



Hart County Board of Commissioners  
Tuesday December 14, 2021  
6:00 p.m.

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. WELCOME
5. APPROVE AGENDA
6. APPROVE MINUTES OF PREVIOUS MEETING(S)
  - 11/23/2021 Reg Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES  
Youth Football Superbowl Champions
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
  - a) Election Voter Clerk (PT) Job Description
  - b) Fire Department Standards and Training Discussion
  - c) Clay street Rec Building Roof
  - d) Moratorium Grandfather Request: Nigel Pitt, DBA Vesta Industries Corp., Majestic Shores Subdivision ½ acre lot. Kenny Whitworth, DBA Aldaweta Inc. Liberty Hill Road Subdivision (inner section)
  - e) Board Appointment AVITA Board 1 Member Mrs. Alice Worthan re-appointment
  - f) Board Appointment Recreation Advisory Board 4 members Per recommendation of RAB re-appoint Mr. Bob Frye, Mrs. Kay Ankerich, Mr. Jeff Metz, Lonnie Robinson
  - g) Board Appointment DFACS 1 Member (Open) Mr. T J Brister
  - h) Board Appointments Chestatee/Chattahoochee RC&D  
Mr. Bill Chafin, One Member from the BOC
  - i) Board Appointments Board of Tax Assessors 1 Member No Applicants
  - j) Board Appointment Board of Health 2 Member's, Advocate for Needy Underprivileged or Elderly, Mrs. Thelma Estrich (re-appointment) Consumer Advocate, Dr. Daniel Gordon (re-appointment)
  - k) Board Appointment Georgia Mountains Regional Commission 2 Members, BOC and Mr. Bill Chafin
  - l) Board of Assessors' Request for Outside Auditing Firm for Personal Property Audit (additional information) Mr. David Thompson
  - m) Moratorium Discussion and Possible Extension of.
13. NEW BUSINESS
  - a) Sheriff's Office Grant Request
  - b) Class A (private clubs and restaurants) Beer and Wine License renewals

Jeff Adams, Boathouse Grill, John Robinson, Tilly's Tiki Bar & Grill, Gregg Jackson Hartwell Golf Course

c) Class B (off-premises consumption) Beer and Wine License renewals

Khurram Balagam, Vanna Country Store, Talat Solaiman, Royal Food Mart #8742, Malik Babwani, Royal Food & Tobacco, Ashish Patel, Maxsaver, Raheel Nicholas, Lakhani Dewy Rose Enterprises d/b/a Mini Mart, Sumreena Hammeed, SH Retail LLC (Airline Store) Subrin Mostofa, 29 Royal Food Store, Vikrant Tupdale, Reed Creek General Store - 2

d) Distilled Spirits Application 2022

Jeff Adams, Boathouse Grill

e) Road Department purchase of Used Skid Steer Loader, Mini Excavator, and Trailer

f) Subdivision Lot Inventory Discussion

g) Kenny Whitworth Subdivision Well Road and Seed Cleaner Road (9 lots on Well Rd., 10 lots on Seed Cleaner Rd)

14. PUBLIC COMMENT

15. EXECUTIVE SESSION – Litigation

16. ADJOURNMENT

Hart County Board of Commissioners  
December 14, 2021  
6:00 p.m.

Hart County Board of Commissioners met December 14, 2021 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

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

1. Prayer

Chairman Sayer opened with 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.

5. Approve Agenda

Commissioner Teasley moved to amend the agenda removing item 12 k) Board Appointment Georgia Mountains Regional Commission; add 13 h) 2<sup>nd</sup> Meeting December. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

6. Approve Minutes of Previous Meeting(s)

- 11/23/2021 Reg Meeting

Commissioner Teasley moved to approve the November 23, 2021 meeting minutes. Commissioner Bennett provided a second to the motion. The motion carried 4-0 (Chairman Sayer abstained due to his absence).

7. Remarks By Invited Guests, Committees, Authorities  
Youth Football Superbowl Champions

The BOC recognized players and coaches for their accomplishments during the fall football season and being Youth Football Superbowl Champions.

