Minutes
January 20, 2026**

Call to Order: The meeting was called to order by Chairman, Bob Frye

Present: Steve Wehunt, Casey Powell, Mason Bowers

Staff Present: Jim Owens, Recreation Director

Visitor: Roy Dove, Christina Bell

Election of 2026 Officers: Mr. Wehunt made a motion to nominate Mr. Frye for Chairman. Mr. Bowers gave a second. Vote: 3-0, Mr. Frye abstained. Mr. Powell gave a motion to nominate Mr. Robinson as Vice Chairman. A second was given by Mr. Wehunt. Vote: 4-0.

Approval of the Agenda: Mr. Frye added a Barnes Academy to 10C of the agenda. Motion was made by Mr. Powell to approve the amended agenda. Mr. Bowers gave a second. Vote: 4-0

Approval of minutes: Mr. Wehunt made a motion to approve the minutes. Mr. Bowers gave a second. Vote: 4-0

Invited Guest: Christina Bell, HYDRA Director. Director Bell gave an update on what HYDRA is doing. She wants to have a Color Run at the SRC on a Saturday for this event. The dates are to be determined. Mr. Powell asked about the movie nights that were planned. Ms. Bell said she is trying to reschedule those activities.

Directors Report: Director Owens gave an update on the batting cage cover projects and the timeline for that project. Director Owens also gave updates on other pending projects and ballfield updates. Director Owens also reported on continued vandalism in the parks. Mr. Wehunt mentioned that cameras are needed in the parks to curtail this vandalism. Director Owens informed the Board that an underground field lighting wire on field 3 has been repaired

Chairman's Report: None

Board Member Reports: Mr. Bowers informed the Board about Little League opening day is March 14, 2026.

Old Business: None

New Business: A motion was made to approve the Little League facility use agreement for 2026 by Mr. Powell. A second was given by Mr. Wehunt. Vote: 4-0. Mr. Frye made a motion to Revisit the discussion of a Program/Athletic Coordinator position. A second was given by Mr. Wehunt. Vote: 4-0. Barnes Academy has requested to use the Jimmy Bell Multipurpose Field for their soccer games and practice. A motion to approve was given by Mr. Bowers to charge Barnes Academy what it cost to paint the field for their games. If they use lights they will be charged the same as a light rental. A second was given by Mr. Wehunt. Vote: 4-0.

Public Comment: None.

Adjournment: A motion to adjourn was made by Mr. Bowers. A second was given by Mr. Wehunt.

Minutes by James A. Owens, CPRP
Recreation and Parks Director

Next scheduled meeting: February 17, 2026, at 6:00 pm at the Clay Street Park HYDRA meeting room. Meeting time may be changed due to circumstances. Notification will be given as soon as possible in the event of a change.

**Hart County Recreation Department
Recreation Advisory Board Minutes
February 17, 2026**

Call to Order: The meeting was called to order by Chairman, Bob Frye

Present: Lonnie Robinson, Steve Wehunt, Erin Gaines, Kay Ankerich, Casey Powell

Staff Present: Jim Owens, Recreation Director

Visitor: Roy Dove, Christina Bell

Approval of the Agenda: Motion to approve the agenda by Mr. Robinson. A second was given by Mr. Wehunt. Vote: 6-0

Approval of minutes: Minutes from 1-20-2026 were not approved. Mr. Frye wanted to change a motion that he made to say what his intentions were. Mr. Frye asked that the motion say, "The RAB recommends by a unanimous vote that a program position be created by the BOC." It was also discussed the creation of a job description.

Directors Report: Director Owens gave no report.

Chairman's Report: Mr. Frye asked to have the meeting minutes at least a week before the next meeting.

Board Member Reports: Mr. Robinson asked about the procedure for selecting All-star coaches and players. Director Owens said he had spoken with Mrs. Ankerich, Mr. Frye, Bent Tucker, and Harry Jackson with their recommendation for the coaches selection. Mrs. Ankerich said she would recommend Jeff Wiley and why she felt that way. Mr. Frye also commented that of the two choices given, he recommended Jeff Wiley. Director Owens said he would like to have in writing a policy of how All-Star coaches and players are selected. Mr. Wehunt asked "What are we going to do with the Clay Street Park?" Mrs. Ankerich asked that the Recreation Department entertain creating a soccer program. Mrs. Ankerich made a motion to recommend to the BOC that we recommend a Soccer program and a Flag Football program for both boys and girls. A second was given by Mrs. Gaines. Mr. Robinson asked that Director Owens would get a cost for these programs and what would be required. Vote: 6-0. Mr. Robinson asked that the batting cage nets at the Clay Street Park be replaced.

Old Business: None

New Business: Director Owens said that the new batting cage nets at the SRC will be \$2,120.00 for two 70 foot batting tubes. This will double the amount of cages available in those batting cages. Director Owens informed the Board that to replace the carpet at the SRC batting cages will be approximately \$28,000+ to remove and replace the carpet in those new and old cages. A motion was made to recommend to the BOC that we bid out the installation and carpet in the new batting cages by Mrs. Gaines. A second was given by Mrs. Ankerich. Vote: 6-0.

Public Comment: Guest Roy Dove wanted to know why the programs don't last longer.

Adjournment: A motion to adjourn was made by Mr. Robinson made a motion to adjourn. A second was given by Mrs. Gaines.

Minutes by James A. Owens, CPRP
Recreation and Parks Director

Next scheduled meeting: March 17, 2026, at 6:00 pm at the Clay Street Park HYDRA meeting room. Meeting time may be changed due to circumstances. Notification will be given as soon as possible in the event of a change.



MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 12 E Location for March 12, 2026, City / County Meeting

The City and County have agreed to hold a joint meeting on March 12, 2026. The original location was to be the Adult Learning Center. We checked today and the Center and basement of the library has been booked. We need to decide on another place to meet.



MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 13 A City of Hartwell Annexation of Parcels I69F 008, I69F 007, I69F 006, I69F 005, I69F 005 006, I69F 005 006A, and I69F 005 007.

Attached are the annexation packet from the City of Hartwell to annex eight continuous small parcels that join two other parcels that are within the city. All of these parcels are owned by the same entity and is the location of the new Lake Russell Lumber Company building site. This is for Commercial use and not residential.



