

**Minutes of Public Hearing**  
**Elbert County Board of Commissioners**  
**February 13, 2023**

- 1) Discussion and approval of a request by Walter Fowler to rezone from R1 (Single Family Residential) to GB (General Business) to allow for an indoor/outdoor storage facility. Located at 1629 Calhoun Falls Hwy, Elberton, Ga. Map: 053E, Parcel: 029A. Recommended **denial** by the Planning and Zoning board. Mrs. Linda Dye, who lives adjacent to the property opposed this rezone request.
- 2) Discussion and approval of a request by Donald Burdette to rezone 4.98 acres from A (Agricultural) to R1 (Single Family Residential). Located at 1994 Hartwell Hwy, Elberton, GA Map: 029, Parcel: 065. Recommended **approval** by the Planning and Zoning board. There were no public comments.
- 3) Discussion and approval of a request by Shalon and Betty Rucker to rezone two (2) parcels both approximately 6.35 acres from (Agricultural) to RR (Rural Residential). Located at 2641 Hoke Dickerson Rd., Elberton, GA. Map: 028, Parcel: 012. Recommended **approval** by the Planning and Zoning board. There were no public comments.
- 4) Discussion and approval of a request by Jonathon Webb to rezone approximately 5.37 acres from RR (Rural Residential) to GB (General Business) and 1.50 acres from RR (Rural Residential) to R1 (Single Family Residential) to allow for a boat repair shop. Located at 2220 Raymond Anderson Rd., Elberton, GA. Map: 039, Parcel: 087. Recommended **approval** by the Planning and Zoning board. There were no public comments.
- 5) Discussion and approval of a request by Hoang Nguyen to rezone 1.50 acres from A (Agricultural) to R1 (Single Family Residential) to allow for an additional home to be placed on the property. Located at 2026 Craft Ferry Rd., Elberton, GA. Map: 058, Parcel: 008 Recommended **denial** by the Planning and Zoning board. Mr. Nguyen spoke on his behalf. Mr. Allen Hulme stated there was already a Variance issued for the property.
- 6) Discussion and approval of a request by Logan and Maggie Stetson to rezone 2.50 acres from A (Agricultural) to R1 (Single Family Residential). Located at 2179 Pulliam Mill Rd., Dewy Rose, GA. Map: 020, Parcel: 048A. Recommended **approval** by the Planning and Zoning board. There were no public comments.

**Agenda**  
**Elbert County Board of Commissioners**  
**Monday, February 13, 2023**

Chairman Lee Vaughn called the meeting to order. Present were Commissioner David Hunt, Commissioner Casey Freeman, Commissioner Chris Alexander, Commissioner Mike Scoggins, Commissioner Freddie Jones, Interim County Administrator Allen Hulme, County Clerk Tamara Butler, media. CFO Macie Witcher and County Attorney Bill Daughtry was absent.

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After the pledge to the United States flag the invocation was given by Commissioner Jones.

**Adoption of the Agenda.** Chairman Vaughn asked for a motion to amend the agenda to add Discussion and Approval of the reappointment of Steve Banks to the Economic Development Authority board and the appointment of Al McCall to the Economic Development Authority board; and to move Public Comments just after the rezoning request; and to move Discussion of ARPA funds to Non-Profits just after Public Comments, and also an Executive Session. Commissioner Freeman made a motion to approve the agenda as amended. Seconded by Commissioner Hunt. The motion passed 5-0.

**Adoption of the Minutes of January 9<sup>th</sup>, 2023 and the Called Meeting of January 20, 2023.** Commissioner Alexander made a motion to adopt the minutes. Seconded by Commissioner Freeman. The motion passed 5-0.

**Discussion and approval of a request by Walter Fowler to rezone from R1 (Single Family Residential) to GB (General Business) to allow for an indoor/outdoor storage facility. Located at 1629 Calhoun Falls Hwy, Elberton, Ga. Map: 053E, Parcel: 029A**  
Recommended *denial* by the Planning and Zoning board. Commissioner Freeman made a motion to deny this rezone request as recommended by the Planning and Zoning board; seconded by Commissioner Hunt. The motion passed 5-0.