8. Reports By Constitutional Officers & Department Heads

None

## 9. County Administrator's Report

County Administrator Terrell Partain presented the General Fund Financial Reports for the month of November; reported the Building Inspector Group will meet with contractors at the Adult Learning Center January 12, 2022; Lake Point Subdivision is moving forward within the grandfather variance even though the developer changed. The developer has been assured they are operating within the guidelines of the moratorium.

## 10. Chairman's Report

Chairman Sayer thanked everyone for calls, text and prayers during his recent illness.

## 11. Commissioners' Reports

Commissioner Bennett thanked all county employees for their service to Hart County.

Commissioner Teasley commended Law Enforcement, Fire and EMS; wished everyone Merry Christmas and Happy New Year.

Commissioner Carter wished everyone Merry Christmas and Happy New Year.

Commissioner Dorsey wished everyone Merry Christmas and Happy New Year; thanked Chamber of Commerce, DDA, Main Street for hosting the Christmas parade.

Chairman Sayer wished everyone Merry Christmas and Happy New Year.

## 12. Old Business

### a) Election Voter Clerk (PT) Job Description

Commissioner Dorsey moved to approve the job description for a part time Election Voter Clerk position. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

### b) Fire Department Standards and Training Discussion

County Administrator Partain explained legislation passed two years ago to authorize the formation of the Georgia Volunteer Fire Service Council. However, the Council has not come to fruition; volunteer fire fighters are having to meet fulltime fireman's training requirement which is hard to meet. Franklin County BOC voted to send letters of support for the volunteer council to be formed as soon as possible to relieve the burden on volunteers.

Commissioner Dorsey stated the county is actively seeking volunteer fire fighters throughout the county.

Commissioner Carter moved to send a letter of support to Fire Standards and Training Council on behalf of the volunteer fire fighters training requirements. Commissioner Dorsey provided a second to the motion.

Administrator Partain also suggested the need for online classes for volunteer fire fighters.

Chairman Sayer called for the vote. The motion carried 5-0.

c) Clay street Rec Building Roof

Commissioner Carter moved to put replace Clay Street Rec Building Roof. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

d) Moratorium Grandfather Request: Nigel Pitt, DBA Vesta Industries Corp., Majestic Shores Subdivision ½ acre lot. Kenny Whitworth, DDA Aldaweta Inc. Liberty Hill Road Subdivision (inner section)

Commissioner Carter moved to grandfather in Nigel Pitts request for the interior ½ acre lots in Majestic Shores Subdivision. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

Commissioner Dorsey moved to grandfather in Kenny Whitworth's request for 1-acre lot size for property located on Liberty Hill Road; with a buffer. Chairman Sayer provided a second to the motion.

Liberty Hill Road resident Barbara Williford voiced her some concerns about annexation into the City; lot sizes and square footage of the homes proposed in the subdivision. Mr. Whitworth responded proposed homes are sixteen to twenty-two hundred square foot on 1-acre lots.

Chairman Sayer called for the vote. The motion carried 5-0.

e) Board Appointment AVITA Board 1 Member Mrs. Alice Worthan re-appointment

Commissioner Dorsey moved to re-appoint Mrs. Worthan to serve on AVITA Board. Commissioner Teasley provided a second to the motion. The motion carried 5-0 (term expires 6/30/2024).

f) Board Appointment Recreation Advisory Board 4 members Per recommendation of RAB re-appoint Mr. Bob Frye, Mrs. Kay Ankerich, Mr. Jeff Metz, Lonnie Robinson

Commissioner Dorsey moved to re-appoint Bob Frye, Kay Ankerich, Jeff Metz and Lonnie Robinson as per RAB recommendation. Commissioner Teasley

provided a second to the motion. The motion carried 5-0 (term expires 12/31/2023).

g) Board Appointment DFACS 1 Member (Open) Mr. T. J. Brister

Commissioner Teasley moved to appoint T.J. Brister to serve on DFACS Board. Commissioner Carter provided a second to the motion. The motion carried 5-0 (term expires 12/31/2027)

h) Board Appointments Chestatee/Chattahoochee RC&D

Commissioner Dorsey moved to re-appoint William (Bill) Chafin to serve on Chestatee/Chattahoochee RC&D. Commissioner Teasley provided a second to the motion. The motion carried 5-0. (term expires 12/31/2022).