January 15th, 2026

To: Hart County Board of Commissioners
ATTN: Terrell Partain
County Administrator
800 Chandler Street
Hartwell, GA 30643

Hart County Charter System
ATTN: Jennifer Carter
Superintendent
284 Campbell Drive
Hartwell, GA 30643

From: Jason Ford, Zoning Administrator
City of Hartwell

Subject: Notice of Receipt of Petition for Annexation

In accordance with O.C.G.A 36-36-6, 36-36-21, and 36-36-111, the City of Hartwell hereby notifies the Hart County Board of Commissioners and the Hart County Charter System that on December 31st, 2025, the City of Hartwell accepted a petition to annex property into the city limits. Note, this notification is being provided by "verifiable delivery" which includes "electronic mail" and the notification is taking place within the 30-day requirement of O.C.G.A. The request for annexation and zoning assignment by the property owner Lucas Brady using the 100% annexation method is for Tax Parcel(s) I69F 008, I69F 007, I69F 006, I69F 005, I69F 005 006, I69F 005 006A, and I69F 005 007. The total acreage is approximately 4.92 acres. The petitioner is requesting that the parcels be annexed into the city and zoned B-2 General Business District for a commercial development.

Enclosed you will find a copy of the petitioner's letter of intent, the annexation petition which includes a map and description of the property to be annexed, and the proposed zoning requested for the area.

The parcel involved is in Hart County, GM District 1112 and shown on the Hart County Parcel Map as I69F 008, I69F 007, I69F 006, I69F 005, I69F 005 006, I69F 005 006A, and I69F 005 007

The case will be heard by Hartwell's Planning and Zoning Commission on its regularly scheduled hearing date of February 26th, 2026.

Please call or email if you have any questions.

Thank you,

Jason Ford
Zoning Administrator
Hartwell

PAID

DEC 30 2025

CITY OF HARTWELL



CITY OF HARTWELL

PLANNING AND ZONING DEPARTMENT

456 E. HOWELL STREET

HARTWELL, GA 30643

PETITION FOR ANNEXATION/ORDINANCE AMENDMENT/MAP
AMENDMENT/REZONE/VARIANCE REQUEST/SPECIAL EXCEPTION

Incomplete applications will not be processed.

Persons interested in submitting a petition for land use updates in the City of Hartwell must adhere to the following procedure and information required for requesting official map amendments. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures set forth in Section 42 of the City of Hartwell Code of Ordinances.

A petition shall be made in writing to the Planning and Zoning Department on forms provided by the department. Each application shall include the signatures of the applicant and property owner. It shall affirm the owner is in fact the current owner of record. The letter of agency form shall be notarized.

No petition will be considered to have been made until such form(s), as described in Section 42-526, have been completed and submitted to the Planning and Zoning Department with the established fees as established by the City Council and supporting materials as required.

Any communication relative to a petition for a change will be regarded as informational only until a proper and complete petition is accepted by the Director of the Planning and Zoning Department or designee. The Planning and Zoning Department shall review the petition for completeness within 5 workdays following the submission deadline. Incomplete or improper petition will be returned to the applicant with a list of deficiencies and signed by the Director. The application submission deadline shall be the last Thursday of every month, unless said day is a holiday, as may be established by City Council, then the deadline shall be the day before.

Deadline for Submission – Petitioners for land use change must be filed with the Planning and Zoning Department by the last Thursday of the month. An accepted petition will be heard by the Planning and Zoning Board on the fourth Thursday of the second month following the application deadline in City Hall, 456 E. Howell St., Hartwell, GA

PAID

DEC 30 2025

CITY OF HARTWELL



CITY OF HARTWELL
PLANNING AND ZONING DEPARTMENT
456 E. HOWELL STREET
HARTWELL, GA 30643

PETITION FOR ANNEXATION/ORDINANCE AMENDMENT/MAP
AMENDMENT/REZONE/VARIANCE REQUEST/SPECIAL EXCEPTION

Incomplete applications will not be processed.

Persons interested in submitting a petition for land use updates in the City of Hartwell must adhere to the following procedure and information required for requesting official map amendments. Prior to processing any such application, the applicant shall be required to file the necessary documentation and follow the procedures set forth in Section 42 of the City of Hartwell Code of Ordinances.

A petition shall be made in writing to the Planning and Zoning Department on forms provided by the department. Each application shall include the signatures of the applicant and property owner. It shall affirm the owner is in fact the current owner of record. The letter of agency form shall be notarized.

No petition will be considered to have been made until such form(s), as described in Section 42-526, have been completed and submitted to the Planning and Zoning Department with the established fees as established by the City Council and supporting materials as required.

Any communication relative to a petition for a change will be regarded as informational only until a proper and complete petition is accepted by the Director of the Planning and Zoning Department or designee. The Planning and Zoning Department shall review the petition for completeness within 5 workdays following the submission deadline. Incomplete or improper petition will be returned to the applicant with a list of deficiencies and signed by the Director. The application submission deadline shall be the last Thursday of every month, unless said day is a holiday, as may be established by City Council, then the deadline shall be the day before.

Deadline for Submission – Petitioners for land use change must be filed with the Planning and Zoning Department by the last Thursday of the month. An accepted petition will be heard by the Planning and Zoning Board on the fourth Thursday of the second month following the application deadline in City Hall, 456 E. Howell St., Hartwell, GA

30643. (Example: Petition due last Thursday of May; Scheduled Public Hearing in July).

Petition forms are available at City Hall or online at www.hartwellga.gov under the forms section.

2025 Meeting Dates, Times, and Location

4th Thursday* 6:00 PM City Hall

January 23, 2025

February 27, 2025

March 27, 2025

April 24, 2025

May 22, 2025

June 26, 2025

July 24, 2025

August 28, 2025

September 25, 2025

October 23, 2025

November 20, 2025

December 18, 2025

***Planning and Zoning Commission meetings will be held on the 3rd Thursday in November and December due to Holidays. Meetings may be cancelled if no case is to be heard before the commission.**

PETITION FOR ANNEXATION/ORDINANCE AMENDMENT/MAP
AMENDMENT/REZONE/VARIANCE REQUEST/SPECIAL EXCEPTION

- Applicant Name:
LUCAS BRADY
-

- Owner Name:

CYNTHIA & PHILIP SHEFFIELD, LLC

- Mailing Address: (Applicant)

575 Harmony Drive Elberton, GA 30635

- Email Address: (Applicant)

lfbrady2@yahoo.com

- Phone: (Applicant)

(home) _____ (office) _____ (cell) 706-498-3232

Change Requested:

- Annexation (Zoning Assignment)

Date: 10/23/25

- Ordinance Amendment
- Map Amendment (Rezoning)
- Variance Request
- Special Exception
- Subdivision
- Conditional Use

Tax Parcel(s):

169F 008; 169F 007; 169F 006; 169F 005; 169F 005 006; 169F 005 006A;
169F 005 007

Address (if designated):

202,234,250,274,276, & 298 Old Hwy 29 Hartwell, GA

Current Zoning: N/A (If annexation is selected fill in NA)

Current Zoning of adjacent properties: North N/A South B-2 East: B-2 West: N/A

Proposed Zoning: B-2

The Comprehensive Plan Character Map category in which the property will be located.
(See Zoning Administrator for a copy of the Comprehensive Plan)

