



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

Emergency Services and Administration Building

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



Hart County Board of Commissioners  
Tuesday March 25, 2025  
6:00 p.m.

Emergency Services and Administration Building

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. WELCOME
5. APPROVE AGENDA
6. APPROVE MINUTES OF PREVIOUS MEETING(S)  
03/11/2025 Regular Minutes  
03/18/2025 Work Session Minutes
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES  
IBA Director Terri Partain
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
  - a) Chapter 46 Land Development Amendment (2<sup>nd</sup> Reading)
  - b) Amendment to Chapter 50 MANUFACTURED HOMES AND TRAILERS Sec 50-3 Requirements (2<sup>nd</sup> Reading)
  - c) Bid Opening Tennis / Pickleball Court Lighting Labor
  - d) Bid Opening Recreation Football Uniforms
  - e) Bid Opening Recreation Cheerleading Uniforms
  - f) Bid Opening Recreation Photography
  - g) Transfer Station Fee Verification Procedures and Enforcement
13. NEW BUSINESS
  - a) Tar and Gravel Roads Discussion **REMOVED**
  - b) Right of Way Variance Request Parcel No. C79E 014, Hugh Dorsey Rd. **REMOVED**
  - c) **Ambulance Purchase Request ADDED**
  - d) **Sheriff request for credit for experience ADDED**
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Litigation – Personnel - Real Estate
16. ADJOURNMENT

Hart County Board of Commissioners  
Tuesday March 25, 2025  
6:00 p.m.

Hart County Board of Commissioners met March 11, 2025 at the Hart County Administrative and Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Michael Bennett, Frankie Teasley, Jeff Brown, and Joey Dorsey present at the meeting.

1. PRAYER

Chairman Sayer 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, HTC and YouTube.

5. APPROVE AGENDA

Commissioner Teasley moved to amend and approve the agenda to add item 7) IBA Director, Terri Partain, 13 c) Ambulance Purchase Request and 13 d) Sheriff request for credit for experience; remove item 13 a) Tar and Gravel Roads Discussion and 13 d) Right of Way Variance Request Parcel No. C79E 014, Hugh Dorsey Rd. Commissioner Brown provided a second to the motion. The motion carried 5-0.

6. APPROVE MINUTES OF PREVIOUS MEETING(S)

03/11/2025 Regular Minutes

Commissioner Bennett moved to approve the 3/11/2025 Regular Meeting minutes. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

03/18/2025 Work Session Minutes

Commissioner Brown moved to approve the 3/18/2025 Work Session Minutes. Commissioner Teasley provided a second. The motion carried 4-1. Chairman Sayer abstained.

## 7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES

IBA Director Terri Partain

Terri Partain thanked the Board of Commissioners for their support and stated an Industry Roundtable and an Archway Workforce Initiative Data Summit was today. She thanked everyone for a great attendance including the Chamber of Commerce, County Administrator, and the Tax Assessors office. She also announced that the Workforce Subcommittee Group in partnership with the Chamber of Commerce and GA Mtns RDC will be hosting a Workforce Wednesday – Skill Up and Stand Out beginning April 9 on the 2<sup>nd</sup> Wednesday of each month from 1 pm – 3pm at the adult learning center.

## 8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS

None

## 9. COUNTY ADMINISTRATOR'S REPORT

None

## 10. CHAIRMAN'S REPORT

Chairman Sayer apologized for not being at the Work Session. He thanked the Commissioners, County Administrator and County Attorney for reaching out and expressing their concern.

## 11. COMMISSIONERS' REPORTS

Commissioner Bennett asked that the Powell family be kept in your prayers; spoke with Road Superintendent and bush hogging will be starting soon.

Commissioner Teasley sent well wishes to the Powell family; thanked County public safety worker and the Road department for the job they are doing.

Commissioner Brown echoed prayers for the Powell family; stated how great opening day for Little League was and thanked the Little League Board for a great opening day, also Jim Owens and the Recreation staff for a great job on the ball fields.

Commissioner Dorsey echoed sentiments for the Powell family; updated the GDOT had put the additional stop signs up at the Cokesbury Hwy/Bio Church Rd 4-way stop; asked County Administrator where the County stood on the ISO audit.

## 12. OLD BUSINESS

### a) Chapter 46 Land Development Amendment (2<sup>nd</sup> Reading)

Julie Mouchet presented the following question: if a subdivision is going to be done in phases will the entire subdivision need to be approved at one time or will each phase be approved separately.

Commissioner Dorsey moved to accept the 2<sup>nd</sup> Reading of Chapter 46 Land Development Amendment with the changes. Commissioner Teasley provided a second to the motion. The motion carried 4-1. Commissioner Bennett opposed the motion.

- b) Amendment to Chapter 50 MANUFACTURED HOMES AND TRAILERS Sec 50-3 Requirements (2<sup>nd</sup> Reading)

Commissioner Brown moved to accept the 2nd reading of the Amendment to Chapter 50 MANUFACTURED HOMES AND TRAILERS Sec 50-3 Requirements (2nd Reading). Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

- c) Bid Opening Tennis / Pickleball Court Lighting Labor

Commissioner Teasley moved to turn the Tennis/Pickleball Court Lighting Labor bids over to County Administrator, Terrell Partain, and the Recreation Advisory Board for their recommendation. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

- d) Bid Opening Recreation Football Uniforms

Commissioner Dorsey moved to throw late bids for Recreation Football Uniforms out. Commissioner Brown provided a second to the motion. The motion carried 5-0.

Commissioner Teasley moved to turn the Recreation Football Uniform bids over to County Administrator, Terrell Partain, and the Recreation Advisory Board for their recommendation. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

- e) Bid Opening Recreation Cheerleading Uniforms

Commissioner Teasley moved to turn the Recreation Cheerleading Uniform bids over to County Administrator, Terrell Partain, and the Recreation Advisory Board for their recommendation. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

- f) Bid Opening Recreation Photography

Commissioner Dorsey moved to turn the Recreation Photography bids over to County Administrator, Terrell Partain, and the Recreation Advisory Board for their recommendation. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- g) Transfer Station Fee Verification Procedures and Enforcement

No Action

### 13. NEW BUSINESS

- a) Tar and Gravel Roads Discussion **REMOVED**
- b) Right of Way Variance Request Parcel No. C79E 014, Hugh Dorsey Rd. **REMOVED**
- c) **Ambulance Purchase Request ADDED**

Chairman Sayer moved to purchase an ambulance for \$249,500.00. Commissioner Teasley provided a second. Chairman Sayer amended the motion to make an emergency purchase of an ambulance for \$249,500.00. Commissioner Teasley provided a second. The motion carried 5-0.

d) Sheriff request for credit for experience ADDED

Commissioner Dorsey moved to approve the Sheriff's request for 4 years of experience to Deputy Victoria Nunn. Commissioner Teasley provided a second. The motion carried 5-0.

14. PUBLIC COMMENT

None.

15. EXECUTIVE SESSION – Litigation – Personnel - Real Estate

Commissioner Brown provided a motion to exit the Regular Meeting and go into Executive Session for Litigation, Personnel, Real Estate Acquisition. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

Commissioner Dorsey moved to close the Executive Session and open the Regular Meeting. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

16. ADJOURNMENT

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

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Marshall Sayer, Chairman

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Lisa Evans, Administrative Assistant



## **MEMORANDUM**

Terrell Partain,  
County Administrator  
April 4, 2025

RE: Item 12 A Chapter 46 Land Development Amendment (3<sup>rd</sup> and Final Reading)

Attached is the version of the amendments presented to the Board by the County Attorney at the March 25th meeting. She will provide the amended version with requested changes from this version at the meeting.

## **Amendment to Land Development Standards**

### **Hart County Code of Ordinances**

#### **Chapter 46**

NOW THEREFORE, the Board of Commissioners hereby amends said Ordinance by adding provisions and requirements regarding subdivided land so that the revised Chapter reads as follows:

#### Chapter 46 - LAND DEVELOPMENT STANDARDS

##### ARTICLE I. - IN GENERAL

##### Sec. 46-1. - Citation.

This chapter shall be known and may be cited as the Land Development Standards of Hart County, Georgia. The land development standards may be referred to in this chapter as the subdivision regulations.

(Ord. of 3-10-1992, art. I, § 1.01)

##### Sec. 46-2. - Purpose and intent.

This chapter is enacted for the following purposes:

- (1) To encourage economically sound and stable land development;
- (2) To assure the provision of required streets, utilities, and other facilities and services to land development;
- (3) To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments;
- (4) To assure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, educational and other public purposes;
- (5) To assure equitable handling of all development of land by providing uniform procedures and standards for observation and enforcement of standards both by the developer and local public bodies; and
- (6) To responsibly manage growth.

(Ord. of 3-10-1992, art. I, § 1.02)



Sec. 46-3. - Highest standard to apply.

Whenever the provisions of this chapter and those of some other section of this Code or statute apply to the same subject matter, that ordinance, section of this Code or statute requiring the highest or most strict standard shall govern.

(Ord. of 3-10-1992, art. I, § 1.03)

Sec. 46-4. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Terms not defined in this section shall have their customary dictionary definitions where not inconsistent with the context.

*Administrative officer* means the representative appointed by the board of commissioners being assigned any responsibility for administering any provisions this chapter. The office of the administrative officer shall act as staff to the board and shall be given full responsibility for receiving applications, fees and filings from developers and citizens and shall report to the board the status of various proposals and includes the County Administrator, any building inspector, any code enforcement officer, any public works director, and the road maintenance supervisor.

*Board* means the Hart County Georgia Board of Commissioners.

*Developer* (see subdivider definition below)

*Flag lot* means a lot which is connected by a private drive to a public, county, or private road, typically situated behind another lot that abuts the same public, county, or private road, and has less than one-hundred (100) feet of road frontage.

*Lot* means a portion or parcel of land separated from other portions of parcels by description as on a subdivision plat or record survey map or as described by metes and bounds, and intended for transfer of ownership or for building development. For the purpose of this chapter, the term does not include any portion of a dedicated right-of-way, or land subdivided to achieve a boundary and adjustment with adjoining property. Lots must not be irregular in shape and must contain few angles.

*Governmental water system* means a system for the provision to the public of piped water for human consumption. Such a system is owned and operated by a municipal, county government, or other legislatively enabled authority.

*Non-public water system* means a system for the provision to the public of piped water for human consumption. Such a system serves at least one individual but less individuals than the requirements of a public water system.

*Plat* means a drawing(s) prepared by a professional registered engineer or licensed registered surveyor describing the subdivision of land per this chapter. The plat may consist of multiple sheets and may contain multiple plans depending on the requirements of this chapter.

*Plan* means a drawing prepared by a registered professional engineer that describes some aspect of the subdivision required by this chapter. An example would be a soil erosion and sedimentation control plan that would describe the methods and procedures to control soil erosion and sedimentation during the construction or development phase.

*Public water system* means a system for the provision to the public of piped water for human consumption if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year as further defined by the Georgia Safe Drinking Water Act of 1977.

*Shared Driveway*: means a driveway which services two lots along their common border and is permissible provided a driveway sharing agreement is recorded in the public records.

*Small Development* means a subdivision of land resulting in ten (10) lots or less. For any subdivided property, no more than one small development may be allowed. Any other development or division of the property shall be subject to the appropriate land development provisions of this ordinance.

*Street* means a way for vehicular traffic, whether designated as an avenue, boulevard, road, highway, expressway, lane, alley, public easement or other way. The term does not include a private easement used as an access to land not accessible by other means and which serves no more than two separate lots or dwellings. For the purpose of this chapter, streets are divided into the following categories:

- (1) *Rural principal and minor arterial*, which are streets designated as such on the major thoroughfare plan of the county.
- (2) *Rural major and minor collector*, which are those streets serving travel of intra-county linking and rural arterial system.
- (3) *Rural local routes*, which are those streets used primarily for access to the abutting properties and serving minor travel demands.
- (4) *Alley*, which is a minor way used for service access to the back or side of properties otherwise abutting on a street.
- (5) *Cul-de-sac*, which is a residential street with only one outlet and a turnaround at or near the closed end, sometimes called a dead-end street.
- (6) *Marginal-access street*, which is a residential street parallel and adjacent to major thoroughfares and which provides access to abutting properties with protection from through traffic.
- (7) *Easement*, which is a private right of access to no more than two separate lots or dwellings.
- (8) *Public street/road*, which is a street with a 60' right-of-way used by the public but it is not part of the county road system.
- (9) *Private street/road*, which is a street with 60' right-of-way dedicated to a property owner(s) association, of the subdivision involved, or reserved in the name of the developer and not accepted or maintained by the county. A statement that such roads have specifically not been accepted by the county and are to be privately maintained shall be placed on the plat and instrument of transfer, deed, or sales contract. Private streets must meet the road construction requirements of this chapter.
- (10) *County road/street*, which is a road/street having a minimum 60' right-of-way feet and is dedicated to the county or which currently exists on the county road inventory, with or without a stated 60' right-of-way, and with a minimum of twenty (20) feet of pavement width.

*Subdivider* (also known as Developer) means the person, firm or corporation having full ownership interest in the land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under this chapter, or the authorized agent of such person, firm or corporation for the purpose of proceeding under this chapter.

*Subdivision* means all division of a tract or parcel of land into three or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale or building development, and includes all division of land involving a new street or a change in existing streets, and includes resubdivision and, where appropriate to the context, relates to the process of subdividing or to the land or area subdivided.

Subdivision of land shall be categorized in three (3) levels herein as follows:

LEVEL I SUBDIVISION: means the division of land into three (3) to six (6) lots/parcels to include the following requirements:

- (A) Each such parcel after division shall abut an existing county road or highway;
- (B) Each such lot/parcel after division shall have a minimum of three (3) acres per parcel;

- (C) Any driveway of each such divided parcel shall be a minimum of three hundred (300) feet from any other driveway on the same side of the roadway, as measured from the centerline of each driveway;
- (D) All driveways must meet minimum site distance requirements per the Georgia Department of Transportation Regulations for Driveway and Encroachment Control, with site distance based upon the posted speed limit of the roadway (which ranges from 335 feet at 30 mph to 610 feet at 55 mph);
- (E) All divided parcels must provide for and grant a right of way of thirty (30) feet from the centerline of the existing county or public road;
- (F) All divided lots shall have a minimum width of one-hundred fifty (150) feet road frontage if serviced by an individual well, or one-hundred (100) feet in width on a public water system.
- (G) All lots must meet health department regulations, and
- (H) All plats must be stamped as approved by the health department prior to submission to the county.
- (I) All Level I divisions of land require posting of a sign visible from the road right of way notifying the public that application has been made for subdivision of the land, together with publication in the legal organ of Hart County, Georgia to include a full legal description and tax map and parcel number for proper identification. The posting and publication shall occur for at least thirty (30) days prior to board approval.