i) Board Appointments Board of Tax Assessors 1 Member No Applicants

No action was taken.

j) Board Appointment Board of Health 2 Members, Advocate for Needy Underprivileged or Elderly, Mrs. Thelma Estrich (re-appointment) Consumer Advocate, Dr. Daniel Gordon (re-appointment)

Commissioner Teasley moved to re-appoint Mrs. Estrich and Dr. Gordon to serve on the Board of Health. Commissioner Carter provided a second to the motion. The motion carried 5-0 (term expires 6/30/2026).

k) Item was removed.

l) Board of Assessors' Request for Outside Auditing Firm for Personal Property Audit (additional informal) Mr. David Thompson

BOA Chairman David Thompson stated there are three areas of concern that should be addressed; remodeling without a permit, no business license requirements and personal property audit.

m) Moratorium Discussion and Possible Extension of.

Commissioner Dorsey moved to extend the 120-day moratorium to 180-days. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

### 13. New Business

a) Sheriff's Office Grant Request

Commissioner Dorsey moved to proceed with the Sheriff's Office Grant Request. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

- b) Class A (private clubs and restaurants) Beer and Wine License renewals Jeff Adams, Boathouse Grill, John Robinson, Tilly's Tiki Bar & Grill, Gregg Jackson Hartwell Golf Course

Commissioner Dorsey moved to approve 2022 Class A Beer & Wine License renewals for Jeff Adams, John Robinson and Gregg Jackson. Commissioner Carter provided a second to the motion. The motion carried 5-0.

- c) Class B (off-premises consumption) Beer and Wine License renewals

Commissioner Dorsey moved to approve Khurram Balagam, Malik Babwani, Raheel Nicholas, Sumreena Hammeed and Vikrant Tupdale. Commissioner Carter provided a second to the motion. The motion carried 5-0.

Commissioner Dorsey moved to deny renewals for Talat Solaiman, Ashish Patel and Subrin Mostofa, based on selling beer to a minor. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- d) Distilled Spirits Application 2022  
Jeff Adams, Boathouse Grill

Commissioner Carter moved to approve Jeff Adams 2022 Distilled Spirits Application. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

- e) Road Department purchase of Used Skid Steer Loader, Mini Excavator, and Trailer

Commissioner Dorsey moved to approve the purchase of a used skid steer loader, mini excavator and trailer from surplus equipment funds. Chairman Sayer provided a second to the motion. The motion carried 5-0.

- f) Subdivision Lot Inventory Discussion

Commissioner Dorsey moved to request the assistance of Archway to perform an analysis of subdivisions in the county. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- g) Kenny Whitworth Subdivision Well Road and Seed Cleaner Road (9 lots on Well Rd., 10 lots on Seed Cleaner Rd)

Commissioner Dorsey moved to approve Mr. Whitworth's Subdivision Request on Well Road and Seed Cleaner Road. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

- h) 2<sup>nd</sup> Meeting of December

Commissioner Dorsey moved to cancel the 2<sup>nd</sup> meeting of December due to Christmas holidays. Chairman Sayer provided a second to the motion. The motion carried 5-0.

#### 14. Public Comment

Dobbs Landing Road sought assistance from the BOC for short term rentals causing a disruption and damaging quality of life in their community.

Chairman Sayer informed the group that the BOC has no control over short term rentals and suggested contacting legislatures.

Paul Martin of Green Acres Estates request the BOC rescind action taken to approve a subdivision request from Michael Williams September 28, 2021.

Tommy and Jacob Royston spoke in opposition to Mr. Williams' moving mobile homes on the subdivided property.

Mr. Williams responded he had no intentions to mislead anyone with plans for the property; the mobile homes will be used as a cash flow generator and a professional management group will be managing the rentals.

Commissioner Dorsey moved to issue a stop work order until matters are resolved. Chairman Sayer provided a second to the motion. The motion carried 5-0.

#### 15. Executive Session – Litigation

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

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

#### 16. Adjournment

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

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Marshall Sayer, Chairman

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Lawana Kahn, County Clerk