

**Minutes of Public Hearing
Elbert County Board of Commissioners
Monday, November 19, 2018**

A Public Hearing was held to hear:

- 1) Rezoning request from Savannah Basin Rail Park, LLC to rezone 99 acres from AG (Agricultural) to I (Industrial) on Parcel 042 12 located on the Old Middleton Road across from Pilgrim's Pride Poultry operation. The Planning and Zoning commission stated that it made sense to zone this as "light" industrial as the intent of the owner was to use this acreage as a solar farm.

There were no public comments on this request.

- 2) Rezoning request from George Thornton to amend the conditions on his previous request on 263 acres at 2164 Lincolnton Highway. Previously, the Planning Commission voted to approve this application with the condition that Mr. Thornton had until July 2, 2019 to complete paperwork to keep the land in conservation. Mr. Thornton stated that with the "conditions" placed on the original application, it wouldn't allow him to do what he wanted to do with the property, therefore; he has asked that the conditions be removed. The Planning Commission has now approved this application as "Heavy Industrial". According to Mr. Brett Auer from Code Enforcement, there has been no response from neighbors concerning this request.

With there being no public comments, Mr. Tommy Lyon called the meeting to a close.

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Chairman Tommy Lyon called the meeting to order. Present were Chairman Lyon, Vice Chairman Horace Harper, Commissioner Lee Vaughn, Commissioner Chris Alexander, Commissioner Kenneth Ashworth, Commissioner Freddie Jones, County Administrator Bob Thomas, County Attorney Bill Daughtry, County Clerk Tamara Butler, CFO Phil Pitts.

After the pledge to the United States flag the invocation was given by Chairman Lyon.

Adoption of the Agenda. Commissioner Alexander made a motion to adopt the agenda. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

Chairman Lyon asked for a motion to amend the agenda to add 7a) Discussion and approval of the T-SPLOST proposal. Commissioner Alexander made the motion. Commissioner Ashworth seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of bids for trash bags for the Solid Waste department. Mr. Thomas stated that bids were opened at the work session. There was discussion of the quality of the bags since there was a large margin of cost between low and high bids. Commissioner Vaughn made a recommendation to get samples of the product from the vendors and to bring back the results before the Board. Commissioner Ashworth seconded the recommendation. Upon voting the motion carried 5-0.

Discussion and approval of a request to replace Earl Davis on the Elbert County Planning Commission. Mr. Davis submitted his resignation effective the end of November 2018. His term expires August 2021. Mr. Thomas stated that Mr. Otho Graham from Bowman, Georgia has submitted his request to replace Mr. Earl Davis on the Planning Commission. He also recommends approval of this request. Commissioner Ashworth made a motion to approve the appointment of Mr. Otho Graham to the Planning Commission. Commissioner Harper seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of the rezoning request from Savannah Basin Rail Park, LLC, located on the Old Middleton Road to rezone 99 acres from AG (Agricultural) to I (Industrial). The Planning Commission recommended approval with a condition that the use would be for "light" industrial. Commissioner Vaughn made a motion to approve the rezoning request with the condition set forth by the Planning Commission. Commissioner Jones seconded the motion. Upon voting the motion carried 5-0.

Discussion and approval of the rezoning request from George Thornton to amend the conditions of his previous rezoning request located on the Lincolnton Highway. As discussed in the Public Hearing, the Planning Commission has approved Mr. Thornton's request to remove the conditions of the previous application. It is now approved with a designation as "Heavy Industrial". Commissioner Harper made a motion to approve the rezoning request as recommended by the Planning Commission. Commissioner Jones seconded the motion. Upon voting the motion carried 3-2; with Commissioner Ashworth and Commissioner Alexander voting against.

Discussion of a TSPLOST proposal. Mr. Daughtry stated at the regular meeting it was suggested that we pursue a March 19, 2019 election for TSPLOST referendum. We would need to deliver a notice to the Mayors of the City of Elberton and Bowman inviting them to discuss the TSPLOST projects. Mr. Thomas stated that he would like to set up a meeting for December 5th. January 16, 2019 would be the absolute deadline to meet with the cities to discuss and work out an Intergovernmental Agreement. We are not required to have an IGA with the cities; but without one, we could only impose a three-quarter cent sales tax instead of a one cent tax. Mr. Daughtry also stated that we would need time to advertise and educate the public on the proposed sales tax increase and to inform them that this is designed to take the burden off the property owners and imposes a tax not only on our residents but people traveling through and visiting here.

Public Comments. There were no public comments.

Adjournment. Commissioner Harper made a motion to adjourn. Commissioner Alexander seconded the motion. Upon voting the motion carried 5-0.