LEVEL II SUBDIVISION: means the division of land up to fifty (50) lots per phase, to include the following requirements;

- (A) Each such parcel after division shall have a minimum acreage of three (3) acres up to 4.99 acres per lot;
- (B) Each such lot shall be accessed by an interior road built by the developer/subdivider to Georgia DOT specifications (see section 46-156 hereinbelow);
- (C) There shall be no more than two curb cuts onto an existing county road or state highway (see section 46-156 hereinbelow),
- (D) All driveways must meet minimum site distance requirements per the Georgia Department of Transportation Regulations for Driveway and Encroachment Control, with site distance based upon the posted speed limit of the roadway (which ranges from 335 feet at 30 mph to 610 feet at 55 mph);
- (E) Each such lot shall have a minimum of one hundred (100) feet of road frontage or forty (40) feet adjacent a cul de sac for a subdivision of one-story homes/dwellings/buildings and ninety (90) feet on a cul de sac for a subdivision of homes/dwellings/ with two or more stories above ground. In any event, a cul de sac shall not have less than a ninety (90) foot circumference;
- (F) All interior driveways must be staggered;
- (G) The subdivision must have an entrance sign displaying an approved subdivision name;
- (H) If a governmental water system is within one thousand (1,000) feet of any property line of the subdivision (as measured along road rights of way), the subdivision developer must obtain a letter of concurrence from the governmental water system (except in Small Developments which may be measured from the development entrance);
- (I) All Level II divisions of land shall have restrictive covenants imposed, said covenants to be uniform as to all such lots in the subdivision, and a master set of restrictive covenants shall be recorded in the public records of Hart County, Georgia-
- (J) All rules for Level I subdivisions not in conflict herewith apply to Level II subdivisions.

LEVEL III SUBDIVISION: means the division of land greater than five (5) acres up to 9.99 acres, to include the following requirements.

- (A) The survey of such divisions must either be approved by the health department or stamped by the county "not reviewed by Health Department" prior to recording.
- (B) All rules of Level I and Level II subdivisions not in conflict herewith shall remain applicable to Level III land divisions, except that posting and advertising are not required.

See also "Sec. 46-191. - Lot sizes and proportions" hereinbelow for Level I, II and III subdivisions of property.

EXEMPTIONS: The following are not included within these definitions and are otherwise exempt from this Ordinance:

- (1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this chapter.
- (2) The division of land into parcels of ten (10) acres or more where no new street or change in an existing street is involved.
- (3) One division of land into two total parcels, each parcel being of sufficient size and standards to meet the requirements of the health department.
- (4) A parcel of land that is divided into five or fewer parcels, each parcel being of sufficient size and standards to meet the requirements of the health department, and each parcel is either utilized as a home site for the personal use of the owner or deeded to a member of the owners' immediate family. For the purposes of this paragraph, immediate family is defined as the owners' spouse, mother, father, brother, sister, children, and/or grandchildren.
- (5) Divisions of land pursuant to assent or distribution to family members by Estates, provided said parcels meet Health Department requirements.

Although such subdividing of land as described in (1), (2), (3), (4), and (5) above are not included in the subdivision of land categories, each such division shall be surveyed and the plat shall contain the following Note in a prominent fashion: "roads, streets, and easements shown on this plat that are not already county roads as of the plat date, will not be maintained by the county and will not be accepted in the future as county roads unless they are in compliance with county standards".

(Ord. of 3-10-1992, art. II, § 2.01; Res. No. 2000-001, 3-14-00; Amend. of 7-10-2007)

**Cross reference**— Definitions generally, § 1-2.

Sec. 46-5. - Amendments.

This chapter may be amended. Before enacting an amendment to this chapter, the board shall hold three (3) public hearings on the amendment, notice of which shall be published at least 15 days prior to such hearing in a newspaper of general circulation in the county.

(Ord. of 3-10-1992, art. X, § 10.01)

Sec. 46-6. - Remedies; injunctive relief.

If any land is used in violation of this chapter, the administrative officer, the county attorney, or the board, in addition to other remedies, may institute injunction or other appropriate action or proceeding to stop the violation including a "stop work order."

(Ord. of 3-10-1992, art. XII, § 12.01)

Sec. 46-7. - Penalties for violation.

The procedure for enforcement of this chapter shall be as provided in O.C.G.A. §§ 15-10-60—15-10-66. Any person convicted of a violation of any provision of this chapter shall be punished by a fine not exceeding \$1,000.00 or 60 days imprisonment, or both, except as otherwise provided by general law. Each day any violation continues shall be a separate offense.

(Ord. of 3-10-1992, art. XIII, § 13.01; Res. No. 2000-001, 3-14-00)

Sec. 46-8. - Enforcement and administration.

The Administrative Officer shall have enforcement and administrative responsibilities, in addition to those officers previously granted enforcement and administrative responsibilities, with respect to this chapter.

(Res. of 8-25-1998; Res. No. 2000-001, 3-14-00)

Secs. 46-9—46-40. - Reserved.

## ARTICLE II. - PLATTING JURISDICTION AND ENFORCEMENT

Sec. 46-41. - Platting authority.

The board shall be the official platting authority, and no plat of land subdivision shall be entitled to be recorded in the office of the clerk of the superior court of the county nor shall a certificate of approval be granted in accordance with the Georgia Land Sales Act of 1972 O.C.G.A. § 44-3-1 et seq. unless it shall have the approval of the board inscribed on the certificate. The filing or recording of a plat of a subdivision without the approval of the board as required by this chapter is declared to be a violation of this chapter. The County Administrator may approve/stamps plats of survey for a division of land that is not a subdivision under this ordinance.

(Ord. of 3-10-1992, art. III, § 3.01; Res. No. 2000-001, 3-14-00)

Sec. 46-42. - Use of plat.

The transfer of, sale, agreement to sell, or negotiation to sell land by reference to or exhibition of a plat of a subdivision that has not been given final approval by the board and recorded in the office of the clerk of superior court of the county, or the secretary of state under the Georgia Land Sales Act O.C.G.A. § 44-3-1 et seq. if required, is prohibited, and the description by metes and bounds in the instrument of transfer or other document shall not exempt the transaction from such penalties.

(Ord. of 3-10-1992, art. III, § 3.02)

Sec. 46-43. - Opening and improving public streets.

The board shall not accept, lay out, open, improve, grade, pave, or light any street or lay any utility lines in any street that has not attained the status of a public street prior to the effective date of the ordinance from which this chapter is derived unless such street corresponds to the street location shown on an approved subdivision plat or on an official street map adopted by the board.

(Ord. of 3-10-1992, art. III, § 3.03)

Sec. 46-44. - Erection of buildings.

No building permit shall be issued and no building shall be erected on any subdivision lot in the county unless the lot abuts a public street, county road, or private road, and in which a septic tank permit from the Health Department has been obtained, and a 911 address must be obtained as soon as a driveway location has been determined.

No building permit shall be issued and no building shall be erected on any subdivision lot in the county unless the applicant submits proof that all county ad valorem taxes accruing and payable have been paid.

(Ord. of 3-10-1992, art. III, § 3.04; Res. No. 2000-001, 3-14-00)

Sec. 46-45. - Privately maintained streets or roads.

The following statement shall be placed on all plats identifying privately maintained roads in the following words:

"The roads or streets identified as "privately maintained" are private ways and are not and will not be maintained by the county unless accepted into the county road system as a county road".

(Res. No. 2000-001, 3-14-00)

Secs. 46-46—46-75. - Reserved.

ARTICLE III. - PROCEDURE FOR APPROVAL OF PLAT

Sec. 46-76. – Pre-application review.

Whenever the subdivision of a tract of land within the county is proposed, the subdivider/developer is urged to consult early and informally with the County Administrator and/or an administrative officer. The subdivider/developer may submit sketch plans and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision. No fee shall be charged for the preapplication review, and no formal application shall be required.

(Ord. of 3-10-1992, art. IV, § 4.01; Res. No. 2000-001, 3-14-00)

Sec. 46-77. - Application for plat approval.

The property owner shall submit to the board at least 15 days prior to the next regular meeting of the board the following:

- (1) A letter requesting review and approval of a plat and giving the name and address of a person to whom the notice of the hearing by the board on the plat shall be sent.

- (2) Two copies of the plat and other documents, as may be specified.
- (3) A plat application fee specified in the schedule of fees and charges.
- (4) Once approved, a plat must be filed in the public records within forty-five (45) days of final board approval. Failure to timely file a plat subjects the developer/subdivider to renewal of the approval process.
- (5) Prior to a change in ownership, all of the required infrastructure must be completed by the property owner. Failure to complete the infrastructure prior to a change in ownership shall render the subdivision approval null and void and no building permits shall be issued post change in ownership without a new application process and approval of the then existing land development standards. The prior approval shall not be grandfathered. For purposes of this requirement, a transfer of ownership to an immediate family member (as defined hereinabove) or to an entity where the ownership thereof is the same as the applicant, is not considered a change in ownership. In these circumstances, the applicant shall provide proof that no such change in ownership has occurred throughout the infrastructure installation process.

(Ord. of 3-10-1992, art. IV, § 4.02)

Sec. 46-78. - Review of plat.

- (a) The Administrative Officer shall check the plat for conformance to the rules and regulations of this chapter and report his/her findings and recommendations to the board, which shall approve or disapprove the plat at a scheduled board meeting. A notation of the action shall be made in the minutes of the board, including a statement of the reasons for disapproval if the plat is disapproved. One copy of the plat shall be returned to the subdivider/developer or his/her/its agent, and one copy added to the records of the board.
- (b) If action on a plat is not taken by the board within 60 days of the date of submittal, the plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.

(Ord. of 3-10-1992, art. IV, § 4.03; Res. No. 2000-001, 3-14-00)

Sec. 46-79. - Plat specifications.

- (a) *Generally.* All plats must drawn by a Georgia registered/licensed surveyor. The plat shall conform to the specifications of this section and contain the required information.
- (b) *Specific specifications.*
  - (1) *Scale.* The preliminary plat shall be clearly and legibly drawn at a scale not smaller than 200 feet to one inch.
  - (2) *Sheet size.* Sheet size shall be no larger than 17 inches in width and 22 inches in length. If the complete plat cannot be shown on one sheet, it may be shown on more than one sheet with an index map on a separate sheet.
  - (3) *Ground elevations.* A contour map of the proposed subdivision will be required if the topography of the land is such that there will be a drainage problem in the subdivision that would require a contour map to develop a proper drainage system. If a contour map is required it shall be based on the following criteria:
    - a. For land that slopes less than approximately two percent, elevations shall be shown at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions.

- b. For land that slopes more than approximately two percent, contours shall be shown with an interval of not more than 20 feet.
- (c) *Information to be provided on plat.* The plat shall contain the following information and may consist of several plans (sheets):
- (1) Name and address of owner of record and of subdivider/developer.
  - (2) Proposed name of subdivision.
  - (3) North point, graphic scale and date.
  - (4) Acreage of the subdivision and vicinity map, showing location.
  - (5) Exact boundary lines of the tract by bearing and distances along with setback lines.
  - (6) Names of owners of record of adjoining land.
  - (7) Existing streets, utilities, and all easements on and adjacent to the tract.
  - (8) Proposed layout, including streets and alleys with proposed street names, lot lines and approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings.
  - (9) Block or section numbers and/or lot numbers.
  - (10) Provisions for water supply, sewage, and, drainage, and soil sedimentation and erosion control (E&S). These items shall be set forth on a plan(s) properly prepared by a registered surveyor, or registered professional engineer for E&S plans and by a registered professional engineer for water supply and sewage plans and must include a certificate evidencing review and approval by the county health department and the National Resources Conservation Service where applicable.
  - (11) Such street cross sections and centerline profiles as may be required by the board.
  - (12) Provisions for open space requirements as required by state statute.
  - (13) The following certifications, affixed before recording:
    - a. *Certificate of dedication.* A certificate of dedication by the owner submitted with the plat and in such form as approved by the board, which sets forth the description of the areas and improvements dedicated by the owner to the public and the extent of title which is being dedicated.
    - b. *Copy of official action of board.* The resolution adopted by the board accepting the street rights-of-way, improvements, easements and any other property dedicated by the owner for public use as indicated on the plat shall be recorded in the minutes of the board. This acceptance does not relieve the developer of the obligation to guarantee against faulty materials as specified in section 46-157.
    - c. *Certificate of approval.* A certificate of approval of the final plat by the board, directly on the plat, as follows:
 

"Pursuant to the Land Development Standards of Hart County, Georgia, all requirements of approval having been fulfilled, this Plat was given Approval by the Hart County Board of Commissioners on (insert date of approval)"

<p>_____</p> <p>Date</p>	<p>_____</p> <p>Chairman, Hart County Board of Commissioners</p>
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(Ord. of 3-10-1992, art. IV, § 4.04; Res. No. 2000-001, 3-14-00)

Secs. 46-80—46-110. - Reserved.

#### ARTICLE IV. - GENERAL DESIGN AND OTHER REQUIREMENTS

Sec. 46-111. - Name of subdivision.

The name of the subdivision must have approval of the board. The name shall not duplicate or closely approximate the name of an existing subdivision.

(Ord. of 3-10-1992, art. V, § 5.01)

Sec. 46-112. - Access.

Access to every subdivision shall be provided over a public street or county road but shall be limited to two (2) curb cuts on said public street or county road. Private streets within subdivided property shall meet the road standards of this chapter. There shall be no private easements or driveways from interior lots providing access to a public street or county road in an attempt to circumvent this section, except as otherwise set forth herein.

(Ord. of 3-10-1992, art. V, § 5.02; Res. No. 2000-001, 3-14-00)

Sec. 46-113. - Large-scale developments.- Deleted

Sec. 46-114. - Utility easements.

- (a) Utility easements shall be provided as required by utility companies for utility lines, underground mains and cables and shall be recorded on the final plat.
- (b) Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a stormwater or drainage right-of-way of adequate width to be reserved as open space. Parallel streets may be required by the board.

(Ord. of 3-10-1992, art. V, § 5.04)

Sec. 46-115. - Reservation of public sites and open spaces.

