

**Minutes of Public Hearing  
Elbert County Board of Commissioners  
Monday, August 8, 2022**

- 1) Discussion and approval of a request by Angie Dunn to rezone property at 3284 Calhoun Falls Hwy from Mixed Use to RR (Rural Residential). Map and Parcel # 074 025. Planning and Zoning recommended **approval** of this application. There were no comments.
- 2) Discussion and approval of a request by Mark Neal and Richard Thomas to rezone property on Calhoun Falls Hwy from A (Agricultural) to I (Industrial). Map and Parcel # 042F 019D. Planning and Zoning recommended **approval** of this application. There were no comments.
- 3) Discussion and approval of a request by Rafael Muniz to rezone 6 acres from A (Agricultural) to R1 (Single Family Residential) at 2368 Bellew Drive, Elberton, GA to allow for three (3) parcels to be cut out which will allow for homes to be built on them. Map and parcel # 012 004. Planning and Zoning recommended **approval** of this application. There were no comments.
- 4) Discussion and approval of a request by Kelly Lunsford Brown to rezone 1.5 acres from A (Agricultural) to R1(Single Family Residential) at 2657 Sand Hill Road, Bowman, GA. Map and Parcel # 014 020. Planning and Zoning recommended **approval** of this application. There were no comments.
- 5) Discussion and approval of a request by Sheila Nations to rezone property on Cooter Creek Road, Elberton, GA from R1 (Single Family Residential) to R2 (Single and Two-Family Residential) to allow for a campground that will include four (4) cabins and twelve (12) RV sites. Map and Parcel # 085A 007. Planning and Zoning recommended **denial** of this application. Several neighboring residents spoke against this rezone application. Melissa Caruso spoke in favor, as the representative for the buyer.

**Minutes  
Elbert County Board of Commissioners  
Monday, August 8, 2022**

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.

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 add 18b) Discussion and approval of the disposition of the Guidestone's remnants,

**Aug 8, 2022 Pg. 2**

18c) Ms. Paula Wise to address the board concerning Cleveland Drive, 18d) Update from Attorney Bill Daughtry concerning the CorrCare contract with the Detention Center, 18d) Discussion and approval of a Resolution for the Historical Society. Commissioner Freeman made a motion to adopt the agenda as amended. Commissioner Alexander seconded the motion. The motion passed 4-0.

**Adoption of the Minutes of July 11<sup>th</sup>, July 13<sup>th</sup> and July 25<sup>th</sup>, 2022.** Commissioner Alexander made a motion to adopt the minutes as read. Commissioner Freeman seconded the motion. The motion passed 4-0.

**Discussion and approval of a request by Angie Dunn to rezone property at 3284 Calhoun Falls Hwy from Mixed Use to RR (Rural Residential). Map and Parcel # 074 025.**

Planning and Zoning recommended *approval* of this application. Commissioner Freeman made a motion to approve this rezone request. Commissioner Ashworth seconded the motion. The motion passed 4-0.

**Discussion and approval of a request by Mark Neal and Richard Thomas to rezone property on Calhoun Falls Hwy from A (Agricultural) to I (Industrial). Map and Parcel # 042F 019D.**

Planning and Zoning recommended *approval* of this application. Commissioner Freeman made a motion to approve this rezone request. Commissioner Alexander seconded the motion. The motion passed 4-0.

**Discussion and approval of a request by Rafael Muniz to rezone 6 acres from A (Agricultural) to R1 (Single Family Residential) at 2368 Bellew Drive, Elberton, GA to allow for three (3) parcels to be cut out which will allow for homes to be built on them. Map and parcel # 012 004.**

Planning and Zoning recommended *approval* of this application. Commissioner Ashworth made a motion to approve this rezone request. Commissioner Jones seconded the motion. The motion passed 4-0.

**Discussion and approval of a request by Kelly Lunsford Brown to rezone 1.5 acres from A (Agricultural) to R1(Single Family Residential) at 2657 Sand Hill Road, Bowman, GA. Map and Parcel # 014 020.**

Planning and Zoning recommended *approval* of this application. Commissioner Ashworth made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 4-0.

**Discussion and approval of a request by Sheila Nations to rezone property on Cooter Creek Road, Elberton, GA from R1 (Single Family Residential) to R2 (Single and Two-Family Residential) to allow for a campground that will include four (4) cabins and twelve (12) RV sites. Parcel # 085A 007.**

Planning and Zoning recommended *denial* of this application. Commissioner Freeman made a motion to deny this rezone request. Commissioner Ashworth seconded the motion. The motion passed 4-0.

**Discussion and approval to advertise the FY2023 Budget.** Mr. Pitts stated as the budget stands now, it is nearly \$1.5 million over the 2022 budget. This amount could cause the millage rate to increase almost 3 mills; but the excess 2017 SPLOST funds according to Mr. Daughtry can still be collected and used to offset county debt and for operating purposes. Mr. Pitts added that we are analyzing each departments budget and making adjustments to come to a final budget. Commissioner Alexander stated he would like to have more time to look at what will be the final budget before approving and the other

**Aug 8, 2022 pg.3**

Commissioners agreed. Commissioners Jones made a motion to table this item for now. Commissioner Alexander seconded the motion. The motion passed 4-0.