ADJOINS COMMERCIAL CORRIDOR

Area of land proposed to be changed (stated in square feet if less than one acre):

4.92 ACRES

Present Use of Property VACANT Desired Use of Property COMMERCIAL

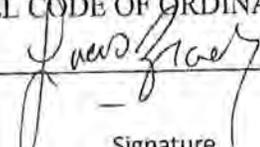
Please provide the following additional information:

- Copy of warranty deed for proof of ownership and if not owned by applicant, please complete attachment 1 demonstrating agency of applicant from each property owner for all property and have notarized.
- Application Fee: \$300
- Legal description and recent plat of the property or Tax Assessor Map
- Letter of intent describing proposed property development. See applicable code section(s) 42-528, 42- 529 or 42-530 of the City of Hartwell Code of Ordinances
- A detailed description of the existing land use.
- Disclosure statement which is required by O.C.G.A 36-67A must be submitted.
- Proof the property taxes for the parcel(s) in question have been paid.
- Impact Analysis – An impact analysis is required for all petitions for land use changes. A traffic study is included for all residential subdivisions resulting in more than six (6) single-family residential units, multifamily petitions, annexation requests, commercial and industrial developments

- If applicable, complete the subdivision form included.
- Site plan containing the following information shall be submitted:
 - Title of proposed development and name, address, and telephone number of property owner.
 - Name, address, and telephone number of the architect, engineer, or other designer of proposed development.
 - Scale, date, and general location map showing relationship of the site to streets or natural landmarks.
 - For residential subdivision, commercial or industrial applications, boundaries with meets and bounds, and street pavement widths; buildings; water courses; parking and loading areas, and other physical characteristics of the property and proposed development, along with front building setback line on each lot.
 - For multi-family and nonresidential development projects, the approximate outline and location of all buildings, and the location of all minimum building setback lines, outdoor storage areas, dumpsters, zoning buffers, parking areas, loading stations, storm water detention facilities, and driveway entrances and exits.
 - Such additional information as may be useful to permit an understanding of the proposed use and development of the property particularly with respect to the compatibility of the proposed use with adjacent properties.

THE ABOVE STATEMENTS AND ACCOMPANYING MATERIALS ARE COMPLETE AND ACCURATE. PETITIONER HEREBY GRANTS PERMISSION FOR PLANNING AND ZONING PERSONEL OR ANY LEGAL REPRESENTATIVE OF THE CITY OF HARTWELL TO ENTER UPON AND INSPECT THE PROPERTY FOR ALL PURPOSES ALLOWED AND REQUIRED BY THE CITY OF HARTWELL CODE OF ORDINANCES.

Lucas Brady


12/30/25

Printed Name Signature Date

OFFICE USE

Paid: \$ 300 (cash) _____ (check) (credit card) _____

Date Paid: 12/30/25

Date Application Received: 12/30/25

Reviewed for completeness by: Jason Ford Accepted Date: 12/31/25

Date of Planning and Zoning Hearing: 2/26/26

Date submitted to newspaper: 1/15/26

Date sign posted on property: 1/15/26

Attachment 1

(Complete only if applicant is different from the property owner)

AUTHORIZATION BY PROPERTY OWNER

PETITION FOR ANNEXATION/ORDINANCE AMENDMENT/MAP AMENDMENT/VARIANCE REQUEST/SPECIAL EXCEPTION

I, _____, swear that I am the Owner of the Property which is the subject matter of the attached petition, as is shown in the Records of Hart County, Georgia.

I authorize the person named below to act as Applicant in the pursuit of the subject of this petition for this property:

Name of Applicant

Address

Telephone Number

2/14 

Signature(s) of Owner

Public Notary Seal

Signature of Public Notary

Date _____

CONFLICT OF INTEREST IN ZONING ACTIONS

36-67A-3. Disclosure of campaign contributions

- When any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - The name and official position of the local government official to whom the campaign contribution was made; and
 - The dollar amount and description of each campaign contribution made by the applicant to the local government for the rezoning action and the date of each such contribution.
- The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - The name and official position of the local government official to

whom the campaign contribution was made; and

- The dollar amount and description of each campaign contribution made by the applicant to the local government for the rezoning action and the date of each such contribution.
- The disclosures required by subsection (c) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

36-67A-4. Penalties

Any person knowingly failing to comply with the requirements of this chapter or violating the provisions of this chapter shall be guilty of a misdemeanor.

Disclosure of Petitioner's Campaign Contribution

- Name: Lucas Brady
- Address: 575 Harmony Drive
Elberton GA 30635
- Have you given contributions that aggregated \$250.00 or more within two years immediately preceding the filing of the attached application to a candidate that will hear the proposed petition? Yes _____ No . If yes, who did you make the contributions to?

Signature of Applicant: [Signature]

Date: 12/30/25

Attachment 2

City of Hartwell

Application for subdivision and Land Development Approval

Name of Development _____

Check one: Sketch Plan _____ Preliminary Plan _____ Final Plan

General Information: N/A

Owner _____

Address _____ Telephone Number _____

Applicant(s) _____

Address _____ Telephone Number _____

Engineer or Surveyor _____

Address _____ Telephone Number _____

Development Data:

Location

NA JK

Existing Zoning (if annexation is requested leave blank) _____

Proposed Use (if annexation indicate requested zoning classification) _____

Number of Lots _____

Total Acreage _____

Minimum Lot Size _____

Lineal Feet of New Streets _____

Water Supply: Public System _____ On Lot System _____

Sewerage System: Public System _____ On Lot System _____

Signature of Owner

Date

Impact Analysis

An impact analysis is required for all applications. The impact analysis shall be prepared by a professional engineer, a registered surveyor, a landscape architect, a land planner or any other person professionally involved in and familiar with land development activities.

Proposed property to be changed 169F 008; 169F 007; 169F 006; 169F 005;
169F 005 006; 169F 005 006A; 169F 005 007

The following criteria are to be used to evaluate the proposed change in the Zoning of a lot or parcel of land.

- The existing uses and zoning of nearby property and whether the proposed zoning will adversely affect the existing use or usability of nearby property. A large portion of the property is already in the City and zoned B-2. This will allow it to conform.
- The extent to which property values are diminished by the particular zoning restrictions. I don't believe this will affect property values.
- The extent to which the destruction of property values promotes the health, safety, morals or general welfare of the public. I don't believe this will affect property values.
- The relative gain to the public, as compared to the hardship imposed upon the individual property owner. Matches the comprehensive plan. Will allow more businesses.
- The physical suitability of the subject property for development as presently zoned and under the proposed zoning district. Property is under the jurisdiction of 2 municipalities. Would benefit to be in one.
- The length of time the property has been vacant, considered in the context of land development in the area in the vicinity of the property, and whether there are existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the rezoning request. Property is currently vacant and was previously several rental houses. Business use will align with the comprehensive plan for the City of Hartwell.
- The zoning history of the subject property. Hart County portion is not zoned. Adjoining City portion is zoned B-2.
- The extent to which the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks or other public facilities.