- (a) Where features of any comprehensive plan, such as school sites, parks, playgrounds and other public spaces are located in whole or in part in a proposed subdivision, such features shall be reserved by the subdivider/developer; however, no more than 25 percent of the total area of the subdivision shall be required for reservation to fulfill the requirements of this section. Whenever the land required for such comprehensive plan features is not dedicated to and accepted, purchased, acquired, optioned or condemned by the appropriate public agency within a four-year period from the date of recording the subdivision or by the time that at least 75 percent of the lots are built on and occupied, whichever is sooner, the subdivider/developer may claim the original reservation and cause it to be subdivided in a manner suitable to the subdivider/developer, subject to the provisions of this chapter. Whenever the board executes a written release, stating that the reserved land is not to be acquired, the board shall waive the reservations requirements.

- (b) Whenever the board finds that proposed reservation of land or dedication of land for public use is not required or is unsuitable for the public use proposed, it may require the rearrangement of lots to include such land in the subdivision.

(Ord. of 3-10-1992, art. V, § 5.05)

Sec. 46-116. - Community assets.

In all subdivisions, due regard shall be shown for all natural features such as watercourses and for historical spots, cemeteries, and similar community assets which, if preserved, will add attractiveness and value to the property or community.

(Ord. of 3-10-1992, art. V, § 5.06; Res. No. 2000-001, 3-14-00)

Sec. 46-117. - Water system design.

- (a) The following paragraphs of this section are not applicable to an individual lot served by a well located on the lot.
- (b) A public water system must be permitted and approved by the Environmental Protection Division of the Department of Natural Resources (EPD). It will be the responsibility of the developer to make all applications.
- (c) If the subdivision is to be served by a water system, the piping size and location are to be shown, as well as other features of the water system, on a water system plan. Further, the location of the well(s) and water storage facility(s) shall be identified and located on the plan. Each water connection shall be equipped with a backflow preventer valve. If at any point in the future the subdivision may be connected to a government owned public system, the plan for providing water service to the lots must have express written approval of that system by the appropriate governmentally owned public water system before finalizing the plans for water supply to the lots. Such consent shall not be unreasonably withheld. No person or entity shall connect to an existing governmentally owned public water system without the prior, express written consent of that system. All water line installation must be performed by a State of Georgia Licensed Utility Contractor.
- (d) A completed EPD form, "Intent to Drill", shall be approved by the county health department for non-public water systems and shall accompany the water system plan when the plat is submitted for approval. For a public water system, an approval letter from the state EPD shall accompany the water system plan when the plat is submitted for approval.
- (e) Required well flow rate (gallons/minute) shall be determined by a registered professional engineer for the entire subdivision and shown on the water system plan.
- (f) A certification form from the certified well installer showing the actual well(s) capacity (flow rate in gal./minute) of the public or non-public water system shall accompany the subdivision plat when submitted for approval. The county reserves the right to have the flow rate determined by its engineer. If this flow rate is less than that certified by the well driller, a third determination will be made by the county at the developer's expense. The average of the three flow rates shall be the well(s) flow rate to be compared with the required design flow rate.
- (g) Provision for water hydrants shall be made if the distance between an existing county road to the furthest lot is greater than 750 feet as measured along the centerline of the road leading to the lot. Hydrants are to be spaced no more than 1,000 feet apart within the subdivision and shall be supplied with a minimum 6-inch water line. The hydrant supply line may be separate from the water line supplying water to each lot. In either case, the line shall extend to the row of the existing county road.

(Res. No. 2000-001, 3-14-00)

Sec. 46-118. - Gated communities.

- (a) A gated community is a community which has a lockable security gate(s) at its entrance and/or manned by a security agency whose purpose is to limit access by the general public. All streets/roads in a gated community are private streets/roads and are not maintained by the county.
- (b) Gated community developments shall meet all requirements of this chapter including road construction.
- (c) A written agreement, approved by the board, and recorded with the plat shall detail how county provided emergency services shall have access to the community residents and their property 24 hours a day.

(Res. No. 2000-001, 3-14-00)

Secs. 46-119—46-150. - Reserved.

#### ARTICLE V. - REQUIREMENTS FOR STREETS AND OTHER RIGHTS-OF-WAY

Sec. 46-151. - Continuation of existing streets.

Existing streets shall be continued at the same or greater width, but in no case less than the width required in this chapter, and all streets/roads must have a sixty (60) foot right of way and pavement twenty feet in width. All paving shall be to Georgia Department of Transportation standards.

(Ord. of 3-10-1992, art. VI, § 6.01)

Sec. 46-152. - Street names.

Proposed streets that are obviously in alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix, "street," "avenue," "boulevard," "drive," "place," "way" or "court." Where available, through its index list of street names on file, the board can assist the subdivider/developer in avoiding duplication.

(Ord. of 3-10-1992, art. VI, § 6.02)

Sec. 46-153. - Culs-de-sac or dead-end streets.

- (a) Minor streets or courts designed to have one end permanently closed shall be provided with a turnaround with a minimum radius of ninety-six (96) feet in diameter at or within two hundred (200) feet of the closed end.
- (b) Where in the opinion of the board it is desirable to provide street access to adjoining property, streets shall be extended to the boundary of such property and provided with a temporary turnaround.

(Ord. of 3-10-1992, art. VI, § 6.03)

Sec. 46-154. - Development along major thoroughfares, limited-access highway or railroad right-of-way.

Where a subdivision abuts or contains a major thoroughfare, a limited-access highway, or a railroad right-of-way, the board may require a street approximately parallel to and on each side of such right-of-way either as a marginal-access street or at a distance suitable for an appropriate use of the intervening land, with a nonaccess reservation suitably platted. Due regard should be given requirements for approach grades and future grade separations in determining distances. Lots shall have no access to a major thoroughfare (or limited-access highway) but only to access streets. Setbacks shall be extended on certain major thoroughfares and state highways as set forth in this chapter.

(Ord. of 3-10-1992, art. VI, § 6.04)

Sec. 46-155. - Easements.

Easements shall not be permitted to serve more than two separate dwellings or lots as otherwise set forth in this Chapter as "shared driveways."

(Ord. of 3-10-1992, art. VI, § 6.05)

Sec. 46-156. - Street right-of-way widths and construction requirements.

- (a) *Width.* The right-of-way width shall be the distance across a road or street from property line to property line. The minimum right-of-way width shall be 60 feet.
- (b) *Grade.* A minimum of roadway to be graded shall be 30 feet for 20 feet of pavement. All stumps, rock and other obstructions shall be removed to at least two feet below subgrade. The maximum grade shall not exceed ten percent. Roads to be paved following grading shall be paved with a minimum of two inches of "B" mix. After development activity is complete, or 12 months have elapsed, a minimum of 1½ inches of "E" mix shall be laid. Roads to be paved after development is complete, or twelve months have elapsed, shall be paved with 1½ inches of "E" mix. New subdivision roads leading from existing public or county dirt roads shall meet all standards. All paving shall be in accordance with state department of transportation standards.
- (c) *Fill.* All suitable material from roadway cuts may be used in the construction of fills, approaches or any other places as needed. The fills shall be spread in layers not to exceed six inches loose and compacted with a sheeps foot roller to a density at least 95 percent of standard proctor density. Fill slopes shall not exceed a two to one slope.
- (d) *Subgrade.* The subgrade shall be properly shaped, ditch lines sloped and compacted to conform with grade lines and cross sections and shall have a crown of ½ inch per foot. All unsuitable materials shall be excavated and replaced with suitable material compacted to a density at least 95 percent of standard proctor density. Standard proctor density is determined by a laboratory test where a sample of soil is taken from a given site to test for compaction by measuring the dry unit density versus moisture content.
- (e) *Base.* The base shall be a graded aggregate base course or other approved material. The minimum thickness shall be six inches after being compacted to a density at least 98 percent of standard proctor density.
- (f) *Storm drainage.* The street and roadway must have adequate drainage, including curbs and gutters, necessary open ditches, pipe and culverts; drainage structures shall be provided to accommodate all natural water flow and to be of sufficient length to permit full roadway width and slopes. The diameter of pipe shall be based on water flow, and shall be determined by consultation with a registered professional engineer and approved by the administrative officer.
- (g) *Erosion control.* All banks, shoulders, ditch slopes and other disturbed areas shall be grassed with an approved vegetative cover to prevent washing. Silt fences, hay bales, mulch and/or other erosion control devices that may be necessary shall be used during construction at all places that pose an

erosion problem. All applicable provisions of soil erosion and sedimentation control as referenced in chapter 34 shall be complied with.

- (h) *Underground utilities.* All underground utilities shall be installed after the grading has been completed but before the base is installed. Location of all utilities shall be shown on subdivision drawings and cannot be located running parallel underneath or immediately parallel to the asphalt.
- (i) *Intersections with state highways.* Intersections with state highways must meet all regulations and standards promulgated by the state department of transportation for such intersections.
- (j) *Inspection.* Roadways are to be inspected during and after construction by an administrative officer. Test reports of compaction results are to be furnished to the inspector; however, he/she may require additional testing in areas he may deem unsatisfactory. The board will not accept a street without approval of the inspector.
- (k) *Construction Maintenance:* Subdivider/developer must keep all roadways free of mud and dirt. Where road entrances abut county or private roads, gravel must be provided to control mud and dirt from entering the roadway. Construction vehicles, equipment or supplies must not be parked, unloaded or stored in the roadway or road right of way.
- (l) *Performance Bond:* Upon approval of development plans but before the issuance of a development permit, the applicant shall be required to post a performance bond and cash escrow for the project. The performance bond shall be in a format acceptable to the county administrator and/or the county attorney and the performance surety shall remain and not expire until a certificate of completion for the project is given by the county. The performance bond will be 100 percent of the amount listed herein and at least 50 percent shall be in cash escrow. For lots 7-24 in number, the bond shall be \$75,000. For 25 lots up to 50 lots, the performance bond shall be \$100,000.00. Each additional phase shall adhere to these requirements.

(Ord. of 3-10-1992, art. VI, § 6.06; Res. No. 2000-001, 3-14-00)

Sec. 46-157. - Guarantee against faulty materials.

Final approval of street improvements shall be granted and streets accepted for maintenance by the county only in accordance with one of the following provisions:

- (1) The street improvements shall have been completed and in place for a period of one year and shall, upon inspection, following such period of time, be found to be free from defective workmanship or material, free from sinkholes or other settling, and have a satisfactory vegetative cover.
- (2) The performance bond will guarantee the county that the street has been installed in a workmanlike manner, that it is free from defects caused by faulty material or workmanship, and that the street will remain in acceptable condition for a period of at least one year. If at the end of the one-year period the street is found to have settled or be otherwise unacceptable because of faulty workmanship or materials, any defects shall be repaired at the cost of the subdivider/developer; and upon his/her/its failure or refusal to do so within 90 days after demand is made upon the subdivider/developer by the board, the county shall make such repairs as are reasonably necessary and recover the cost from the subdivider/developer or the performance bond.

(Ord. of 3-10-1992, art. VI, § 6.07; Res. No. 2000-001, 3-14-00)

Sec. 46-158. - Signage.

No signage or other subdivision identification, wall or decorative fence shall be constructed or placed in the county right-of-way or right-of-way to be dedicated to the county.

(Res. No. 2000-001, 3-14-00)

Secs. 46-159—46-190. - Reserved.

#### ARTICLE VI. - DESIGN STANDARDS FOR BLOCKS AND LOTS

Sec. 46-191. - Lot sizes, proportions and setbacks.

(a) Residential lots shall have a width as follows:

- (i) Level I and III: All lots shall have a minimum width of one-hundred (100) feet in width or as otherwise required by the health department at the septic site.
- (ii) Level II: Each such lot shall have a minimum of one hundred (100) feet of road frontage or forty (40) feet adjacent a cul de sac for a subdivision of one-story homes/dwellings/buildings and ninety (90) feet on a cul de sac for a subdivision of homes/dwellings/ with two or more stories above ground. In any event, a cul de sac shall not have less than a ninety (90) foot circumference;

(b) The principal building, HVAC, and any structures including retaining walls on any lot shall meet the following setback requirements which shall be clear and unobstructed:

Front:

- (i) Sixty (60) feet from the property line on a county road or the specific state highways of Smith McGee, Cokesbury and Reed Creek Highways for Level I, III and all other land divisions, except Level II.
- (ii) Level II shall be forth (40) feet from the right of way of the interior roadway (see corner lots below).
- (iii) For all state highways except Smith McGee, Cokesbury and Reed Creek Highways, and for all county roads with a speed limit of 50 miles per hour or more, building setbacks must be one hundred (100) feet from the property line.
- (iv) All corner lots on any subdivided property must meet the requirements for either type of roadway that the property line is adjacent to.

Rear: Ten (10) feet from the property line.

Side: Ten (10) feet from the property line.

(Ord. of 3-10-1992, art. VII, § 7.01; Res. No. 2000-00, 3-14-2000; Ord. of 7-17-2018(1); Ord. of 7-17-2018(3))

Sec. 46-192. - Adequate building sites.

Each lot shall contain an adequate building site not subject to flooding and outside the limits of any existing easements or building setback lines required.

(Ord. of 3-10-1992, art. VII, § 7.02)

Sec. 46-193. - Lot line arrangements.

Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines.

(Ord. of 3-10-1992, art. VII, § 7.03; Res. No. 2000-001, 3-14-00)

Sec. 46-194. - Sidewalks, curbs and gutters.

- (a) *Sidewalks.* Sidewalk specifications do not apply to second home-type developments with seasonal use or to developments that do not have locally centralized public facilities such as schools, churches, etc. The board shall have final authority in determining the need for sidewalks.
- (b) *Concrete curb and gutter.* Curb and gutter is required on all newly constructed interior roads. Street curbs shall be Portland cement concrete, six-inch x 24-inch x ten-inch vertical or roll back type, with a minimum strength of 3,000 psi at 28 days. All curbing shall be backfilled and grassed. The curb and gutter shall be constructed so as to present a smooth, even line both horizontally and vertically. There shall be no areas of ponding. A valley gutter may be used across a driveway at its intersection with a street. However, valley gutters shall not be allowed across streets at street intersections unless specifically approved by the board.

For small developments of ten (10) lots or less, curb and gutter is not automatically required. Developers/subdividers must inform the Board and obtain approval of their proposed method of stormwater abatement through the submission of a stormwater management plan that accounts for the flow of stormwater by constructing roadways such that the 60' right of way includes the appropriately graded paved street pursuant to Section 46-156 herein, greenspace along the shoulder for utility access and maintenance, and an adequate drainage system on both sides. An adequate drainage system may include but is not limited to: culverts, storm sewer piping, catch basins, drop inlets, junction boxes, headwalls, gutter, swales, channels and ditches.

