

Elbert County Planning & Zoning
Public Hearing Agenda – November 30, 2023

1. Call public hearing to order.
2. Pledge of allegiance to the American Flag.
3. Invocation.
4. Approval of October 26, 2023 minutes.
5. Zoning case file: 006 118D. A request by Phillip Bragg located at 2251 Nick Volley Rd. Bowman, GA 30624 for a rezone request of 4.59-Acres from RR-Rural Residential to R1-Single Family Residential.
6. Zoning case file: 081 008B. A request by Mason Hilley located a 1955 Lincoln Hwy. Elberton, GA 30635 for a rezone request of 2-Acres from A-Agricultural to R1-Single Family Residential and 5.02-Acres from A-Agricultural to RR-Rural Residential. In addition, 2.98-Acres of 081 008 from A-Agricultural to RR-Rural Residential. This request is to allow for a small tract to be split out and a property line adjustment.
7. Zoning case file: 030B 053. A request by Mark Wade located at 1614 Dickerson Rd. Elberton, GA 30635 for a rezone request from R1-Single Family Residential to R2-Single and Two-Family Residential.
8. Zoning case file: 014 060. A request by George Dunn Jr. located at Nickville Rd. Elberton, GA 30635 for a rezone request from RR-Rural Residential to R1-Single Family Residential.
9. Zoning case file: 011 015P. A request by Nathan Williford located at Jess Guest Rd. Dewy Rose, GA 30634 for a rezone request from R1-Single Family Residential to GB-General Business. This request is to allow for a small campground.
10. To amend Chapter 9.13.04-Solar Energy Facility or Solar Farm. To change setback requirements to a minimum of 200 feet from all property lines and 250 feet from any residence.
11. To amend Chapter 7.17 Farm Wineries. To change operating hours Sunday through Wednesday for activities and events ceasing by 9:00PM. To change operating hours Thursday through Saturday for activities and events ceasing by 10:00PM.
12. Adjournment.