**Discussion and approval of the appointment of a candidate for Commissioner of District 1.**

Commissioner Jones made a motion to appoint candidate Stacey Heard as Commissioner for District 1. The motion died for the lack of a second. Commissioner Alexander made a motion to appoint David Hunt. Commissioner Freeman seconded the motion. The motion passed 3-1, with Commissioner Jones opposing.

**Discussion and approval of the appointment of Jeff Benson to the Board of Tax Assessors.** This appointment is to replace the vacant seat left by Mr. Johnny Lutz that resigned from the Board effective June 30, 2022. The term for Mr. Benson will start July 1, 2022 and end December 31, 2024. Commissioner Jones made a motion to approve the appointment of Mr. Benson. Commissioner Freeman seconded the motion. The motion passed 4-0.

**Discussion and approval of matching funds of \$150,000 to the Airport Grant and to determine which fund it will be paid from.** Mr. Pitts stated this request is due to a sizeable federal grant fund of about \$3 million that we will get for the airport. The matching funds are actually \$300,000 since one (1) payment was in the last fiscal year and one (1) in this fiscal year. It will come out of ARPA funds. Commissioner Alexander made a motion to approve this request. Commissioner Freeman seconded the motion. The motion passed 4-0.

**Second Reading for discussion and approval to amend Zoning Code Chapter 11, which will allow Planning and Zoning staff to approve specific rezone applications. Planning and Zoning recommended an application fee of \$300 for these applications.** There was no motion made.

**Discussion and approval of a telephone system for the Emergency Operations Center including the Fire Administrative Building and the New Fire Building. To be paid through ARPA funds.** Commissioner Alexander made a motion to approve this request. Commissioner Freeman seconded the motion. The motion passed 4-0.

**Discussion and approval to buy out the lease on the side-arm tractor at the Road Department. The lease is up on September 2, 2022.** Kris Williams, Road Department Superintendent recommended to buy out the lease of about \$150,000 instead of purchasing a new tractor. The funds will come from SPLOST. Commissioner Alexander made a motion to approve the buy-out of the lease. Commissioner Ashworth seconded the motion. The motion passed 4-0.

**Ms. Veronica Jackson to address the Board concerning road issues on Melvin Jackson Drive.** Ms. Jackson was not in attendance.

**Mike Scoggins to address the Board concerning the budget.** Mr. Scoggins stated he will address the board later after the final budget is approved.

**Discussion and approval of the disposition of the Guidestone's remnants.** Chairman Vaughn stated EGA has asked for the remnants from the Guidestones and asked if we do not donate them, what will we do with them. Commissioner Freeman said that he was hoping that a foundation would be formed

**Aug 8, 2022 pg. 4**

to donate them to, but that hasn't happened so, he made a motion to donate the remnants to the Elberton Granite Association. Commissioner Ashworth seconded the motion. The motion passed 4-0.

**Ms. Paula Wise to address the board concerning Cleveland Drive.** Ms. Wise complained about the road conditions; needing mowing, grading and paving the end of the road where the pavement drops off. She said that in the last few months traffic, littering and speeding has increased. She also said there needs to be speed limit signs posted. She is just asking to make this a safe road for the neighborhood.

**Update from Attorney Bill Daughtry concerning the CorrCare contract with the Detention Center.** Mr. Daughtry stated this is a new contract. There will be an increase from \$15,200 to \$17,600/monthly. However, Dr. Buckynsky has agreed to keep the same number of hours for nurses. This is a 5-year contract and will be effective July 1, 2022.

**Discussion and approval of a Resolution Supporting the Updated Written History by the Historical Society.** Mr. Daughtry stated this is Resolution supporting the updated written history of Elbert County and encourages the citizens to cooperate in the compilation of relevant information by historian Raymond Chandler, The Historical Society, The Sons and Daughters of the American Revolution. Commissioner Freeman made a motion to support this Resolution. Commissioner Alexander seconded the motion. The motion passed 4-0.

**Finance Report.** Ms. Witcher stated the General Fund expenditures thru July were \$1,502,803 which is a little higher than previous years. General Fund Revenues were \$186,303 more than last year. SPLOST and TSPLOST revenues are in good shape.

**Public Comments.** Max Black with the hospital authority stated he would like to see the hospital be considered for the contract for nursing care at the detention center. Mr. Daughtry recommended the hospital reach out to Sheriff Andrews a few months before the start of the next fiscal year to make a proposal.

Mr. Pitts mentioned in addition to the budget; we also have work to do on the millage rate and he is gathering the information to get something together to see what impact keeping the millage rate the same is going to look like.

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