(Ord. of 3-10-1992, art. VII, § 7.04)

Sec. 46-195. - Flag lots.

A subdivision shall not contain flag lots.

(Res. No. 2000-001, 3-14-00)

Secs. 46-196—46-225. - Reserved.

#### ARTICLE VII. - REQUIRED IMPROVEMENTS

Sec. 46-226. - Performance and specifications.

Every subdivider/developer shall be required to make the improvements outlined in this article in accordance with the specifications in this article or otherwise adopted by the board. The improvements can be made by the county at the expense of the subdivider/developer, or the subdivider/developer can make the improvements with the approval of the board.

(Ord. of 3-10-1992, art. VIII, § 8.01)

Sec. 46-227. - Monuments.

Lot and block corners shall be marked with solid steel rods at the minimum as specified by Georgia Board of Professional Engineers and Land Surveyors.

(Ord. of 3-10-1992, art. VIII, § 8.02)

Sec. 46-228. - Water supply system.

- (a) Water mains within the subdivision must be provided with tap connections to each lot. An exception is if the subdivision will be served by a municipal government water system and the government water system agrees in writing that it will bore under the pavement to make any future connections. When water service is provided by a government entity, the minimum diameter of water pipes shall meet its standards and all installation shall be pre-approved by the government entity. If a government water supply, is not available to the subdivision at the time of development of the subdivision, the developer should provide an adequate water source and an adequate water storage facility. This shall be accomplished by the use of individual wells for each housing unit or by the Environmental Protection Division of the Department of Natural Resources (EPD) or county health department approved public water system, or by a non-public water system, all meeting requirements of section 46-117.
- (b) Individual wells' adequacy of water flow and water quality are the responsibility of the lot purchaser; however, a public water system shall be permitted and approved by the EPD or county Health Department per state regulations. Prior to final approval of the plat the developer must submit a letter from the EPD or Health Department approving plans to construct a public water system and the source of the water supply.
- (c) In the absence of a municipal water supply, public or non-public water system, all lots within the subdivision shall be of sufficient size (taking into account slope and other relevant factors) to accommodate both an individual well and an approved septic system per Department of Human Resources Public Health chapter 290-5-26.
- (d) A subdivision with an exterior property line within 1000 feet of a municipal water system (as measured along road rights of way), or where it is feasible to access a government water system via easement, and the distance to the government water system is within 1000 feet, the developer shall obtain a letter of concurrence from the government water system. Any connections to a government water system shall be made with appropriate size water mains and dedication of the subdivision water system infrastructure to the municipality, the design of the system, inspections and approval shall be made and had by the government entity owning the system. However, for small developments of ten (10) lots or less, this 1000 foot measurement may be measured from the entrance of the development.

(Ord. of 3-10-1992, art. VIII, § 8.03; Res. No. 2000-001, 3-14-00)

Sec. 46-229. - Sanitary sewers. – there shall be no private community/on site sewage systems.

(Ord. of 3-10-1992, art. VIII, § 8.04; Res. No. 2000-001, 3-14-00)

Sec. 46-230. - Acceleration/deceleration lanes.

Entrances to subdivisions from county or public roads may require, at the discretion of the board or as required by the Georgia DOT, the construction of acceleration and/or deceleration road lanes. These expenses will be the responsibility of the developer or subdivider.

(Res. No. 2000-001, 3-14-00)

Sec. 46-231. - Other utility considerations.

All underground utilities (gas, CATV, telephone, water, sewer, etc) shall be constructed prior to street paving or in limited exceptions they shall be bored under the streets following street paving.



(Res. No. 2000-001, 3-14-00)

Sec. 46-232. - Extraterritorial water and sewer services.

- (a) Prior to initiating the development of water and sewer services in extraterritorial boundaries, the local government proposing the new service will notify the adjacent government of the proposed new service by providing information on location of property, size of area, and existing proposed land use associated with the property.
- (b) Within 15 working days following receipt of the above information, the local government receiving the notice of water/sewer extension will forward to the local government proposing the extension a statement either: (a) indicating that the proposal is compatible with that community's land use plan and all applicable ordinances; or (b) describing its bona fide objectives as why the proposal is inconsistent with the land use plan or ordinances providing supporting evidence and listing any possible stipulations or condition that alleviate the objection.
- (c) If the community proposing the service extension does not receive a response in writing within the deadline, the proposal shall be determined to be consistent with the community's land use plan or land use ordinances and the sending local government is free to proceed and the receiving government loses its right to invoke the dispute resolution process, stop the extension or object to land use changes after the provision of service.
- (d) If the receiving government notifies the sending government that it has a bona fide land use classification objection(s), the sending government will respond to the receiving government in writing within 15 working days of receiving the objection(s) by either: (a) agreeing to implement the receiving government stipulations and conditions and thereby resolving the extension objection(s); (b) agreeing with the receiving government and stopping action on the proposed extension; (c) disagreeing that the receiving government objection(s) are bona fide and notifying the receiving government that they will seek a declaratory judgment in court; or (d) initiating a 30-day (maximum) mediation process to discuss possible compromises.
- (e) If either party initiates mediation, they will each appoint two members to a mediation panel. These four individuals will then select a fifth panel member who is familiar or experienced in land use issues. The Georgia Mountains RDC will provide a list of mediators to the city and county for their selection of a mediator to assist in the process. Any costs associated with the mediation will be shared on a 50/50 basis between the city and the county.
- (f) If no resolution of the receiving government's bona fide land use classification objection(s) results from the mediation, the sending government will not proceed with the proposed extension of services.
- (g) If the parties reach agreement as described in step (d) or as a result of the mediation, they will draft an agreement for execution by the governments within 15 working days from the date of the agreement.

Regardless of future changes in land use or zoning classification, any site-specific mitigation or enhancement measures or site-design stipulations included in the agreement will be binding on the property. The agreement shall become final when signed by the city, the county and property owner(s) and be filed at the courthouse.

This extraterritorial water and sewer services dispute resolution shall remain in force and effect until amended by agreement of each part or unless otherwise terminated by operation of law.

(Res. No. 99-003, 7-13-1999)

Secs. 46-233—46-260. - Reserved.

ARTICLE VIII. - VARIANCES

Sec. 46-261. - Hardship.

Where the board finds that extraordinary hardships may result from strict compliance with this chapter due to unusual topographic or other conditions beyond the control of the subdivider/developer upon due consideration, it may vary the regulations so that substantial justice may be done and the public interest secured; however, such variance will not have the effect of nullifying the intent or purpose of this chapter. Any variance thus authorized is required to be entered in writing in the minutes of the first board meeting following issuance of the variance and the reason that justified the departure set forth. Any hardship approval shall be noted on the recorded subdivision survey.

(Ord. of 3-10-1992, art. IX, § 9.01)

Sec. 46-262. - Experimental subdivisions. – Deleted.

Sec. 46-263. - Comprehensive group housing development. - Deleted

Sec. 46-264. - Conditions.

In granting variances and modifications, the board shall require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied, modified or approved. They shall include without being limited to personal, surety, performance or maintenance bonds; affidavits; covenants; or other legal instruments.

(Ord. of 3-10-1992, art. IX, § 9.04)

Sec. 46-265. - Justification for variances.

The burden of proof and/or justification of a need for a variance from this chapter shall be provided by the developer in the form of written documents and/or supporting graphics. The appropriate request for variance forms must be completed and attached. No variances shall be permitted that would nullify the intent of this chapter and the adopted policies of the board.

(Ord. of 3-10-1992, art. IX, § 9.05)

Sec 46-266 - Exclusive Requirements for Approval.

The requirements of this Ordinance are mandatory. The absence of a prohibition in these standards does not create a basis for subdivision approval, create an automatic right to a variance, or mean that the act, issue or item is permitted. All standards for subdivision approval are contained herein. Any proposed subdivision of land which does not conform to the standards herein shall be denied.

This Amendment shall be effective midnight \_\_\_\_\_, 2025. All other parts of said Ordinance, as amended, shall remain in full force and effect.

SO RESOLVED, in open and public meetings on the dates set forth below.

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MARSHALL SAYER, Chairman

ATTEST:

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County Clerk

1<sup>st</sup> Reading: March 11, 2025

2<sup>nd</sup> Reading: \_\_\_\_\_, 2025

3<sup>rd</sup> Reading: \_\_\_\_\_, 2025

Adopted on \_\_\_\_\_, 2025 by vote of \_\_\_ to \_\_\_.



## **MEMORANDUM**

Terrell Partain,  
County Administrator  
April 4, 2025

RE: Item 12 B Amendment to Chapter 50 MANUFACTURED HOMES AND TRAILERS Sec 50-3 Requirements (3<sup>rd</sup> and Final reading)

Attached is the final amended version of Ordinance for the third and final reading.

**Amendment to Manufactured and Mobile Homes**

**Hart County Code of Ordinances**

**Chapter 50, Article I, Sections 50-1 through Section 50-30**

**The purpose of this Ordinance is to establish standards, conditions and an inspection program for pre-owned manufactured and mobile homes which are to be located or relocated within the county, for the promotion and maintenance of property values and the health and general welfare of the citizens of Hart County, and other purposes.**

NOW THEREFORE, the Board of Commissioners hereby amends said Ordinance

**Chapter 50 MANUFACTURED AND MOBILE HOMES**

***ARTICLE I. IN GENERAL***

**Sec. 50-1. Title.**

This article will be known as "The Manufactured/Mobile Home Ordinance of Hart County, Georgia."

**Sec. 50-2. Definitions.**

The following definitions shall apply in the interpretation and enforcement of this article, unless otherwise specifically stated:

- a. *Applicant* means any person seeking to install a new manufactured home or pre-owned manufactured home in the unincorporated area of Hart County.
- b. *Building Inspector* means the person appointed, employed, or otherwise designated as the director of planning, permits and inspections; county building official, Code Enforcement Officer or any of his or her assistants, or any other designated agent.
- c. *Certificate of occupancy* means a document issued by the building inspector certifying that a pre-owned manufactured home is in compliance with applicable requirements set forth by this Ordinance, and indicating it to be in a condition suitable for residential occupancy.
- d. *Certified Home Inspector* means a private individual or company engaged in the business of providing single family dwelling home inspection services regarding the general condition of a dwelling, as defined by OCGA 8-3-330 "the term "home inspector" means any person, *except* an employee of a county, municipality, or political subdivision while engaged in the performance of the duties of his or her employment, who, for consideration, inspects and reports on the condition of any home or single-family dwelling or the grounds, roof, exterior surface, garage or carport, structure, attic, basement or crawl space, electrical

system, heating system, air-conditioning system, plumbing, on-site sewerage disposal, pool or hot tub, fireplace, kitchen, appliances, or any combination thereof for a prospective purchaser or seller.” For purposes of this Ordinance, a home inspector shall be certified by the American Society of Home Inspectors (ASHI).

- e. *Guarantee of Condition Bond* means a surety bond to guarantee that the affidavit and photographs required by paragraphs (1) and (2) of subsection (a) of Section 3 of this ordinance reasonably portray or represents the existing condition of the pre-owned manufactured or mobile home proposed for relocation. In lieu of the bond, a cash deposit may be deposited with the County.
- f. *Install* means to construct a foundation system and to place or erect a manufactured home on such foundation system. Such term includes, without limitation, supporting, blocking, leveling, securing, or anchoring such manufactured home and connecting multiple or expandable sections of such manufactured home.
- g. *Jurisdiction* means the unincorporated areas of Hart County, Georgia.
- h. *Manufactured home* means a residential structure transportable in one or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. Such a dwelling must be constructed in accordance with the Federal Manufactured Home Construction and Safety Standards, which became effective on June 15, 1976, and shall bear the insignia issued by the U.S. Department of Housing and Urban Development (HUD).
- i. *Mobile home* means a residential structure transportable in one or more sections, which is built on a permanent chassis and designed to be used as a permanent dwelling constructed prior to June 15, 1976.
- j. *Pre-owned* means any manufactured or mobile home that has been previously used as a residential dwelling or for any other purpose and had been titled.

### **Sec. 50-3. Requirements.**

#### **(a) Permits.**

##### **(1) Transportation and Inspection Permits.**

- a. No mover, hauler, or person shall move a mobile or manufactured home into the county or relocate a mobile or manufactured home existing within the county without first obtaining a transportation permit from the county tax assessor's

office. Said transportation permit shall not be issued until a building/location permit has been issued by the county tax assessor, a certified home inspection report, and a sanitation permit has been issued by the County Health Department. Mobile or manufactured homes may be brought into the county and located on a sales lot approved by the state safety fire commissioner for resale without a building or sanitary permit.

b. To obtain an inspection permit, Applicants shall provide to the building inspector or code enforcement officer or other such designated agent;

(1) An affidavit signed by the applicant that a pre-owned mobile or manufactured home meets health and safety standards required by this ordinance;

(2) Photographs of the interior and exterior of the pre-owned mobile or manufactured home providing evidence that home meets the minimum health and safety standards of this ordinance;

(3) A home inspection report as issued by a certified home inspector that is acceptable to the county building inspector or code enforcement officer or other such designated agent regarding health and safety standards and other home condition requirements of this Ordinance.

b. Transportation permit fees and inspection fees shall be set by the county Board of Commissioners.

c. The transportation permit shall be of a contrasting color of the location permit/decal and shall be affixed to the mobile or manufactured home at all times between entering the county or leaving its original location and being placed in its permitted location.

d. Failure to obtain and/or display a transportation permit as required by this article shall result in a fine of up to \$1,000.00.

e. At the request of the Applicant, the building inspector may, at his or her discretion, inspect a pre-owned mobile or manufactured home prior to its being relocated if the home is then located at another site within the county.

f. *Abandoning.* Any mobile or manufactured home that ceases to be occupied for more than six (6) months and no active attempt to rent via regular advertisement effort or no longer complies with Section 4, said mobile or manufactured home will be considered abandoned. Any abandoned mobile or manufactured home that ceases to be occupied by an individual(s) that remains on the property in this condition, unless Section (7) below applies, shall be a violation of this ordinance.

g. *Converting to a Storage Facility.* If a previous occupied mobile or manufactured home is converted from occupancy to a storage facility, Section 50-3(e) remains applicable to the structure.