**Discussion and approval of a request by Donald Burdette to rezone 4.98 acres from A (Agricultural) to R1 (Single Family Residential). Located at 1994 Hartwell Hwy, Elberton, Ga. Map: 029, Parcel: 065.** Recommended *approval* by the Planning and Zoning board. Commissioner Alexander made a motion approve this rezone request; seconded by Commissioner Scoggins. The motion passed 5-0.

**Discussion and approval of a request by Shalon and Betty Rucker to rezone two (2) parcels both approximately 6.35 acres from (Agricultural) to RR (Rural Residential). Located at 2641 Hoke Dickerson Rd., Elberton, GA. Map: 028, Parcel: 012.** Recommended *approval* by the Planning and Zoning board. Commissioner Alexander made a motion to approve this rezone request; seconded by Commissioner Freeman. The motion passed 5-0.

**Discussion and approval of a request by Jonathon Webb to rezone approximately 5.37 acres from RR (Rural Residential) to GB (General Business) and 1.50 acres from RR (Rural Residential) to R1 (Single Family Residential) to allow for a boat repair shop. Located at 2220 Raymond Anderson Rd., Elberton, GA. Map: 039, Parcel: 087.** Recommended *approval* by the Planning and Zoning board. Commissioner Alexander made a motion to approve this rezone request; seconded by Commissioner Freeman. The motion passed 5-0.

**Discussion and approval of a request by Hoang Nguyen to rezone 1.50 acres from A (Agricultural) to R1 (Single Family Residential) to allow for an additional home to be placed on the property. Located at 2026 Craft Ferry Rd., Elberton, GA. Map: 058, Parcel: 008**

Recommended **denial** by the Planning and Zoning board. Commissioner Alexander made a motion to approve this rezone request to add an additional home on the property; seconded by Commissioner Freeman. The motion passed 5-0.

**Discussion and approval of a request by Logan and Maggie Stetson to rezone 2.50 acres from A (Agricultural) to R1 (Single Family Residential). Located at 2179 Pulliam Mill Rd., Dewy Rose, GA. Map: 020, Parcel: 048A.** Recommended **approval** by the Planning and Zoning board. Commissioner Scoggins made a motion to approve this rezone request; seconded by Commissioner Freeman. The motion passed 5-0.

**Discussion and approval of Appointments to the Development Authority board.** Chairman Vaughn stated Mr. Randy Smith would like to come off of the board; and Mr. Steve Banks would like to continue serving on the board. He asked for a motion to approve the appointment of Mr. Al McCall to take Mr. Smith's place on the board and approve the reappointment of Mr. Steve Banks. Commissioner Hunt made a motion to approve the appointments; seconded by Commissioner Alexander. The motion passed 5-0.

**Public Comments.** Donna Wood spoke of the funding for Non-Profits and asked for support from Elbert County. Christa Campbell spoke on behalf of Alysia Poon of Elbert Partners for Health, who could not attend but who also asked for funding from Elbert County in the amount of \$20,000. Mr. John Case, Pastor of Celebration Outreach Center, spoke on behalf of Safehouse Ministries, asking for Elbert County's support in the amount of \$20,000. Mr. Winston Heard, spoke on behalf of the Coalition of Non-Profits, asking for Elbert County's support of 10%.

**Discussion and approval of whether or not to allocate ARPA funds to Non-Profit groups, and if approved how much.** Commissioner Scoggins made a motion to allocate the uncommitted ARPA balance of \$24,337.60 and the LATCF Grant in the amount of \$109,664.23 for a total of \$134,001.83 as follows:

- |                                    |          |
|------------------------------------|----------|
| 1) Concerned Men                   | \$12,800 |
| 2) Granite City Life Skills        | \$12,800 |
| 3) Concern Citizens                | \$12,800 |
| 4) Elbert County Community Friends | \$42,800 |
| 5) Greater Hope                    | \$42,800 |
| 6) Jim Ree Museum                  | \$10,000 |

This motion was seconded by Commissioner Jones. The motion passed 3-2, with Commissioner Freeman and Commissioner Alexander opposing. Chairman Vaughn stated the County Administrator and CFO will get together on how to administer the funds for auditing purposes.