Old 29 was a former highway that now dead ends. There is a traffic light south of the property that will allow for safer access. There will be little to no affect with existing utilities, schools, parks, and other public facilities. 11

Old 29 was a former highway that now dead ends. There is a traffic light south of the property that will allow for safer access. There will be little to no affect with existing utilities, schools, parks, and other public facilites.

- Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan, land use plan or other adopted plans.
Matches the comprehensive plan.
- The possible creation of an isolated district unrelated to adjacent and nearby districts.
Will not create an isolated district or municipal island.

CITY OF Hartwell

100 Percent Method - Annexation Petition

12/22/25
Date of Submission

To the Mayor and City Council of Hartwell, Georgia:

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Hartwell City Council annex this territory to the City of Hartwell, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. 36-36-20) to the existing corporate limits of Hartwell, Georgia, and the description of such territory is as follows:

[Attach complete description of land to be annexed through deed, survey, tax assessor documents, etc.]

Name (print)	Address	Signature	Date	Parcel I.D.
1. GJCKK Holdings LLC	old 29 Hwy 0	Juan Grady	12/22/25	109F008
2. "	234 old 29 Hwy	Juan Grady	12/22/25	109F007
3. "	250 old 29 Hwy	Juan Grady	12/22/25	109F006
4. "	old 29 Hwy 0	Juan Grady	12/22/25	109F005
5. "	old 29 Hwy 0	Juan Grady	12/22/25	109F005 006
"	old 29 Hwy 0	Juan Grady	12/22/25	109F005 006A
"	old 29 Hwy 0	Juan Grady	12/22/25	109F005 007

370
6-12-2007

Hart County
Real Estate Tax
Paid \$ 67.50
Date 6-12-2007
W.E. BEHREND, III, Clerk

After recording, return to:
Todd C. Townsend, P.C., Attorney at Law, P O Box 423,
Hartwell, Georgia 30643 (706) 377-2425

WARRANTY DEED
GEORGIA, HART COUNTY

THIS INDENTURE, made this 25th day of May in the year Two Thousand Seven, between Frank Rhett Wilson, as party of the first part, hereinafter called Grantor, and Cynthia & Philip Sheffield, L.L.C., a Georgia Limited Liability Company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors assigns where the context requires or permits).

WITNESSETH that, Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that lot or parcel of land, together with all improvements thereon, situate, lying and being in the 1112th G. M. District, Hart County, Georgia, and being known and designated as Lot 3 on a Plat entitled: "Survey for Phillip Sheffield" by Bauknight & Associates, Inc., Surveyors, dated April 25, 2007, recorded at Plat Book 2K, Page 90, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat, is hereby incorporated into this description by reference and made a part hereof, and being the same property conveyed to Frank Rhett Wilson by Frank Rhett Wilson, Executor of the Estate of Clara S. Wilson by Assent dated March 8, 1991, recorded at Deed Book 224, Page 204, in said Clerk's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written
Signed, sealed and delivered in presence of

Witness

Frank Rhett Wilson (SEAL)

Notary Public
NOTARY
GRACE BASHNER

589-371
6-18-2007

[Handwritten Signature]

Hart County, Georgia
Rec'd Public Trustee
Paid \$ 67.50
Date Rec'd 6/18/07

After recording, return to:
Todd C. Townsend, P.C., Attorney at Law, P. O. Box 423
Harwell, Georgia 30643 (706) 377-2425

WARRANTY DEED

GEORGIA, HART COUNTY

THIS INDENTURE, made the 25th day of May, in the year Two Thousand Seven, between James L. Carey, as Party of the first part, hereinafter called Grantor, and Cynthia & Philip Sheffield, LLC, a Georgia Limited Liability Company, as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors assigns where the context requires or permits).

WITNESSETH that Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All that lot or parcel of land, together with all improvements thereon, situate, lying and being in the 1112th G. M. District, Hart County, Georgia, and being known and designated as Lot 4 on a Plat entitled: "Survey for Philip Sheffield" by Bauknight & Associates, Inc., Surveyors, dated April 25, 2007, recorded at Plat Book 2K, Page 90, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat, is hereby incorporated into this description by reference and made a part hereof, and being the same property conveyed to James L. Carey and Frances S. Carey by The United States of America, acting through the Administrator of the Farmers Home Administration, United States Department of Agriculture by Quitclaim Deed recorded at Deed Book 126, Page 140, in said Clerk's Office.

That the said Frances S. Carey died a resident of Hart County, Georgia.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Witness
Notary Public

[Signature] (SEAL)
James L. Carey



371

589 - 322
6-12-2007

Four County, Georgia
Notary Public
97.70
DATE: 6-12-2007

After recording, return to:
Todd C. Townsend, P.C., Attorney at Law, P. O. Box 421
Hartwell, Georgia 30643 (706) 377-2423

WARRANTY DEED

GEORGIA, HART COUNTY

THIS INDENTURE, made this 25th day of May in the year Two Thousand Seven, between **Danny Tankersley**, as party of the first part, hereinafter called Grantor, and **Cynthia & Philip Sheffield, LLC**, a Georgia Limited Liability Company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors assigns where the context requires or permits)

WITNESSETH that: Grantor for and in consideration of the sum of TEN DOLLARS (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, at and before the sealing and delivery of these presents has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit:

All those two contiguous tracts or parcels of land, together with all improvements thereon, situate, lying and being in the 1112th G. M. District, Hart County, Georgia, and being known and designated as Lot 5 and Lot 6 on a Plat entitled: "Survey for Philip Sheffield" by Banknight & Associates, Inc., Surveyors, dated April 25, 2007, recorded at Plat Book 2K, Page 90, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat, is hereby incorporated into this description by reference and made a part hereof and being part of the property conveyed to Hugh L. Adams, et al. by Mary Gladys Fleming Adams by Quitclaim Deed dated September 8, 1982, recorded at Deed Book 160, Pages 525-527, in said Clerk's Office.