(2) *Other permits.*

- a. In addition to the location permit and decal required by O.C.G.A. § 48-5-492 which may be obtained from the county tax assessor's office, all mobile and manufactured homes intended for residential occupancy in the county must obtain a sanitation permit which may be obtained from the county health department. Sanitation permit fees shall be set by the county board of health.
  - b. Application. Applications for these permits will be approved and granted, disapproved, or conditionally approved within 15 days of the application. The reason(s) for a disapproval will be stated, and any conditions for approval will also be stated.
  - c. It shall be unlawful for any owner or dealer or any other person to deliver any mobile or manufactured home to any site or lot unless all necessary permits have been obtained.
  - d. Anyone who moves, performs the set-up, or installs mobile or manufactured homes within Hart County is required to be registered, for records purposes, with the Building Inspector and will re-register annually at the beginning of each new year, presenting their state installed licenses as issued by the State of Georgia. Suspension or revocation of the license by the State of Georgia will automatically void the installer registration with Hart County.
- (b) *Certificate of occupancy.* A certificate of occupancy shall be issued indicating compliance with all applicable installation provisions of this article before any person is authorized to occupy any newly installed mobile or manufactured home overnight. There shall be no fee for occupancy permits. Occupancy permits shall be issued by the county tax assessor's office.
- (c) *Proof of tax payment.* It shall be a condition precedent to issuance of any mobile or manufactured home permit required by this article that the owner submit proof that all state and county taxes accruing and payable with respect to subject mobile or manufactured home have been paid.
- (d) *Utilities.*
- (1) Water to a mobile or manufactured home may be from a public water system or private well.
  - (2) The sewage system for a mobile or manufactured home must be connected to a system approved by the county health department. Every plumbing fixture, water, and waste pipe of a new manufactured home and pre-owned manufactured home shall be in a sanitary working condition when property connected, and shall be free from leaks and obstructions. Each home shall contain a kitchen sink. Each bathroom shall contain a lavatory and water closet. At least one bathroom shall contain a tub and/or shower facilities. Each of these fixtures shall be checked upon being connected to ensure they are in good working condition.
  - (3) No public utility may connect or provide permanent service to any newly installed mobile or manufactured home without proof of location and sanitary permits.



- (4) Power companies are authorized to provide temporary power not to exceed 110 volts for the express purpose of completing necessary construction and installation of a mobile or manufactured home. This provision specifically does not allow permanent power hookup or overnight occupancy of a mobile or manufactured home.

(e) *Manufacturing standards.*

- (1) Each newly installed mobile or manufactured home in the county shall conform to the minimum construction standards required by HUD in the National Manufactured Housing Construction and Safety Standards Act of 1974 as amended, 42 U.S.C. 5401 et seq. and shall not have been altered in such a way that the home no longer meets the HJJD Code.
- (2) It is the intent of this article to prohibit moving mobile or manufactured homes into the county unless they conform to the aforementioned HUD standards. Mobile or manufactured homes existing within the county as of March 12, 1996, which do not conform to the HUD standards may be relocated within the county, however relocation cannot occur subsequent to a change in ownership of the mobile or manufactured home after March 12, 1996.

(f) *Installation.*

- (1) Each mobile or manufactured home shall be installed so that the pier height shall not exceed a height higher than five feet in elevation from the finished grade.
- (2) Each newly installed mobile or manufactured home shall be installed on and supported by piers prescribed by Chapter 12-3-7, Rules and Regulations for Manufactured Homes, as promulgated and administered by the office of the insurance and fire commissioner for the state or the manufacturer's instructions, whichever is more stringent.
- (3) Tie-downs. Each mobile or manufactured home shall be secured with tie-downs with provisions for distributing the load of these tie-downs and provisions for the attachment of ground anchors so as to resist wind overturning or sliding. Each tie-down shall be designed to resist an allowable working load equal to or exceeding 3,150 pounds and shall be capable of withstanding a 50 percent overload without failure. Each tie-down shall be securely attached to a ground anchor.
- (4) Towing Devices. All towing devices, wheels, axles, and bolt-on hitches must be removed.
- (5) Skirting. Within 30 days after the certificate of occupancy is issued, the foundation of each mobile or manufactured home shall be enclosed by a curtain wall, manufactured skirting material, masonry construction or other material(s) manufactured for such purpose. All such enclosures shall be permanently installed and shall extend from the lower edge of the exterior walls of the mobile or manufactured home to the ground surface. A minimum of four ventilation openings shall be covered with wire mesh screen or its equivalent.

- (6) Landing/stairs. Each mobile or manufactured home shall be provided with permanent stairs and landings constructed from pressurized treated lumber, masonry or metal sufficient to provide ingress and egress from at least two exterior doors. Stairs and landings shall be constructed in accordance with Section 1112 (Stairway Construction) of the Georgia State Building Code.
- (7) All mobile and manufactured homes and auxiliary structures shall be installed in accordance with Chapter 12-3-7, Rules and Regulations for Manufactured Homes, as promulgated and administered by the office of the insurance and fire commissioner for the state or the manufacturer's instructions, whichever is more stringent.
- (8) Interior Condition. Every floor, interior wall, and ceiling of a new manufactured home and pre-owned manufactured home shall be in sound condition. Doors and windows shall be operable, watertight and in good working condition. The floor system shall be in sound condition and free of warping, holes, water damage, or deterioration.
- (9) Exterior Condition. The exterior of all New Manufactured Homes and Pre-Owned Manufactured Home shall be free of loose or rotting boards or timbers and any other conditions that might admit rain or moisture to the interior portions of the walls or to occupied spaces. The exterior siding shall be free of rot and rust. Roofs shall be structurally sound and have no obvious defects that might admit rain or cause moisture to collect on the interior portion of the home.
- (10) Heating Systems. Heating shall be safe and in working condition. Un-vented heaters shall be prohibited.
- (11) Electrical Systems. Switches, receptacles, fixtures, etc. shall be properly installed and wired and shall be in working condition. Distribution panels shall be in compliance with the approved listing, complete with required breakers, with all unused openings covered with solid covers approved and listed for that purpose. The home shall be subject to an electrical continuity test to assure that all metallic parts are properly bonded. Each new manufactured home and pre-owned manufactured home shall contain a water heater in safe and working order. This section shall be certified to the Building Inspector by a licensed and bonded electrician or by a qualified and licensed installer as certified by the State of Georgia. All cost for this certification is the responsibility of the owner of the home being installed. The County assumes no liability for this certification.
- (12) Hot Water Supply. Each mobile or manufactured home shall contain a water heater in safe and working condition.
- (13) Egress Windows. Each bedroom of a mobile or manufactured home shall have at least one operable window of sufficient size to allow egress if necessary.
- (14) *Ventilation*. The kitchen in the home shall have at least one operating window or other ventilation device.
- (15) *Smoke Detectors*. Each new manufactured home and pre-owned manufactured home shall contain one operable battery-powered smoke detector in each bedroom and in

the kitchen, which must be installed in accordance with the manufacturer's recommendations.

**Sec. 50-4. Conflicts.**

Whenever any part of this article is in conflict with the provisions of the Hart County Land Use Ordinance adopted March 10, 1992, as now or hereafter amended, then the more restrictive ordinance shall apply and shall prevail.

**Sec. 50-5. Enforcement.**

- (a) The board of commissioners of the county is hereby given the authority to appoint a building inspector to enforce the provisions of this article in addition to all employees and officials of the Hart County Health Department, the County Administrator, public works director, and all deputy sheriffs. In cases where a violation of any provision of this article has been found, the building inspector or public works director shall notify the owner of the property on which such violation is found by certified mail sent to the address of the property owner as it appears in tax information. If the owner of the mobile or manufactured home is different from the property owner, the violation notice shall also be sent by certified mail to the owner of the mobile or manufactured home. In the case a valid mailing address cannot be obtained, or if the certified mail is returned, the notice of violation may be hand delivered by the building inspector or the public works director to the person deemed responsible for said violation.
- (b) The notice of violation shall clearly state the nature of the violation, including the specific provision(s) of this article which have not been complied with, and the date upon which said violation(s) are to be remedied. Said date will be determined based on the nature and extent of the violation, but in no case shall exceed 30 days from the date the notice was received. In cases where a violation has occurred and the violator has not remedied the violation within the specified time period, said violator shall be issued a citation requiring appearance before the magistrate court of the county. The procedure for enforcement of this article shall be provided in O.C.G.A. tit. 15, ch. 10, art. 4, as amended, which is entitled "Violation of Ordinances of Counties and State Authorities." The building inspector, county administrator, public works director, all employees and officials of the county health department, and all deputy sheriffs are hereby authorized to issue citations for violations of this article.
- (c) Owners of pursuant to this Ordinance that are not in compliance upon a third inspection shall have their permit revoked and shall be required to remove the home from the jurisdiction at their own expense.
- (d) The guarantee of condition bond or cash deposit will be forfeited after 90 days from the date of inspection unless all conditions and standards are met prior to the end of the 90 days or an extension has been issued in writing by the Building Inspector.
- (c) Upon conviction, a violation of this article may be punished by a fine not greater than \$1,000.00. Each violation shall constitute a separate offense.

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**Secs. 50-6—50-30. Reserved.**

This Amendment shall be effective immediately.

All other parts of said Ordinance, as amended, shall remain in full force and effect.

SO RESOLVED, in open and public meetings on the dates set forth below.

---

MARSHALL SAYER, Chairman

ATTEST:

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County Clerk

1<sup>st</sup> Reading: March 11, 2025

2<sup>nd</sup> Reading: March 25, 2025

3<sup>rd</sup> Reading: April 8, 2025

Adopted on \_\_\_\_\_, 2025 by vote of \_\_\_\_ to \_\_\_\_.



## **MEMORANDUM**

Terrell Partain,  
County Administrator  
April 4, 2025

RE: Item 12 C Bid Award Tennis / Pickleball Court Lighting Labor

Attached is the bid tab for the installation labor for the lighting system for the tennis / pickleball courts. Also attached are the group texts from the Recreation Advisory Board with their recommendation of who the bid should be awarded. I agree with their recommendation to award the bid to the lowest bidder Cory Clark Electric, Clarmont, GA for \$32,000.00

BID TAB Labor Tennis Court Lighting March 2025

Cory Clark Electric	Clermont GA	\$ 32,000.00
Middle Georgia Outdoor Lighting Inc	Macon GA	\$ 46,545.00
E-Systems Electrical Inc	Cumming GA	\$ 68,500.00



Recreation Advisory Board >

I recommend Cory Clark Electric LLC at \$32,000.

Please reply with your recommendation.

Bob Frye

B I concur

Kay Ankerich

KA I concur with you on Clark!

Erin Gaines

EG I agree

Mason Bowers

I agree

Steve Wehunt

SW I concur also

Friday 1:25 PM

Casey Powell

CP I agree

Friday 5:25 PM

Lonnie Robinson

LR If apples to apples, I agree

+ iMessage





Recreation Advisory Board >

Good morning. Since we are not going to have a quorum attached are the bids for the installation labor for the courts. We have three.

I recommend Cory Clark Electric LLC at \$32,000.

Please reply with your recommendation.

Bob Frye

B I concur

Kay Ankerich

KA I concur with you on Clark!

Erin Gaines

EG I agree

Mason Bowers

I agree

Steve Wehunt

SW I concur also

Friday 1:25 PM

Casey Powell

CP I agree



iMessage







**MEMORANDUM**

Terrell Partain,  
County Administrator  
April 4, 2025

RE: Item 12 D Bid Opening Senior Center Meal food

We have received two bids for meals for the senior center inhouse and meals on wheels program.



## MEMORANDUM

Terrell Partain,  
County Administrator  
April 4, 2025

RE: Item 13 A Right of Way Variance Request Parcel No. C79E 014, Hugh Dorsey Rd.

There has been a request for a variance by Scott Phillips to place a permanent brick fence / steel gate within a portion of the Right of way of Hugh Dorsey Road. The request and drawing are attached.

The only encroachment that is allowed to be located in County Road right way is for utility companies to install power / phone / water line. There is no provision anywhere for a private citizen / property owner to place anything other than a driveway exit into our right of ways.

I have explained to Mr. Phillips by phone the reasons this request isn't possible because of the laws and regulations that would have to be followed for the county to abandon any road and or right of way for a road, even if it is a minute part of either. I have received multiple calls of concern about this from the residents of that road that are opposed to this variance being granted which would surely prevent any attempt to abandon any portion of the right of way to move forward. He has chosen to exercise his right to appear before the Board to make this request.

To my knowledge there has never been any variance or permission given by this or any previous Boards for placement by an individual, any structure such as this in our right of way, which belongs to the general public and would restrict or deny access to any part of the public right of way. Although the area Mr. Phillips is requesting use / ownership of is small, the area is for public use and its use can't be restricted.

## Terrell Partain

---

**From:** Scott Philips <ScottPhilips@premierbuildings.com>  
**Sent:** Friday, March 21, 2025 2:44 PM  
**To:** tpartain@hartcountyga.gov  
**Subject:** Security Gate

Good afternoon, Terrell  
Can you please call me. I can meet you anytime Monday.

My apologies for just now sending this email for the variance at 320 Hugh Dorsey rd. Hartwell, ga.  
I'm asking for a variance for a gate to the property. Mike Ely with backyard Landscape referenced the distance in the drawing you have. The property variance does not affect any of the neighbor's access.



