

Minutes of Public Hearing
Elbert County Board of Commissioners
Monday, June 13, 2022

- 1) Discussion and approval of a request by Danny Hunt Jr., to rezone from Mixed Use to A (Agricultural). Located at 1691 Hartwell Hwy, Elberton, Ga. Map 030, Parcel 058A. The Planning and Zoning board recommended approval of this application. There were no public comments.
- 2) Discussion and approval of a request by Serafin Lara to rezone from R2 (Single Family and Two-Family Residential) to R1 (Single Family Residential). This request is so the property owner can split and sell half of the property. Located at 2037 Calhoun Rd, Elberton, Ga., and 2039 Calhoun Rd, Elberton, Ga. Map 028, Parcel 024E. The Planning and Zoning board recommended approval of this application. There were no public comments.
- 3) Discussion and approval of a request by Jamaine Rucker to rezone from RR-C (Rural Residential with a Conditional Use) to GB (General Business). Located at 1423 Brewers Bridge Rd, Elberton, Ga. Map 040, Parcel 001. Planning and Zoning board recommended approval of this application. There were no public comments.
- 4) Discussion and approval of a request by Tracy Sewell to rezone from RR (Rural Residential) to R1 (Single Family Residential). This request is to split parcel into three (3) tracks to allow for an additional home to be placed on the property. Located at 2703 Zero Rd, Elberton, Ga. Map 011, Parcel 012J. The Planning and Zoning board recommended approval of this application. There were no public comments.
- 5) Discussion and approval of a request by Bob Thomas for a Conditional Use permit to allow a Commercial Solar Farm. This Conditional Use application also applies to parcels 006 003, 005 031, 005 032. Located at 2375 Hwy 172 W., Bowman, GA. Map 006, Parcel 00. The Planning and Zoning board recommended approval of this application. Mr. Thomas stated this is property owned by Kyle and Marla Peebles, represented by Rural Greenpower for a proposed solar farm on approximately 320 acres. Mr. Thomas also stated this could potentially be a \$100,000,000 project for a 80 megawatt power source. There were no other comments.

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Chairman Lee Vaughn called the meeting to order, Present were Chairman Vaughn, Commissioner Casey Freeman, Commissioner Chris Alexander, Commissioner Kenneth Ashworth, Commissioner Freddie Jones, County Administrator Phil Pitts, County Attorney Bill Daughtry, CFO Macie Witcher, County Clerk Tamara Butler, media.

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After the Pledge to the United States flag the invocation was given by Commissioner Ashworth

Adoption of the Agenda. Chairman Vaughn asked for a motion to amend the agenda to remove item 21) Discussion and approval of qualifications for an architectural firm for the new County Extension office and add 22b) Discussion of filling District 1 Commissioner seat and 25b) Executive Session for litigation. Commissioner Alexander made the motion to approve the agenda as amended. Commissioner Ashworth seconded the motion. The motion passed 4-0.

Adoption of the Minutes of May 9, 2022. Commissioner Freeman made a motion to adopt the minutes as read. Commissioner Alexander seconded the motion. The motion passed 4-0.

Discussion and approval of a request by Danny Hunt Jr., to rezone from Mixed Use to A (Agricultural). Located at 1691 Hartwell Hwy, Elberton, Ga. Map 030, Parcel 058A. Commissioner Alexander made a motion to approve the rezone request. Commissioner Freeman seconded the motion. The motion passed 4-0.

Discussion and approval of a request by Serafin Lara to rezone from R2 (Single Family and Two-Family Residential) to R1 (Single Family Residential). This request is so the property owner can split and sell half of the property. Located at 2037 Calhoun Rd, Elberton, Ga., and 2039 Calhoun Rd, Elberton, Ga. Map 028, Parcel 024E. Commissioner Freeman made a motion to approve this rezone request. Commissioner Ashworth seconded the motion. The motion passed 4-0.

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Discussion and approval of a request by Bob Thomas for a Conditional Use permit to allow a Commercial Solar Farm. This Conditional Use application also applies to parcels 006 003, 005 031, 005 032. Located at 2375 Hwy 172 W., Bowman, GA. Map 006, Parcel 001. Commissioner Ashworth made a motion to approve this Conditional Use permit. Commissioner Jones seconded the motion. The motion passed 4-0.

Request by Danny Freeman to discuss the number of campers on his property at 3278 Anderson Hwy, and to appeal the decision by Code Enforcement issuing him a 30-day notice to have the campers removed. Commissioner Freeman made a motion to uphold the decision by Code Enforcement, but allowing the campers to stay until further notice. Commissioner Alexander seconded the motion. The motion passed 4-0.