**Discussion and approval of a request by Douglas Tench appealing Code Enforcement's decision for storage and parking of other vehicles at 2047 Stinchcomb Rd., Dewy Rose, GA.** Mr. Hulme said the Code Enforcement office has received many complaints about the activities happening at this location, with unlicensed and junk vehicles on the property. He

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stated the zoning ordinance doesn't allow unregistered vehicles on a property. Commissioner Hunt made a motion to deny the Mr. Tench's appeal of Code Enforcement's decision; seconded by Commissioner Scoggins. The motion passed 5-0.

**Discussion and approval for implementing secure gates at the Savannah Landings Subdivision.** Mr. Hulme stated this is an existing subdivision, but are getting ready to gate the community. The subdivision ordinance requires access for Emergency Services, which he has already gotten approved. Commissioner Alexander made a motion to approve installing the security gates at the subdivision; seconded by Commissioner Freeman. The motion passed 5-0.

**Discussion and approval of bids for flooring at the Central Fire Station.** Mr. Bobby Howell stated there were some discrepancies in the bids; and will need to be sent back out. Also, Chief Mewborne stated they may reduce the footage that needs flooring.

**Second Reading and approval of amendments to the Code of Ordinances regarding Multi-Family Residential units.** This amendment amends the Zoning Ordinance to provide for the permitting and uses for Multi-Family Residential Developments and to provide supplemental requirements for Multi-Family Residential Developments. Commissioner Hunt made a motion to approve the amendment to the Code of Ordinances; seconded by Commissioner Scoggins. The motion passed 5-0.

**Discussion and approval of the Reappointment of Matt Easom as Public Defender for State Court for the 2023 calendar year at a rate of \$1250 per month.** Chairman Vaughn asked for a motion to approve the reappointment of Matt Easom as Public Defender for State Court. Commissioner Freeman made the motion; seconded by Commissioner Scoggins. The motion passed 5-0.

**Discussion and approval of a Resolution requesting Representative Rob Leverette to introduce in the General Assembly a bill to amend an act providing for a Board of Commissioners of Elbert County, so as to amend the manner in which vacancies in the office of Commissioner are filled.** In case of a vacancy for a commissioner, the board shall elect a qualified resident of that commissioner's district to serve the remainder of that term, until a successor is duly elected and qualified if said unexpired term is for six months or less. If the unexpired term is greater than six months, a special election will be conducted. In case of a vacancy of chairperson, the board shall elect a qualified person to serve as chairman for the remainder of that term, if said term is for six months or less. If the unexpired term is greater than six months, a special election will be conducted. Commissioner Alexander made a motion to approve; seconded by Commissioner Freeman. The motion passed 5-0.

**Discussion and approval of a request by the Golf Program, thru the Elbert County High School and the Board of Education for a donation of \$2000 to fund a welcome dinner and small gifts for participants.** Funds to come from the Richard B. Russell portion of the Hotel/Motel tax fund. Commissioner Freeman made a motion to approve this request; seconded by Commissioner Hunt. The motion passed 5-0.

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A request by Linda Lloyd of the Economic Justice Coalition to address the board regarding ARPA funding. Mrs. Lloyd was in attendance, but did not speak.

**Financial Report.** Ms. Witcher was not able to attend. Chairman Vaughn read from the finance report that we are under budget thru January. SPLOST and TSPLOST funds are in good shape.

**Executive Session for personnel discussion.** Commissioner Freeman made the motion to enter executive session to discuss personnel; seconded by Commissioner Scoggins. The motion passed 5-0.

Commissioner Freeman made the motion to enter General Session; seconded by Commissioner Alexander. The motion passed 5-0.

Chairman Vaughn stated that Mr. Allen Hulme, as Interim County Administrator, will receive a 6% pay increase effective immediately. Commissioner Freeman made the motion to approve; seconded by Commissioner Scoggins. The motion passed 5-0.

**Adjournment.** Commissioner Alexander made a motion to adjourn; seconded by Commissioner Freeman. The motion passed unanimously.