**"The More You Look,  
The Better We Look!"**

### **Scott Philips President**

Main 770-239-2085 • Direct 678-219-3370  
Fax 770-239-2099 • Cell 678-898-8937

847 Highway 124, Ste. A • Braselton, GA 30517

<https://premierbuildings.com>

RELEASE FOR CONTRUCTION: VARIENCE REQUEST FOR STONE MONUMENT & FRONT ENTRANCE GATE

HARTWELL PROPERTIES I, LLC.  
320 HUGH DORSEY ROAD  
HARTWELL, GA 30643



**Project Info:**  
Project Name: Hartwell Properties I, LLC.  
Client Name: Scott Phillips  
Address: 320 Hugh Dorsey Rd  
Hartwell, Ga  
Parcel: C79E 014  
Sanitation System: Septic w/ Pump  
General Notes:

**Scope Of Work:**  
~ Stone Monument  
~ Driveway Entrance Gate

**Contractor Info:**  
Company: Backyard Escape Inc.  
Contact: Michael Ely  
Address: 2165 Brannan Blvd  
Grayson, Ga 30017  
Phone: 678-794-9360  
Email: Contact@Backyardescapeinc.com  
Business License: City Of Grayson 25-015  
GSWCC: Level 1A 000008369

BACKYARD ESCAPE

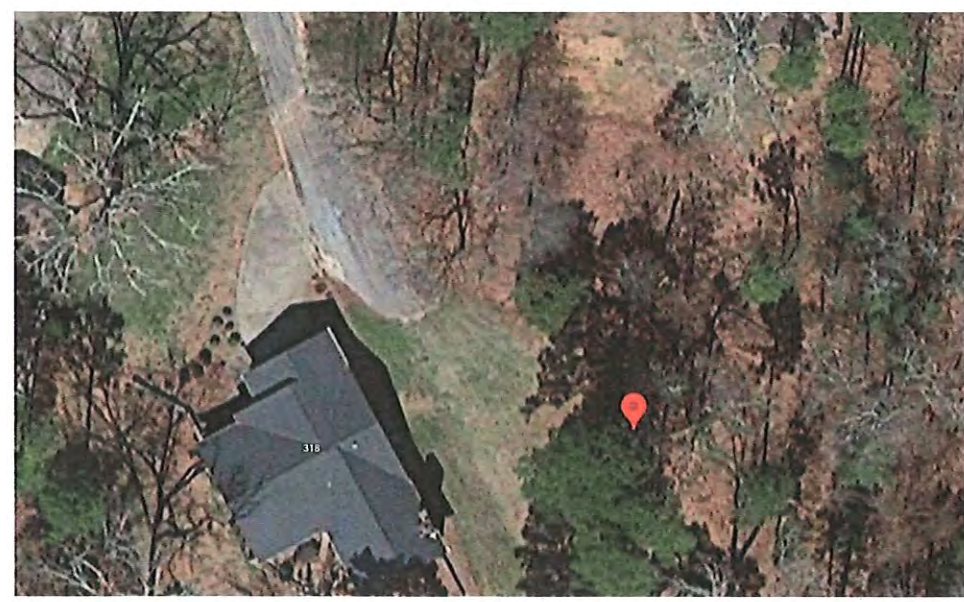


Charles W Button  
Level 1A Certified Personnel  
CERTIFICATION NUMBER 0000083697

**811 Notes:**  
72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.



**Site Plan Notes:**  
PAGE 1 OF 4

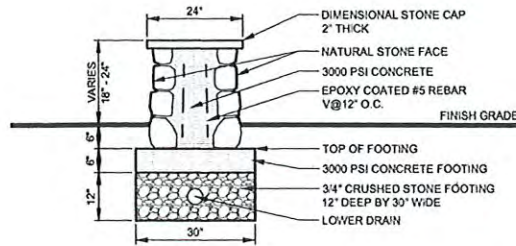




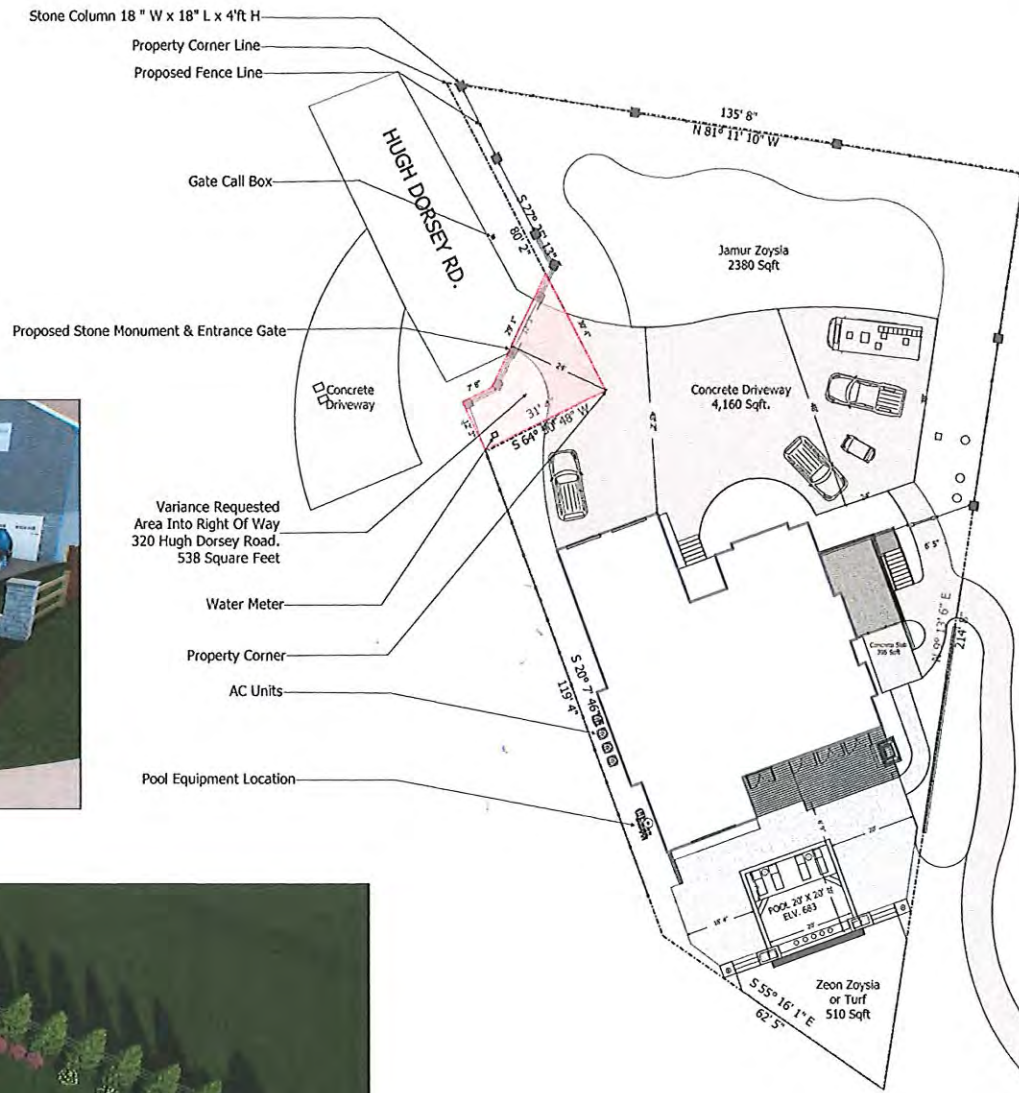
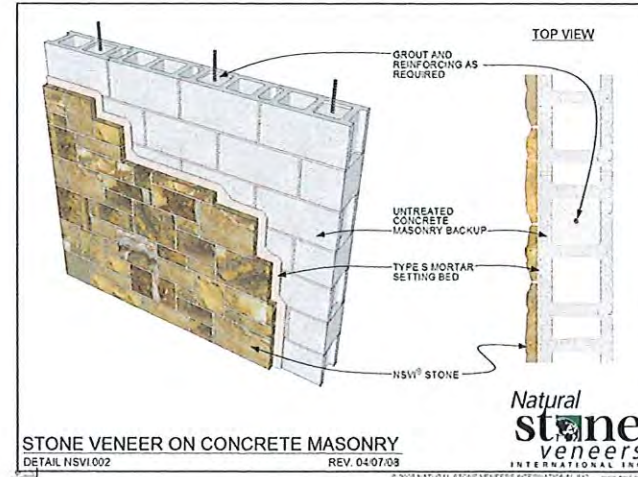
# RELEASE FOR CONSTRUCTION: VARIENCE REQUEST FOR STONE MONUMENT & FRONT ENTRANCE GATE

**STONE MONUMENT DETAIL:**  
 ~ 6) STONE COLUMNS 18" L x 18" W x 5' H  
 ~ 2) FREE STANDING STONE WALLS 12' L x 24" W x 24" H  
 ~ 4000 PSI CONCRETE FOOTINGS FOR STONE COLUMNS 2' L x 2' W x 24" H W/ #4 REBAR  
 ~ 4000 PSI CONCRETE FOOTINGS FOR FREE STANDING WALL 15' L x 30" W x 6" H W/ #5 REBAR

**GATE DETAIL:**  
 ~ 12' FT ALUMINUM DOUBLE GATE AUTOMATIC OPENING SYSTEM  
 ~ CALL BOX PLACED OUTSIDE THE GATE



WALL HEIGHT	"L" TYPE FOUNDATION			"T" TYPE FOUNDATION			"I" TYPE FOUNDATION		VERTICAL REBAR	HORIZ. REBAR
	W	D	T	W	D	T	W	D		
3' - 6"	18"	18"	9"	14"	12"	6"	12"	22"	#4 Rebar @ 48" o.c.	#4 Rebar
4' - 6"	18"	18"	9"	18"	12"	6"	12"	26"	#4 Rebar @ 48" o.c.	#4 Rebar
5' - 6"	24"	24"	12"	22"	12"	6"	12"	30"	#4 Rebar @ 48" o.c.	#4 Rebar
6' - 6"	24"	24"	12"	26"	14"	6"	12"	36"	#4 Rebar @ 24" o.c.	#4 Rebar



**Table 1—Allowable Stress Design: Vertical Reinforcement for Cantilever Retaining Walls\*\***

Wall thickness, in (mm)	Wall height, ft (m)	Reinforcement size & spacing for equivalent fluid weight of soil, lb/ft <sup>3</sup> (kN/m <sup>3</sup> ) of:		
		30 (4.7)	45 (7.1)	60 (9.4)
8 (203)	4(0 2)	No. 4 @ 88 in.	No. 4 @ 56 in.	No. 4 @ 40 in.
	4(7 4)	No. 4 @ 48 in.	No. 4 @ 32 in.	No. 4 @ 16 in.
	5(3 16)	No. 4 @ 32 in.	No. 4 @ 16 in.	No. 5 @ 24 in.
	6(0 18)	No. 4 @ 16 in.	No. 5 @ 16 in.	No. 7 @ 16 in.
	6(7 20)	No. 4 @ 16 in.	No. 7 @ 16 in.	No. 9 @ 8 in.
	10 (254)	4(0 2)	No. 4 @ 120 in.	No. 4 @ 88 in.
4(7 4)		No. 4 @ 88 in.	No. 4 @ 48 in.	No. 4 @ 32 in.
5(3 16)		No. 4 @ 56 in.	No. 4 @ 32 in.	No. 4 @ 16 in.
6(0 18)		No. 4 @ 32 in.	No. 4 @ 16 in.	No. 5 @ 24 in.
6(7 20)		No. 4 @ 24 in.	No. 5 @ 16 in.	No. 5 @ 16 in.
7(3 22)		No. 4 @ 16 in.	No. 5 @ 16 in.	No. 7 @ 16 in.
12 (305)	4(0 2)	No. 4 @ 130 in.	No. 4 @ 120 in.	No. 4 @ 96 in.
	4(7 4)	No. 4 @ 120 in.	No. 4 @ 88 in.	No. 4 @ 48 in.
	5(3 16)	No. 4 @ 80 in.	No. 4 @ 48 in.	No. 4 @ 32 in.
	6(0 18)	No. 4 @ 48 in.	No. 4 @ 24 in.	No. 4 @ 16 in.
	6(7 20)	No. 4 @ 32 in.	No. 4 @ 16 in.	No. 5 @ 16 in.
	7(3 22)	No. 4 @ 24 in.	No. 5 @ 16 in.	No. 5 @ 16 in.
8 (203)	4(0 2)	No. 4 @ 16 in.	No. 5 @ 16 in.	No. 6 @ 16 in.
	8(7 27)	No. 5 @ 16 in.	No. 6 @ 16 in.	No. 8 @ 16 in.
	9(3 28)	No. 5 @ 16 in.	No. 7 @ 16 in.	No. 8 @ 8 in.

**Table 2—Strength Design: Vertical Reinforcement for Cantilever Retaining Walls\*\***

Wall thickness, in (mm)	Wall height, ft (m)	Reinforcement size & spacing for equivalent fluid weight of soil, lb/ft <sup>3</sup> (kN/m <sup>3</sup> ) of:		
		30 (4.7)	45 (7.1)	60 (9.4)
8 (203)	4(0 2)	No. 4 @ 120 in.	No. 4 @ 96 in.	No. 4 @ 64 in.
	4(7 4)	No. 4 @ 88 in.	No. 4 @ 56 in.	No. 4 @ 40 in.
	5(3 16)	No. 4 @ 56 in.	No. 4 @ 32 in.	No. 4 @ 24 in.
	6(0 18)	No. 4 @ 32 in.	No. 4 @ 24 in.	No. 4 @ 16 in.
	6(7 20)	No. 4 @ 24 in.	No. 4 @ 16 in.	No. 5 @ 16 in.
	10 (254)	4(0 2)	No. 4 @ 120 in.	No. 4 @ 120 in.
4(7 4)		No. 4 @ 120 in.	No. 4 @ 88 in.	No. 4 @ 56 in.
5(3 16)		No. 4 @ 96 in.	No. 4 @ 56 in.	No. 4 @ 40 in.
6(0 18)		No. 4 @ 56 in.	No. 4 @ 32 in.	No. 4 @ 24 in.
6(7 20)		No. 4 @ 40 in.	No. 4 @ 24 in.	No. 4 @ 16 in.
7(3 22)		No. 4 @ 24 in.	No. 4 @ 16 in.	No. 5 @ 16 in.
12 (305)	4(0 2)	No. 4 @ 120 in.	No. 4 @ 120 in.	No. 4 @ 120 in.
	4(7 4)	No. 4 @ 120 in.	No. 4 @ 120 in.	No. 4 @ 88 in.
	5(3 16)	No. 4 @ 120 in.	No. 4 @ 80 in.	No. 4 @ 56 in.
	6(0 18)	No. 4 @ 88 in.	No. 4 @ 48 in.	No. 4 @ 32 in.
	6(7 20)	No. 4 @ 56 in.	No. 4 @ 32 in.	No. 4 @ 24 in.
	7(3 22)	No. 4 @ 40 in.	No. 4 @ 24 in.	No. 4 @ 16 in.
8 (203)	4(0 2)	No. 4 @ 16 in.	No. 5 @ 16 in.	No. 6 @ 16 in.
	8(7 27)	No. 4 @ 16 in.	No. 5 @ 16 in.	No. 8 @ 16 in.
	9(3 28)	No. 4 @ 16 in.	No. 5 @ 16 in.	No. 8 @ 8 in.

\* The reinforcement listed is designed to resist soil loads only. Other conditions, such as surcharges or seismic loads, also need to be considered where applicable.  
 \*\* based on: fully grouted masonry,  $f'_c = 1500$  psi (10.3 MPa),  $d = 5$  in., 7 in. and 9 in. (127, 178, and 229 mm) for wall thicknesses of 8, 10, and 12 in. (203, 254, and 305 mm), respectively; level backfill to top of wall.  
 \*\*\* The specified reinforcement spacing is greater than six times the wall thickness. Prudent engineering practice dictates that stresses in the unreinforced masonry spanning between the reinforcing bars be designed to meet Building Code Requirements for Masonry Structures Section 2.3.2 (ref. 1).