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Discussion and approval of the reappointment of Ms. Susan Fortson to the Elbert County Department of Family and Children Services board. Commissioner Ashworth made a motion to approve the appointment of Ms. Fortson. Commissioner Freeman seconded the motion. The motion passed 4-0.

Discussion and approval of the reappointment of Ms. Leigh Dye to the Elbert County Department of Family and Children Services board for a 5-year term, ending June 30, 2027. Commissioner Freeman made a motion to approve the appointment of Ms. Dye. Commissioner Ashworth seconded the motion. The motion passed 4-0.

Johnny Lutz to address the board regarding his resignation from the Tax Assessor board. Mr. Lutz spoke at the Work Session stating his desire to resign from the Tax Assessor's board as of June 30, 2022.

Mark Karpinsky of 2110 Cromer Road, Dewy Rose to address the Board concerning set-back violations of poultry houses. Mr. Karpinsky was not in attendance.

Discussion and approval of a request by Jason Marlow for playground equipment on the Broad Side area of Bobby Brown Park. Mr. Pitts stated there is money in the Bobby Brown Park fund designated for that purpose, but does not have the complete proposal. Commissioner Freeman asked about using funds from the Hotel/Motel tax fund for this purpose; but Mr. Pitts stated he would have to look in to it, since there are very specific rules as to how to spend those funds. This will be revisited at a later date.

Discussion and approval of a request by the Sheriff's Office to fund a budget for the Explorer Program. Mr. Pitts stated there is a Drug Ed fund that in the past has funded this program. This is a request for \$4,500. Commissioner Freeman made a motion approve \$4,500 for the Explorer Program. Commissioner Ashworth seconded the motion. The motion passed 4-0.

Discussion and approval of the CorrCare contract for medical services for the Detention Center. Mr. Pitts stated the contract listed the Sheriff as the party to sign the agreement. Chairman Vaughn asked for a motion to approve the CorrCare contract pending the approval and signature of Sheriff Andrews. Commissioner Ashworth made the motion; Commissioner Freeman seconded the motion. The motion passed 4-0.

Discussion and approval of a Resolution of the Board of Commissioners of Elbert County approving the Indigent Defense Agreement for the Northern Judicial Circuit for Fiscal Year 2022-2023. Mr. Pitts stated Elbert County's portion would be \$66,471.00; a significant increase from last year. Commissioner Alexander made a motion to approve the Indigent Defense Agreement. Commissioner Ashworth seconded the motion. The motion passed 4-0.

Discussion and approval of proposals for Solid Waste disposal. Mr. Bobby Howell stated two (2) proposals were received; with Waste Management being the low bid of \$52 a ton. Commissioner Ashworth made a motion to approve the bid from Waste Management. Commissioner Freeman seconded the motion. The motion passed 4-0.

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Discussion and approval of proposals for the lease of copiers. Mr. Bobby Howell stated seven (7) proposals were received and of the top three (3) lowest bids; Standard Office Systems was the lowest. Commissioner Ashworth made a motion to approve the bid from Standard Office Systems. Commissioner Jones seconded the motion. The motion passed 4-0.

Pastor Clint Harper of Franklin County to address the Board concerning removal of the Georgia Guidestones. Pastor Harper addressed the board of his concerns regarding the Georgia Guidestones. Even though he lives in Franklin County, he has some parishioners from Elbert County. After much discussion, Mr. Harper asked if the board would vote to have the Guidestones dismantled. Mr. Vaughn said that no vote would be taken on this matter.

Discussion of filling the seat of Commissioner of District 1, Mr. Horace Harper. Mr. Daughtry stated that the citizens of District 1 does not have representation on the Board. Local legislation from states that the Board of Commissioners fills vacancies on the Board. Mr. Daughtry recommends the position be advertised and applicants must meet the qualifications. The Board discussed the process of interviewing the applicants. Chairman Vaughn stated that the ad would run for four (4) weeks in the paper and then set up interviews. Commissioner Alexander asked Mr. Daughtry if the Board could introduce into legislation to set up a special election if this were to happen again; Mr. Daughtry stated that yes, Representative Rob Leverette could do that; but also said that special elections are costly. Chairman Vaughn stated that if there were a large number of applicants, the Board would narrow it down to the top three (3) to go through the interview process.

Discussion of Commissioner Concerns. No comments.

Finance Report. Ms. Witcher reported that General Fund expenditures were under budget thru May.

Public Comments. There were no public comments.

Executive Session. Commissioner Freeman made a motion to enter Executive Session for litigation. Commissioner Jones seconded the motion. The motion passed 4-0.

Upon returning; Commissioner Alexander made a motion to enter General Session. Commissioner Freeman seconded the motion. The motion passed 4-0.

Chairman Vaughn stated no action was taken.

Adjournment. Commissioner Alexander made a motion to adjourn. Commissioner Ashworth seconded the motion. The motion passed unanimously.