For aid in this description, see Affidavit at Deed Book 313, Page 588, in said Clerk's Office; See Deed Book 313, Pages 603-604 and see Deed Book 160, Page 319, in said Clerk's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written

Signed, sealed and delivered in presence of:

Witness

Notary Public

Danny Tankersley (SEAL)

BOOK 589 374
DATE 6-12-2007

Hart County, Georgia
Real Estate Tax
6-12-2007
D. BL. Clerk

After recording, return to:
Todd C. Townsend, P.C., Attorney at Law, P. O. Box 423,
Hartwell, Georgia 30643 (706) 377-2425

WARRANTY DEED
GEORGIA, HART COUNTY

THIS INDENTURE, made the 25th day of May, in the year Two Thousand Seven, between Philip A. Sheffield and Cynthia P. Sheffield, as Parties of the first part, hereinafter called Grantors, and Cynthia & Philip Sheffield, LLC, a Georgia Limited Liability Company, as Party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors assigns where the context requires or permits)

WITNESSETH that Grantors for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to-wit

All that tract or parcel of land, together with all improvements thereon, situate, lying and being in the ~~City of Hartwell~~ Hartwell, 1112th District, G.M., Hart County, Georgia, containing 1.495 acres, more or less, and being more particularly shown on a Plat entitled: "Survey for Philip Sheffield" by Bauknight & Associates, Inc. Surveyors, dated April 25, 2007, recorded at Plat Book 2K, Page 82, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat is hereby incorporated into this description by reference and made a part hereof, and being the same property conveyed to Philip A. Sheffield and Cynthia P. Sheffield by W.J. Sayer by Warranty Deed dated May 27, 2007, recorded at Deed Book 587, Page 236, in said Clerk's Office.

The above described property is conveyed subject to that right of way easement described in an easement between W.J. Sayer and the City of Hartwell, recorded at Deed Book 191, Page 741, in the Office of the Clerk of Superior Court of Hart County, Georgia, and also conveyed subject to a General Power Line Easement by Larry Owens to Georgia Power Company dated April 8, 1975, recorded at Deed Book 126, Page 396, in said Clerk's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantors will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Notary Public

Notary Public, Madison County Georgia
My Commission Expires Nov. 12, 2009

Philip A. Sheffield (SEAL)

Cynthia P. Sheffield (SEAL)

599 565
10-30-07

2007-10-30
Carolyn Conrad
10-30-07

599
10-30-07

After recorded, return to:
Todd C. Townsend, P.C., Attorney at Law, P. O. Box 423,
Hartwell, Georgia 30643 (706) 377-2425

WARRANTY DEED
GEORGIA, HART COUNTY

THIS INDENTURE, made the 30th day of October, in the year **Two Thousand Seven**, between **Danny Tankersley**, as party of the first part, hereinafter called Grantor, and **Cynthia & Philip Sheffield, LLC**, a Georgia Limited Liability Company, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors assigns where the context requires or permits).

WITNESSETH that; Grantor for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantees, the following described property, to-wit:

All that lot or parcel of land, together with all improvements thereon, situate, lying and being in the 1112th District, G.M., Hart County, Georgia, and being known and designated as Lot 7 on a Plat entitled "Survey for: Philip Sheffield" by Bauknight & Associates, Inc., Surveyors, dated April 25, 2007, recorded at Plat Book 2K, Page 90, in the Office of the Clerk of Superior Court of Hart County, Georgia, which said plat is hereby incorporated into this description by reference and made a part hereof.

For aid in this description, see affidavit at Deed Book 313, Page 588, said Clerk's office, see Deed Book 313, Page 603-604 and see Deed Book 160, Page 319.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

[Signature] (SEAL)
Witness Danny Tankersley
[Signature]
Notary Public



565

Lucas Brady

575 Harmony Dr. Elberton, GA 30635
lfbrady2@yahoo.com
706-498-3232

Date: October 23, 2025

To:

City of Hartwell
Attn: Planning and Zoning Department
500 East Howell Street
Hartwell, GA 30643

Re: Letter of Intent to Annex Property into the City of Hartwell

Dear Planning and Zoning Board Members,

I am writing to formally express my intent to annex a portion of property known as tax parcels I69F 008; I69F 007; I69F 006; I69F 005; I69F 005 006; I69F 005 006A; I69F 005 007 into the City of Hartwell. The purpose of this request is to bring the entire property under one jurisdiction and zoning designation for consistency.

A portion of the property is currently within the City limits and zoned **B-2 (Highway Business District)**. The remaining portion lies in the county, and I would like to annex it into the City of Hartwell and have it designated **B-2** as well. The property is located within the **Commercial Corridor** on the City's Character Area Map, as identified in the Comprehensive Plan.

Our intent is to expand a location of Lake Russell Building supply to better serve our Hartwell market on a portion of the property, which aligns with the character area's intent for commercial growth and compatible business use along this corridor. Annexing the remainder of the property will allow for unified development, consistent zoning, and coordinated infrastructure and design standards.

Thank you for your consideration of this request. I look forward to working with the City to complete the annexation and zoning process.

Sincerely,

Lucas Brady

Lucas Brady

575 Harmony Dr. Elberton, GA 30635
lfbrady2@yahoo.com
706-498-3232

Date: October 23, 2025

To:

City of Hartwell
Attn: Planning and Zoning Department
500 East Howell Street
Hartwell, GA 30643

Re: Current use of tax parcels I69F 008; I69F 007; I69F 006; I69F 005; I69F 005 006; I69F 005 006A; I69F 005 007

To whom it may concern,

The existing land use of the subject property is a recently cleared and vacant tract of land. The property used to consist of several rental houses but they have since been demolished and the property is now cleared. It is currently not zoned in unincorporated Hart County.

Sincerely,



Online Payments - Property Taxes

Property Tax Search Results

[Back](#) | [View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart. Click on a Bill # to view the bill.

Filter:

Status: Any (12) ▾
Type: Any (12) ▾
Year: Any (12) ▾

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2024	18480	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0	169F 005 007	01/20/2025	\$92.74	\$0.00	Paid 11/25/2024
2023	17989	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0	169F 005 007	01/20/2024	\$89.55	\$0.00	Paid 11/29/2023
2022	16916	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K-90	169F 005 007	12/20/2022	\$85.15	\$0.00	Paid 10/31/2022
2021	15672	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K-90	169F 005 007	12/20/2021	\$52.88	\$0.00	Paid 10/28/2021
2020	15961	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K-90	169F 005 007	12/20/2020	\$53.75	\$0.00	Paid 11/18/2020
2019	15435	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K-90	169F 005 007	12/20/2019	\$54.24	\$0.00	Paid 12/06/2019
2018	15226	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K-90	169F 005 007	12/20/2018	\$54.87	\$0.00	Paid 10/04/2018
2017	15164	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K-90	169F 005 007	12/20/2017	\$55.17	\$0.00	Paid 10/26/2017

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2016	14830	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K- 90	169F 005 007	03/20/2017	\$37.41	\$0.00	Paid 01/17/2017
2015	15753	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K- 90	169F 005 007	02/20/2016	\$45.93	\$0.00	Paid 12/30/2015
2014	16872	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K- 90	169F 005 007	02/20/2015	\$38.00	\$0.00	Paid 01/07/2015
2013	16935	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 1 GMD 1112 PB 2K- 90	169F 005 007	02/20/2014	\$176.94	\$0.00	Paid 12/27/2013