**Project Info:**  
 Project Name: Phillips Properties  
 Client Name: Scott Phillips  
 Address: 320 Hugh Dorsey Rd  
 Hartwell, Ga  
 Parcel: C79E 014  
 Sanitation System: Septic w/ Pump  
 General Notes:

**Scope Of Work:**  
 ~ Stone Monument  
 ~ Driveway Entrance Gate

**Contractor Info:**  
 Company: Backyard Escape Inc.  
 Contact: Michael Ely  
 Address: 2165 Brannan Blvd  
 Grayson, Ga 30017  
 Phone: 678-794-9360  
 Email: [Contact@Backyardescapeinc.com](mailto:Contact@Backyardescapeinc.com)  
 Business License: City Of Grayson 25-015  
 GSICC: Level 1A 000008369

**BACKYARD ESCAPE**

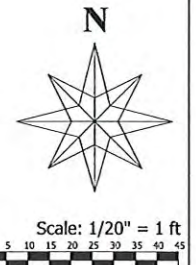
**Charles W Button**  
 Level 1A Certified Personnel  
 CERTIFICATION NUMBER 0000083697

**811 Notes:**  
 72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.



**Site Plan Notes:**  
 PAGE 4 of 4

LAKE HARTWELL



RELEASE FOR CONTRUCTION: VARIENCE REQUEST FOR STONE MONUMENT & FRONT ENTRANCE GATE

HARTWELL PROPERTIES I, LLC.  
320 HUGH DORSEY ROAD  
HARTWELL, GA 30643

~ VARIENCE REQUEST FOR APPROVAL TO BUILD INTO THE RIGHT OF WAY AT 320 HUGH DORSEY ROAD, HARTWELL, GA.

~ CONSTRUCT A STONE MONUMENT & ENTRANCE GATE FOR PARCEL C79E 014

: PROPOSED CONCEPTUAL RENDERING :



**Project Info:**  
Project Name: Hartwell Properties I, LLC.  
Client Name: Scott Philips  
Address: 320 Hugh Dorsey Rd  
Hartwell, Ga  
Parcel: C79E 014  
Sanitation System: Septic w/ Pump  
General Notes:

**Scope Of Work:**  
~ Stone Monument  
~ Driveway Entrance Gate

**Contractor Info:**  
Company: Backyard Escape Inc.  
Contact: Michael Ely  
Address: 2165 Brannan Blvd  
Grayson, Ga 30017  
Phone: 678-794-9360  
Email: Contact@Backyardescapeinc.com  
Business License: City Of Grayson 25-015  
GSWCC: Level 1A 000008369

## BACKYARD ESCAPE



Charles W Button  
Level 1A Certified Personnel  
CERTIFICATION NUMBER 0000083697

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**Site Plan Notes:**  
PAGE 2 OF 4

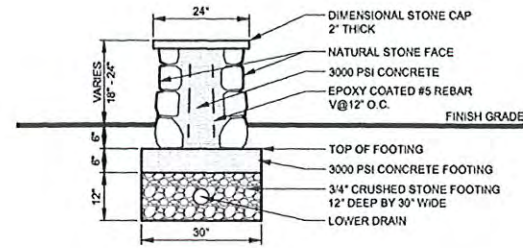
# RELEASE FOR CONTRUCTION: VARIENCE REQUEST FOR STONE MONUMENT & FRONT ENTRANCE GATE

### STONE MONUMENT DETAIL:

- ~ 6) STONE COLUMNS 18" L x 18" W x 5' H
- ~ 2) FREE STANDING STONE WALLS 12' L x 24" W x 24" H
- ~ 4000 PSI CONCRETE FOOTINGS FOR STONE COLUMNS 2' L x 2' W x 24" H W/ #4 REBAR
- ~ 4000 PSI CONCRETE FOOTINGS FOR FREE STANDING WALL 15' L x 30" W x 6" H W/ #5 REBAR

### GATE DETAIL:

- ~ 12' FT ALUMINUM DOUBLE GATE AUTOMATIC OPENING SYSTEM
- ~ CALL BOX PLACED OUTSIDE THE GATE



WALL HEIGHT	"L" TYPE FOUNDATION			"T" TYPE FOUNDATION			"I" TYPE FOUNDATION		VERTICAL REBAR	HORIZ. REBAR
	W	D	T	W	D	T	W	D		
3' - 6"	18"	18"	9"	14"	12"	6"	12"	22"	#4 Rebar @ 48" o.c.	#4 Rebar
4' - 6"	18"	18"	9"	18"	12"	6"	12"	26"	#4 Rebar @ 48" o.c.	#4 Rebar
5' - 6"	24"	24"	12"	22"	12"	6"	12"	30"	#4 Rebar @ 48" o.c.	#4 Rebar
6' - 6"	24"	24"	12"	26"	14"	6"	12"	36"	#4 Rebar @ 24" o.c.	#4 Rebar

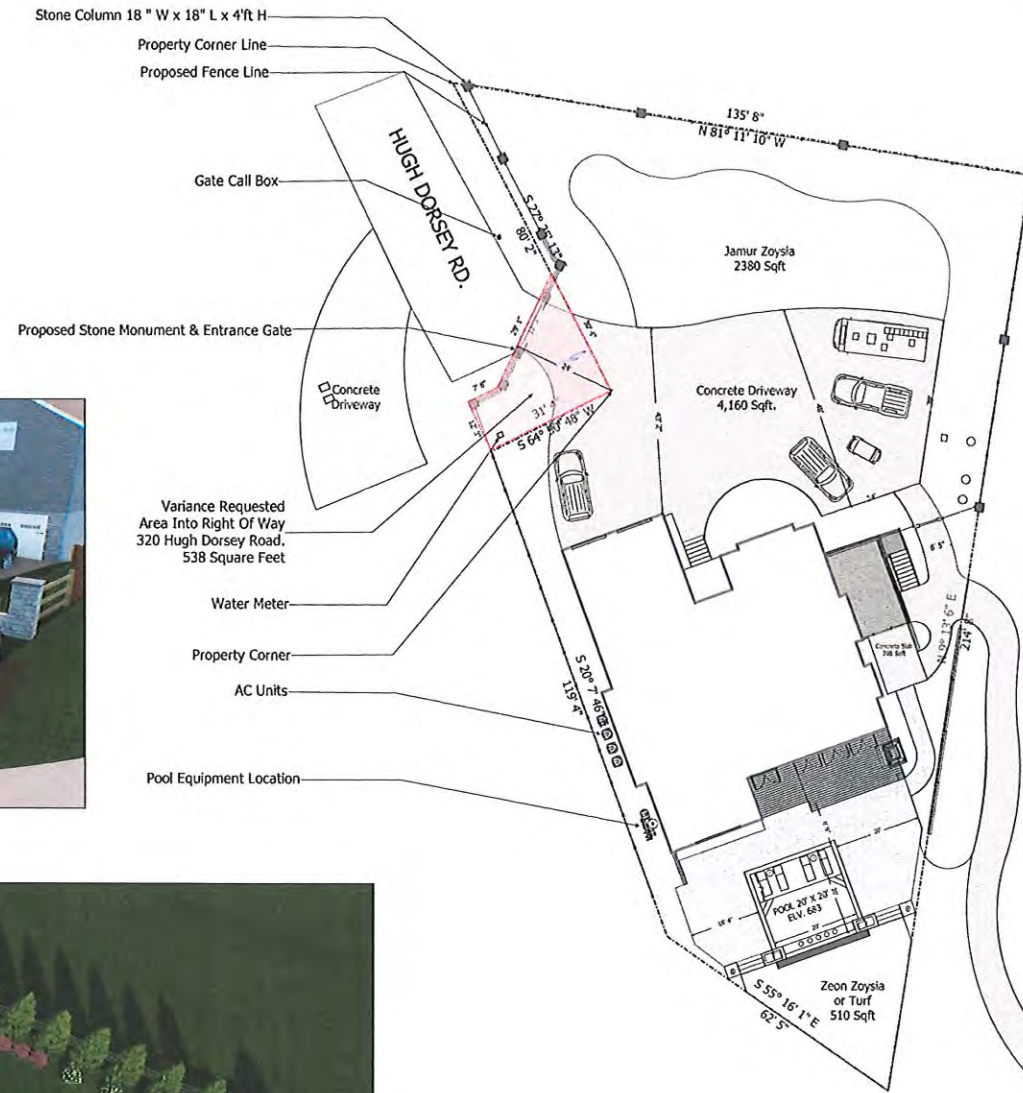
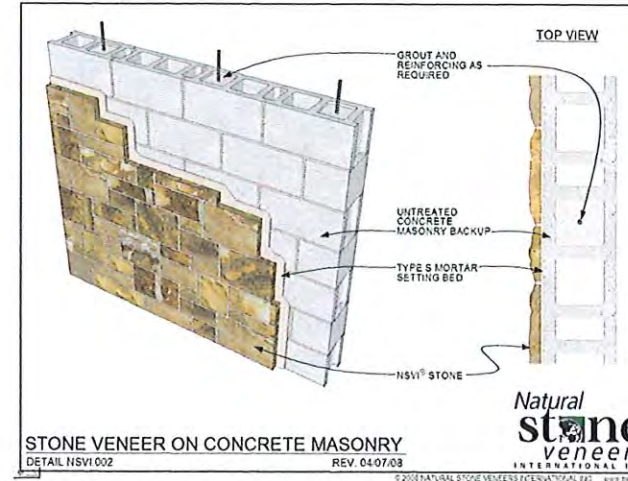


Table 1—Allowable Stress Design: Vertical Reinforcement for Cantilever Retaining Walls\*

Wall thickness, in (mm)	Wall height, ft (m)	Reinforcement size & spacing for equivalent fluid weight of soil, lb/ft <sup>3</sup> (kN/m <sup>3</sup> )		
		30 (4.7)	45 (7.1)	60 (9.4)
8 (203)	40 (12)	No. 4 @ 88 in.	No. 4 @ 56 in.	No. 4 @ 40 in.
	47 (14)	No. 4 @ 48 in.	No. 4 @ 32 in.	No. 4 @ 16 in.
	53 (16)	No. 4 @ 32 in.	No. 4 @ 16 in.	No. 5 @ 24 in.
	60 (18)	No. 4 @ 16 in.	No. 5 @ 16 in.	No. 7 @ 16 in.
	67 (20)	No. 4 @ 16 in.	No. 7 @ 16 in.	No. 9 @ 8 in.
10 (254)	40 (12)	No. 4 @ 120 in.	No. 4 @ 88 in.	No. 4 @ 64 in.
	47 (14)	No. 4 @ 88 in.	No. 4 @ 48 in.	No. 4 @ 32 in.
	53 (16)	No. 4 @ 56 in.	No. 4 @ 32 in.	No. 4 @ 16 in.
	60 (18)	No. 4 @ 32 in.	No. 4 @ 16 in.	No. 5 @ 24 in.
	67 (20)	No. 4 @ 24 in.	No. 5 @ 16 in.	No. 5 @ 16 in.
12 (305)	40 (12)	No. 4 @ 120 in.	No. 4 @ 120 in.	No. 4 @ 96 in.
	47 (14)	No. 4 @ 120 in.	No. 4 @ 72 in.	No. 4 @ 48 in.
	53 (16)	No. 4 @ 90 in.	No. 4 @ 48 in.	No. 4 @ 32 in.
	60 (18)	No. 4 @ 48 in.	No. 4 @ 24 in.	No. 4 @ 16 in.
	67 (20)	No. 4 @ 32 in.	No. 4 @ 16 in.	No. 5 @ 16 in.
14 (357)	40 (12)	No. 4 @ 24 in.	No. 5 @ 16 in.	No. 5 @ 16 in.
	47 (14)	No. 4 @ 16 in.	No. 5 @ 16 in.	No. 6 @ 16 in.
	53 (16)	No. 5 @ 16 in.	No. 6 @ 16 in.	No. 6 @ 16 in.
	60 (18)	No. 5 @ 16 in.	No. 6 @ 16 in.	No. 8 @ 16 in.
	67 (20)	No. 5 @ 16 in.	No. 7 @ 16 in.	No. 8 @ 8 in.

Table 2—Strength Design: Vertical Reinforcement for Cantilever Retaining Walls\*

Wall thickness, in (mm)	Wall height, ft (m)	Reinforcement size & spacing for equivalent fluid weight of soil, lb/ft <sup>3</sup> (kN/m <sup>3</sup> )		
		30 (4.7)	45 (7.1)	60 (9.4)
8 (203)	40 (12)	No. 4 @ 120 in.	No. 4 @ 96 in.	No. 4 @ 64 in.
	47 (14)	No. 4 @ 88 in.	No. 4 @ 56 in.	No. 4 @ 40 in.
	53 (16)	No. 4 @ 56 in.	No. 4 @ 32 in.	No. 4 @ 24 in.
	60 (18)	No. 4 @ 32 in.	No. 4 @ 24 in.	No. 4 @ 16 in.
	67 (20)	No. 4 @ 24 in.	No. 4 @ 16 in.	No. 5 @ 16 in.
10 (254)	40 (12)	No. 4 @ 120 in.	No. 4 @ 120 in.	No. 4 @ 104 in.
	47 (14)	No. 4 @ 120 in.	No. 4 @ 88 in.	No. 4 @ 56 in.
	53 (16)	No. 4 @ 96 in.	No. 4 @ 56 in.	No. 4 @ 40 in.
	60 (18)	No. 4 @ 56 in.	No. 4 @ 32 in.	No. 4 @ 24 in.
	67 (20)	No. 4 @ 40 in.	No. 4 @ 24 in.	No. 4 @ 16 in.
12 (305)	40 (12)	No. 4 @ 120 in.	No. 4 @ 120 in.	No. 4 @ 104 in.
	47 (14)	No. 4 @ 120 in.	No. 4 @ 120 in.	No. 4 @ 88 in.
	53 (16)	No. 4 @ 120 in.	No. 4 @ 90 in.	No. 4 @ 56 in.
	60 (18)	No. 4 @ 88 in.	No. 4 @ 48 in.	No. 4 @ 32 in.
	67 (20)	No. 4 @ 56 in.	No. 4 @ 32 in.	No. 4 @ 24 in.
14 (357)	40 (12)	No. 4 @ 24 in.	No. 5 @ 16 in.	No. 5 @ 16 in.
	47 (14)	No. 4 @ 16 in.	No. 5 @ 16 in.	No. 5 @ 16 in.
	53 (16)	No. 5 @ 16 in.	No. 6 @ 16 in.	No. 6 @ 16 in.
	60 (18)	No. 5 @ 16 in.	No. 6 @ 16 in.	No. 8 @ 16 in.
	67 (20)	No. 5 @ 16 in.	No. 7 @ 16 in.	No. 8 @ 8 in.