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Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2024	18487	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0	169F 005 006A	01/20/2025	\$18.59	\$0.00	Paid 11/25/2024
2023	17996	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0	169F 005 006A	01/20/2024	\$18.98	\$0.00	Paid 12/06/2023
2022	16915	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	169F 005 006A	12/20/2022	\$18.05	\$0.00	Paid 10/31/2022
2021	15671	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	169F 005 006A	12/20/2021	\$10.42	\$0.00	Paid 10/29/2021
2020	15960	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	169F 005 006A	12/20/2020	\$10.57	\$0.00	Paid 11/18/2020
2019	15434	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	169F 005 006A	12/20/2019	\$0.00	\$0.00	View Only
2018	15225	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	169F 005 006A	12/20/2018	\$0.00	\$0.00	View Only
2017	15163	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	169F 005 006A	12/20/2017	\$0.00	\$0.00	View Only

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2016	14829	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	I69F 005 006A	03/20/2017	\$6.81	\$0.00	Paid 01/17/2017
2015	15752	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	I69F 005 006A	02/20/2016	\$8.38	\$0.00	Paid 12/30/2015
2014	16871	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	I69F 005 006A	02/20/2015	\$6.97	\$0.00	Paid 01/07/2015
2013	16934	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6A GMD 1112 PB 2K-90	I69F 005 006A	02/20/2014	\$32.59	\$0.00	Paid 12/27/2013

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2024	18486	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0	169F 005 006	01/20/2025	\$71.35	\$0.00	Paid 11/25/2024
2023	17995	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0	169F 005 006	01/20/2024	\$69.36	\$0.00	Paid 12/06/2023
2022	16914	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K-90	169F 005 006	12/20/2022	\$65.95	\$0.00	Paid 10/31/2022
2021	15670	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K-90	169F 005 006	12/20/2021	\$40.10	\$0.00	Paid 10/29/2021
2020	15959	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K-90	169F 005 006	12/20/2020	\$40.76	\$0.00	Paid 11/18/2020
2019	15433	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K-90	169F 005 006	12/20/2019	\$41.14	\$0.00	Paid 12/06/2019
2018	15224	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K-90	169F 005 006	12/20/2018	\$41.62	\$0.00	Paid 10/04/2018
2017	15162	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K-90	169F 005 006	12/20/2017	\$41.84	\$0.00	Paid 10/26/2017

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2016	14828	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K- 90	169F 005 006	03/20/2017	\$28.33	\$0.00	Paid 01/17/2017
2015	15751	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K- 90	169F 005 006	02/20/2016	\$34.70	\$0.00	Paid 12/30/2015
2014	16870	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K- 90	169F 005 006	02/20/2015	\$28.63	\$0.00	Paid 01/07/2015
2013	16933	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 6 GMD 1112 PB 2K- 90	169F 005 006	02/20/2014	\$132.71	\$0.00	Paid 12/27/2013

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Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2024	18485	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0 OLD 29 HWY	169F 008	01/20/2025	\$660.68	\$0.00	Paid 11/25/2024
2023	17994	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0 OLD 29 HWY	169F 008	01/20/2024	\$722.68	\$0.00	Paid 12/05/2023
2022	16912	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLD 29 HWY	169F 008	12/20/2022	\$779.31	\$0.00	Paid 10/31/2022
2021	15668	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLD 29 HWY	169F 008	12/20/2021	\$733.43	\$0.00	Paid 10/29/2021
2020	15957	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLD 29 HWY	169F 008	12/20/2020	\$765.73	\$0.00	Paid 11/18/2020
2019	15431	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLD 29 HWY	169F 008	12/20/2019	\$772.85	\$0.00	Paid 12/06/2019
2018	15222	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04008	169F 008	12/20/2018	\$781.79	\$0.00	Paid 10/04/2018
2017	15160	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04008	169F 008	12/20/2017	\$786.05	\$0.00	Paid 10/26/2017
2016	14826	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04008	169F 008	03/20/2017	\$811.08	\$0.00	Paid 01/17/2017

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2015	15749	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04008	169F 008	02/20/2016	\$769.84	\$0.00	Paid 12/30/2015
2014	16868	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04008	169F 008	02/20/2015	\$785.30	\$0.00	Paid 01/07/2015
2013	16931	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04008	169F 008	02/20/2014	\$767.12	\$0.00	Paid 12/27/2013

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Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2024	18484	Real	SHEFFIELD CYNTHIA & PHILIP LLC	234 O OLD 29 HWY	169F 007	01/20/2025	\$472.29	\$0.00	Paid 11/25/2024
2023	17993	Real	SHEFFIELD CYNTHIA & PHILIP LLC	234 O OLD 29 HWY	169F 007	01/20/2024	\$451.70	\$0.00	Paid 12/05/2023
2022	16911	Real	SHEFFIELD CYNTHIA & PHILIP LLC	234 O OLD 29 HWY	169F 007	12/20/2022	\$432.54	\$0.00	Paid 10/31/2022
2021	15667	Real	SHEFFIELD CYNTHIA & PHILIP LLC	234 O OLD 29 HWY	169F 007	12/20/2021	\$419.52	\$0.00	Paid 11/01/2021
2020	15956	Real	SHEFFIELD CYNTHIA & PHILIP LLC	234 O OLD 29 HWY	169F 007	12/20/2020	\$422.01	\$0.00	Paid 11/18/2020
2019	15430	Real	SHEFFIELD CYNTHIA & PHILIP LLC	234 O OLD 29 HWY	169F 007	12/20/2019	\$416.57	\$0.00	Paid 12/06/2019
2018	15221	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLS HQY 19	169F 007	12/20/2018	\$439.20	\$0.00	Paid 10/04/2018
2017	15159	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLS HQY 19	169F 007	12/20/2017	\$437.14	\$0.00	Paid 10/26/2017
2016	14825	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLS HQY 19	169F 007	03/20/2017	\$442.90	\$0.00	Paid 01/17/2017

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2015	15748	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLS HQY 19	169F 007	02/20/2016	\$427.48	\$0.00	Paid 12/30/2015
2014	16867	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLS HQY 19	169F 007	02/20/2015	\$415.46	\$0.00	Paid 01/07/2015
2013	16930	Real	SHEFFIELD CYNTHIA & PHILIP LLC	OLS HQY 19	169F 007	02/20/2014	\$419.31	\$0.00	Paid 12/27/2013

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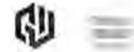
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2024	18483	Real	SHEFFIELD CYNTHIA & PHILIP LLC	250 O OLD 29 HWY	169F 006	01/20/2025	\$280.69	\$0.00	Paid 11/25/2024
2023	17992	Real	SHEFFIELD CYNTHIA & PHILIP LLC	250 O OLD 29 HWY	169F 006	01/20/2024	\$266.51	\$0.00	Paid 12/05/2023
2022	16910	Real	SHEFFIELD CYNTHIA & PHILIP LLC	250 O OLD 29 HWY	169F 006	12/20/2022	\$264.39	\$0.00	Paid 10/31/2022
2021	15666	Real	SHEFFIELD CYNTHIA & PHILIP LLC	250 O OLD 29 HWY	169F 006	12/20/2021	\$238.10	\$0.00	Paid 11/01/2021
2020	15955	Real	SHEFFIELD CYNTHIA & PHILIP LLC	250 O OLD 29 HWY	169F 006	12/20/2020	\$237.70	\$0.00	Paid 11/18/2020
2019	15429	Real	SHEFFIELD CYNTHIA & PHILIP LLC	250 O OLD 29 HWY	169F 006	12/20/2019	\$239.48	\$0.00	Paid 12/06/2019
2018	15220	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04006	169F 006	12/20/2018	\$253.32	\$0.00	Paid 10/04/2018
2017	15158	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04006	169F 006	12/20/2017	\$252.00	\$0.00	Paid 10/26/2017
2016	14824	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04006	169F 006	03/20/2017	\$243.74	\$0.00	Paid 01/17/2017

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2015	15747	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04006	169F 006	02/20/2016	\$243.80	\$0.00	Paid 12/30/2015
2014	16866	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04006	169F 006	02/20/2015	\$234.72	\$0.00	Paid 01/07/2015
2013	16929	Real	SHEFFIELD CYNTHIA & PHILIP LLC	63C 04006	169F 006	02/20/2014	\$239.56	\$0.00	Paid 12/27/2013

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2024	18482	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0	169F 005	01/20/2025	\$86.11	\$0.00	Paid 11/25/2024
2023	17991	Real	SHEFFIELD CYNTHIA & PHILIP LLC	0	169F 005	01/20/2024	\$83.34	\$0.00	Paid 12/05/2023
2022	16909	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	12/20/2022	\$79.25	\$0.00	Paid 10/31/2022
2021	15665	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	12/20/2021	\$48.88	\$0.00	Paid 11/01/2021
2020	15954	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	12/20/2020	\$49.68	\$0.00	Paid 11/18/2020
2019	15428	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	12/20/2019	\$50.14	\$0.00	Paid 12/06/2019
2018	15219	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	12/20/2018	\$50.71	\$0.00	Paid 10/04/2018
2017	15157	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	12/20/2017	\$50.99	\$0.00	Paid 10/26/2017
2016	14823	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	03/20/2017	\$34.57	\$0.00	Paid 01/17/2017

Year	Bill #	Tax Type	Deed Name	Property Address	Map Code	Due Date	Prior Payment	Amount Due	Add to Cart
2015	15746	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	02/20/2016	\$42.41	\$0.00	Paid 12/30/2015
2014	16865	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	02/20/2015	\$35.06	\$0.00	Paid 01/07/2015
2013	16928	Real	SHEFFIELD CYNTHIA & PHILIP LLC	LOT 5 GMD 1112 PB 2K-90	169F 005	02/20/2014	\$357.99	\$0.00	Paid 12/27/2013

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MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 13 B Consideration of Accepting Deer Creek Farm Road (4 property owners) into County System

Attached is the map of the properties and road that is seeking to be taken into the County Road system. It's located in District 1 . It services four properties and the property owners are reportedly willing to sign 60' ROW deeds.



MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 13 C Level II subdivision approval Drifting Oaks Subdivision (phase I) (Old 29 Hwy) Doug Mauk, owner

Attached are emails and other documents showing that this project was underway before the last 2 amendments were made to the subdivision ordinance.

I have had preliminary plans for approximately 2 months. There was one change that was made to meet the standards for lot size. The Health Department has issued a letter of preliminary approval; the Water and Sewer Authority has been consulted. They have completed the required advertising.

There are 11 lots ranging from 1 to 3 acres in phase one. They have met the requirements for a level II subdivision.

Doug Mauk

From: Doug Mauk
Sent: Tuesday, March 11, 2025 1:09 PM
To: Terrell Partain
Subject: 605 Old 29
Attachments: Lot layout over soils.pdf

Terrell,

I wanted to get this into your hands. This is a neighborhood that I have been working with Aaron on. This is the initial layout we are going to work with. I have completed the soil work and have engaged SPG to do design and engineering. I am hearing that the neighborhood regulations may be being reviewed again and I just wanted to make sure that you had this information beforehand.

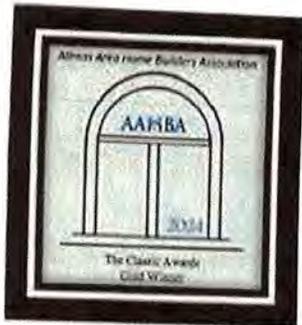
Thank you and please let me know if you have any questions.

Thanks,



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B. Douglas Mauk
811 Tucker Court
Winder, GA 30680
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O: (770) 921-1550
Email: dmauk@silveroakinc.com





Advertising Payment Receipt

Account number:	95625	Credit Card #:	*****1006
Account name:	SILVER OAK HOMES PREPAID ACCOUNT 811 TUCKER COURT WINDER GA 30680	Approval Code:	245640[684674471]
Phone number:	770-317-5200	Credit Holder Name:	BRYANT D MAUK
Payment number:	633461		
Payment date:	01/26/26		
Amount:	\$195.00		
Payment description:	CC PAYMENT THANK YOU SILVER OAK HOMES		

Ad Number:	897410	Class Code:	4140
Ad Taker:	mfran	Salesperson:	H110
First Words:	SILVER OAK HOMES		



Hart County Health Department

Zachary Taylor, M.D., M.S., District Health Director
64 Reynolds Street • Hartwell, Georgia 30643
PH: 706-376-5117 • FAX: 706-376-5011 • www.phdistrict2.org
EH: 706-376-5118

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

October 28, 2025

Drifting Oaks LLC

RE: Drifting Oaks Subdivision Phase I

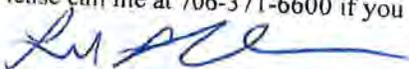
A preliminary review has been performed for the subdivision referenced above. This does not constitute an approval. The Hart County Environmental Health Dept. requires additional information and/or amendments to your final plat prior to final approval of the subdivision. As such the additions are as follows:

1. Please note that I am working on getting an updated letter from Hart EMC, about their easement, that references the correct property.
2. Please also double check lot 4 for meeting minimum lot sizing as it does not appear to have the 0.75-acre requirement of usable soil. Please make sure all lots meet this minimum. I have rechecked and I am not getting close to the 0.75 required. Please double check that it has 0.75 of usable soil within the property.
3. Please show all storm water retention and detention facilities on the final plat if applicable. Please show all piping under the road for drainage. Please define all drainage easements to allow for piping of septic and utilities through easement and that drainage must enter and exit the property at easement location but can be shifted if needed within the properties.
4. The following lots should be stamped ATU on the final plat: Lots 3 and 4
5. The following lots should be stamped Site Plan on the final plat: 4, 7, and 9
6. Please note that all plats submitted to the Hart County Health Dept., revisions and/or final, should be signed and include overlays of the following: Level III soils, easements/setbacks, and numbered lots with dimensions.