\* The reinforcement listed is designed to resist soil loads only. Other conditions, such as surcharges or seismic loads, also need to be considered where applicable.  
 † based on: fully grouted masonry;  $f'_c = 1500$  psi (10.3 MPa);  $d = 5$ , 7 in, and 9 in (127, 178, and 229 mm) for wall thicknesses of 8, 10, and 12 in (203, 254, and 305 mm), respectively, level backfill to top of wall.  
 ‡ The specified reinforcement spacing is greater than six times the wall thickness. Prudent engineering practice dictates that stresses in the unreinforced masonry spanning between the reinforcing bars be designed to meet Building Code Requirements for Masonry Structures Section 2.2.3.2 (ref. 1).

\* The reinforcement listed is designed to resist soil loads only. Other conditions, such as surcharges or seismic loads, also need to be considered where applicable.  
 † based on: fully grouted masonry;  $f'_c = 1500$  psi (10.3 MPa);  $d = 5$ , 7 in, and 9 in (127, 178, and 229 mm) for wall thicknesses of 8, 10, and 12 in (203, 254, and 305 mm), respectively, level backfill to top of wall.

### Project Info:

Project Name: Phillips Properties  
 Client Name: Scott Phillips  
 Address: 320 Hugh Dorsey Rd  
 Hartwell, Ga  
 Parcel: C79E 014  
 Sanitation System: Septic w/ Pump  
 General Notes:

### Scope Of Work:

- ~ Stone Monument
- ~ Driveway Entrance Gate

### Contractor Info:

Company: Backyard Escape Inc.  
 Contact: Michael Ely  
 Address: 2165 Brannan Blvd  
 Grayson, Ga 30017  
 Phone: 678-794-9360  
 Email: Contact@backyardescapeinc.com  
 Business License: City Of Grayson 25-015  
 GSWCC: Level 1A 000008369

## BACKYARD ESCAPE



Charles W Button  
 Level 1A Certified Personnel

CERTIFICATION NUMBER 000008369

### 811 Notes:

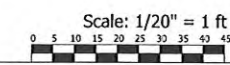
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### Site Plan Notes:

PAGE 4 of 4

LAKE HARTWELL





RELEASE FOR CONTRUCTION: VARIENCE REQUEST FOR STONE MONUMENT & FRONT ENTRANCE GATE

HARTWELL PROPERTIES I, LLC.  
320 HUGH DORSEY ROAD  
HARTWELL, GA 30643



**Project Info:**

Project Name: Hartwell Properties I, LLC.  
Client Name: Scott Phillips  
Address: 320 Hugh Dorsey Rd  
Hartwell, Ga  
Parcel: C79E 014  
Sanitation System: Septic w/ Pump  
General Notes: \_\_\_\_\_

**Scope Of Work:**

~ Stone Monument  
~ Driveway Entrance Gate

**Contractor Info:**

Company: Backyard Escape Inc.  
Contact: Michael Ely  
Address: 2165 Brannan Blvd  
Grayson, Ga 30017  
Phone: 678-794-9360  
Email: Contact@Backyardescapeinc.com  
Business License: City Of Grayson 25-015  
GSWCC: Level 1A 000008369

BACKYARD ESCAPE



**Charles W Button**  
**Level 1A Certified Personnel**

CERTIFICATION NUMBER 0000083697

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**Site Plan Notes:**

PAGE 1 OF 4



RELEASE FOR CONSTRUCTION: VARIENCE REQUEST FOR STONE MONUMENT & FRONT ENTRANCE GATE

HARTWELL PROPERTIES I, LLC.  
320 HUGH DORSEY ROAD  
HARTWELL, GA 30643

~ VARIENCE REQUEST FOR APPROVAL TO BUILD INTO THE RIGHT OF WAY AT 320 HUGH DORSEY ROAD, HARTWELL, GA.

~ CONSTRUCT A STONE MONUMENT & ENTRANCE GATE FOR PARCEL C79E 014

: PROPOSED CONCEPTUAL RENDERING :



**Project Info:**

Project Name: Hartwell Properties I, LLC.  
Client Name: Scott Phillips  
Address: 320 Hugh Dorsey Rd  
Hartwell, Ga  
Parcel: C79E 014  
Sanitation System: Septic w/ Pump  
General Notes: \_\_\_\_\_

**Scope Of Work:**

~ Stone Monument  
~ Driveway Entrance Gate

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GSWCC: Level 1A 000008369

**BACKYARD ESCAPE**



**Charles W Button**

**Level 1A Certified Personnel**

CERTIFICATION NUMBER 0000083697

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**Site Plan Notes:**

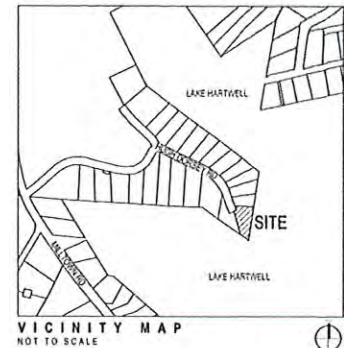
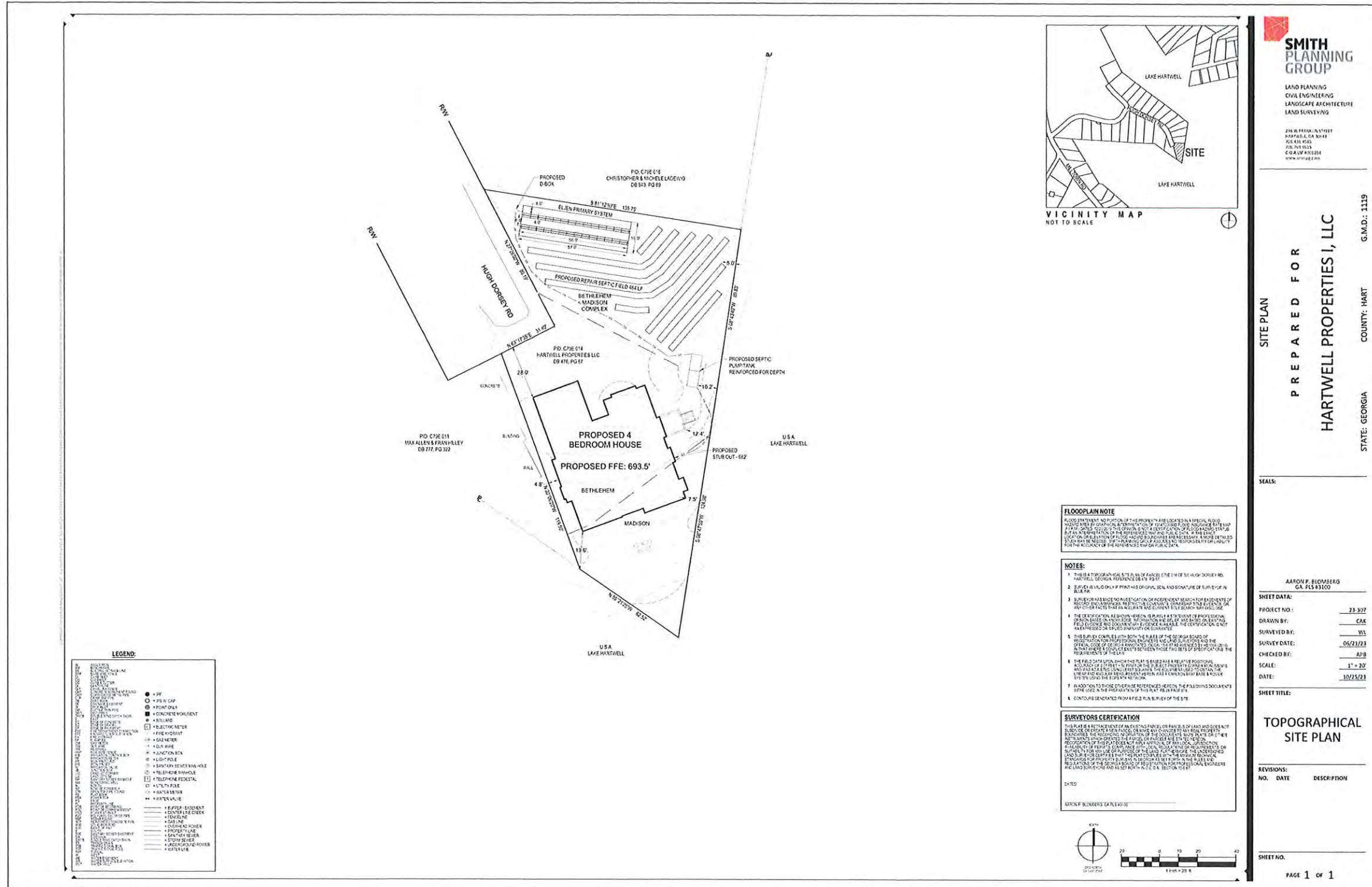
PAGE 2 OF 4

RELEASE FOR CONSTRUCTION: VARIANCE REQUEST FOR STONE MONUMENT & FRONT ENTRANCE GATE

HARTWELL PROPERTIES I, LLC.  
320 HUGH DORSEY ROAD  
HARTWELL, GA 30643

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**SMITH PLANNING GROUP**  
LAND PLANNING  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
216 BRANNAN BLVD  
GRAYSON, GA 30017  
770.794.9360  
www.smithplanning.com

SITE PLAN  
 PREPARED FOR  
**HARTWELL PROPERTIES I, LLC**  
 COUNTY: HART  
 STATE: GEORGIA  
 G.M.D.: 1119

**FLOODPLAIN NOTE**  
 ALL OF THE TRACTS WITHIN THE PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13030C0101A. THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13030C0101A IS THE BASIS FOR THE DETERMINATION OF THE SPECIAL FLOOD HAZARD ZONES. THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13030C0101A IS THE BASIS FOR THE DETERMINATION OF THE SPECIAL FLOOD HAZARD ZONES. THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 13030C0101A IS THE BASIS FOR THE DETERMINATION OF THE SPECIAL FLOOD HAZARD ZONES.

**NOTES:**  
 1. THIS IS A TOPOGRAPHICAL SITE PLAN OF PARCEL C79E 014 OF HUGH DORSEY RD, HARTWELL, GEORGIA. PARCELS C79E 014, C79E 015, C79E 016, C79E 017, C79E 018, C79E 019, C79E 020, C79E 021, C79E 022, C79E 023, C79E 024, C79E 025, C79E 026, C79E 027, C79E 028, C79E 029, C79E 030, C79E 031, C79E 032, C79E 033, C79E 034, C79E 035, C79E 036, C79E 037, C79E 038, C79E 039, C79E 040, C79E 041, C79E 042, C79E 043, C79E 044, C79E 045, C79E 046, C79E 047, C79E 048, C79E 049, C79E 050, C79E 051, C79E 052, C79E 053, C79E 054, C79E 055, C79E 056, C79E 057, C79E 058, C79E 059, C79E 060, C79E 061, C79E 062, C79E 063, C79E 064, C79E 065, C79E 066, C79E 067, C79E 068, C79E 069, C79E 070, C79E 071, C79E 072, C79E 073, C79E 074, C79E 075, C79E 076, C79E 077, C79E 078, C79E 079, C79E 080, C79E 081, C79E 082, C79E 083, C79E 084, C79E 085, C79E 086, C79E 087, C79E 088, C79E 089, C79E 090, C79E 091, C79E 092, C79E 093, C79E 094, C79E 095, C79E 096, C79E 097, C79E 098, C79E 099, C79E 100, C79E 101, C79E 102, C79E 103, C79E 104, C79E 105, C79E 106, C79E 107, C79E 108, C79E 109, C79E 110, C79E 111, C79E 112, 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**TOPOGRAPHICAL SITE PLAN**

REVISIONS:  
NO. DATE DESCRIPTION

SHEET NO. PAGE 1 OF 1

**Project Info:**  
 Project Name: Hartwell Properties I, LLC.  
 Client Name: Scott Phillips  
 Address: 320 Hugh Dorsey Rd  
 Hartwell, Ga  
 Parcel: C79E 014  
 Sanitation System: Septic w/ Pump  
 General Notes:

**Scope Of Work:**  
 ~ Stone Monument  
 ~ Driveway Entrance Gate

**Contractor Info:**  
 Company: Backyard Escape Inc.  
 Contact: Michael Ely  
 Address: 2165 Brannan Blvd  
 Grayson, Ga 30017  
 Phone: 678-794-9360  
 Email: Contact@Backyardescapeinc.com  
 Business License: City Of Grayson 25-015  
 GSWCC: Level 1A 000008369

**BACKYARD ESCAPE**

**GSWCC** GEORGIA SOIL AND WATER CONSTRUCTION CONNECTION

Charles W Button  
 Level 1A Certified Personnel

CERTIFICATION NUMBER 0000083697  
 ISSUED: 07/22/2021 EXPIRES: 07/22/2024

**811 Notes:**  
 72 HOURS OF NOTICE IS REQUIRED TO GEORGIA 811 UTILITY PROTECTION CENTER BEFORE ANY LAND DISTURBANCE ACTIVITIES CAN BEGIN.



**Site Plan Notes:**  
 PAGE 3 of 4



## **MEMORANDUM**

Terrell Partain,  
County Administrator  
April 4, 2025

RE: Item 13 B Replacement Loader for Transfer Station

The primary loader at the transfer station has suffered a transmission failure. The old backup loader is running but is not dependable. I have spoken with the Chairman and Vice Chairman and was given a tentative ok to start the proceed of securing another loader. All of our attachments are brand and model specific we were able to locate a used one with approximately 1500 hours and under warranty for the next 2 years. The cost is approximately \$203,000.00 on state contract. We are undecided as to whether repair the transmission in the one and keep for a newer backup, trade in on the new one, or sell on govdeals. We had to move rapidly to secure another because of the condition of the backup being unreliable and if it goes down, we will have to shut the transfer station down.



## **MEMORANDUM**

Terrell Partain,  
County Administrator  
April 4, 2025

RE: Item 13 C Friendship Farms Level III subdivision approval

Attached is a plat for Friendship Farms a level III subdivision for approval for Chad Singleton. The current Parcel number is C46 002 001. It is located at the intersection of Clay Brown and Friendship Roads. All of the lots are greater than 5 acres and has met all the requirements of the ordinance.