The road and drainage pipes will need to be in place before final review. At this moment, I think only one drainage pipe is planned in the gully area between lot 4 and 9 but if any other drainage from road enters lots we need to account for where that drainage is going. Please also ensure you are meeting all county codes.

I am updating the previous letter mostly due to the soil overlay and the plat having different lot numbering, so previous notes were addressing different lots. Please ensure all future documents match with plat plan. I have removed all items that seem to have already been addressed.

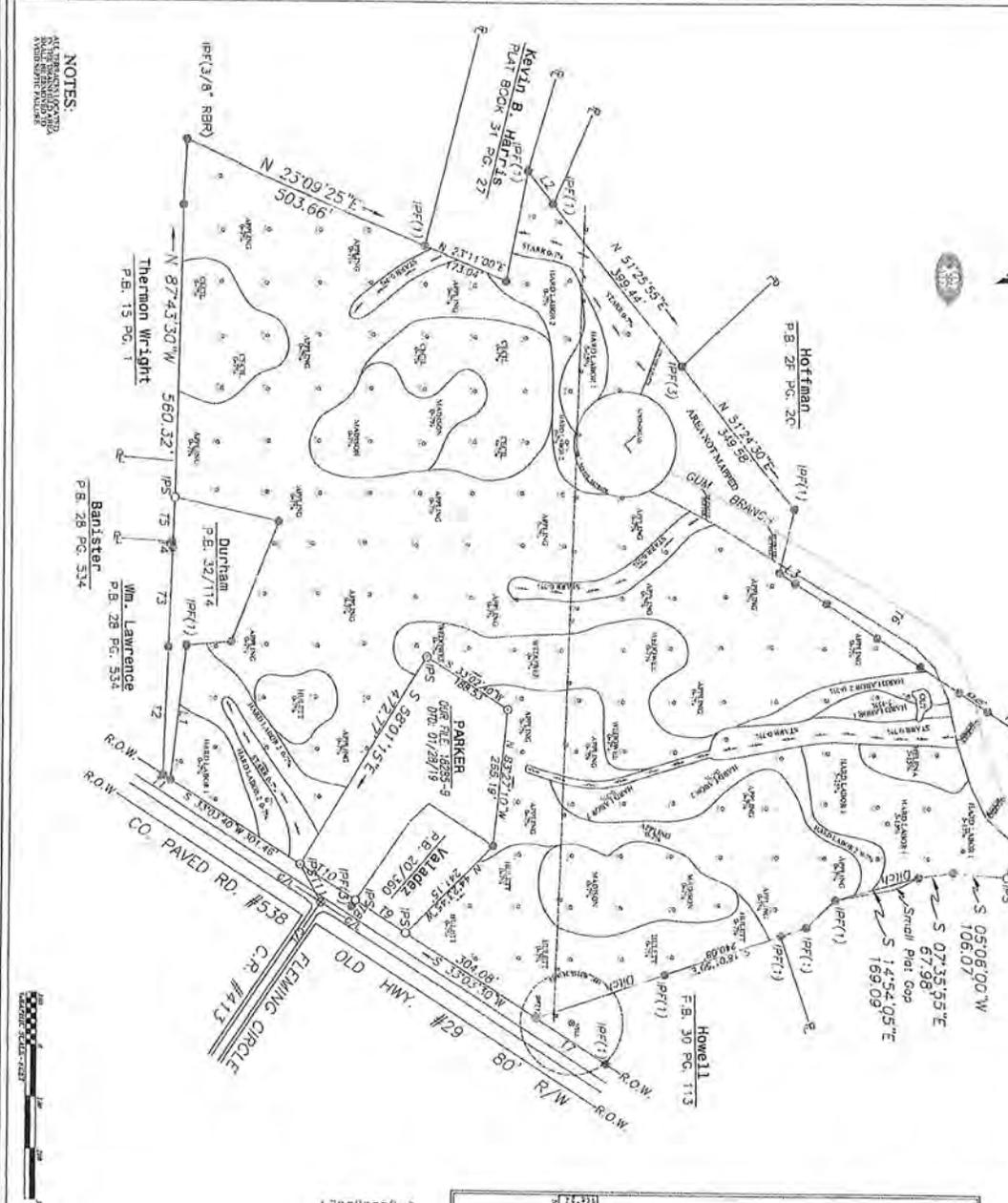
Please call me at 706-371-6600 if you have any questions.


Lillie Sherman
Environmental Health Specialist IV

SOIL MAP

SILVER OAK HOMES

HART COUNTY
OLD HWY. 29 HARTWELL, GA



NOTES:
 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 2. ALL BEARINGS ARE TRUE BEARINGS.
 3. ALL CORNERS ARE TO BE BUILT AS SHOWN ON THIS MAP.



SOIL SUITABILITY CODES

A. SUITABILITY CODES DESCRIBE THE SUITABILITY OF THE SOILS FOR THE PROPOSED USES AS SHOWN ON THIS MAP.

B. WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE, ALL SOILS ARE SUITABLE FOR RESIDENTIAL DEVELOPMENT.

C. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

D. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

E. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

F. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

G. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

H. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

I. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

J. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

K. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

L. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

M. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

N. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

O. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

P. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

Q. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

R. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

S. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

T. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

U. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

V. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

W. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

X. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

Y. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

Z. THE SUITABILITY CODES ARE BASED ON THE SOILS AS SHOWN ON THIS MAP AND DO NOT TAKE INTO ACCOUNT ANY FUTURE CHANGES IN SOIL TYPE OR SOIL CONDITION.

SOIL MAP FOR: SILVER OAK HOMES		DATE: 10/1/2024
LAND LOT: DIST.		SCALE: 1" = 100'
ADDRESS: 805 OLD HWY 29 HARTWELL, GA		HART COUNTY, GEORGIA
DESIGNED BY:	DRAWN BY:	CHECKED BY:
PLOTTED BY:	DATE:	DATE:
PAGE 1 OF 1		

K · W · S · L L C .

184 PROFESSIONAL PARK DRIVE
BALDWIN, GA 30511
TELEPHONE (770) 826-8057
EMAIL: kwssoils@gmail.com



MEMORANDUM

Terrell Partain,
County Administrator
February 19, 2026

RE: Item 13 D Credit for Experience Magistrate Court.

Judge Jordan has request for 8 years of experience at a grade level 15 for new hire Taylor Burnett at the Magistrate Court