

Public Hearing
Elbert County Board of Commissioners
Monday, February 10, 2025 5:15 PM

- 1) Discussion and consideration of a request by Eric Armour to rezone from I (Industrial) to A(Agricultural). Property located at 2099 Brewers Mill Rd., Elberton, Ga. Map and parcel 029 023. This is to allow for a home to be built on the property. Planning and Zoning recommended approval by a 5-0 vote.
- 2) Discussion and consideration of a request by Galen Mills to rezone 2.33-acres from A(Agricultural) to R1(Single Family Residential). Property located at 2163 James Bailey Rd., Elberton, Ga. Map and parcel 055 060. This is to allow for a portion to be split out and a home to be built on the property. Planning and Zoning recommended approval by a 5-0 vote.
- 3) Discussion and consideration of a request by David Shaw to rezone 2.25-acres from A(Agricultural) to R1(Single Family Residential). Property located at 1598 Fork Creek Rd., Bowman, Ga. Map and parcel 013 127B. This is to allow for a tract to be split out and a home be placed on it. Planning and Zoning recommended approval by a 5-0 vote.
- 4) Discussion and consideration of a request by Michael Adams to rezone 4.94-acres from A(Agricultural) to R1(Single Family Residential). Property located on Plantation Road, Elberton, Ga. Map and parcel 038 026C. This is to allow for the parcel to be split and homes to be built on the property. Planning and Zoning recommended approval by a 5-0 vote.
- 5) Discussion and consideration of a request by Wayne and Teresa Moore to rezone 2-acres from A(Agricultural) to R1(Single Family Residential). Property located on Green Acres Rd., Elberton, Ga. Map and parcel 048 047. This is to allow for this portion to be joined with an adjoining parcel. Planning and Zoning recommended approval by a 5-0 vote.
- 6) Discussion and consideration of a request by Paul Prince to rezone from A(Agricultural) to RR (Rural Residential). Property located on Hulmes Chapel Rd., Elberton, Ga. Map and parcel 063 032. This is to allow for the parcel to be split. Planning and Zoning recommended approval by a 5-0 vote.
- 7) Discussion and consideration of a request by Caleb Musser to rezone from RR (Rural Residential) to R1(Single Family Residential). Property located on Country Club Ln., Elberton, Ga. Map and parcel 042E 024. This is to allow for the parcel to be split and homes to be built on the new parcels. This is also for a preliminary plat review. Planning and Zoning recommended denial by a 5-0 vote.
- 8) Discussion and consideration of a Resolution to Ratify a Moratorium on the acceptance of any applications related to the construction of new commercial poultry houses to allow study on the effects that the location of new commercial poultry farms in Elbert County may have on the future spread of avian influenza and how changes to the county's zoning ordinance and code of ordinances may mitigate the future spread of and/or mitigate the impact that future cases of avian influenza may have on other poultry producers, other agricultural producers and on the public in general, which was adopted on January 24, 2025

- 9) Discussion and consideration of a request by Tony and Amy Nguyen for a Conditional Use permit to allow for six (6) broiler houses to be built on the property at 1712 Brewers Mill Rd., Elberton, GA. Map and parcel 030 014. (This item was tabled at the Dec. 9th and Jan. 13th meeting)

Agenda

Elbert County Board of Commissioners
Monday, February 10, 2025 5:30 PM

- 1) Call to Order
- 2) Pledge to the United States flag and invocation
- 3) Adoption of the agenda
- 4) Adoption of the Minutes of January 13, 2025 and January 24, 2025.
- 5) Public Comments
- 6) Discussion and consideration of a request by Eric Armour to rezone from I (Industrial) to A(Agricultural). Property located at 2099 Brewers Mill Rd., Elberton, Ga. Map and parcel 029 023. This is to allow for a home to be built on the property. Planning and Zoning recommended approval by a 5-0 vote.
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- 10) Discussion and consideration of a request by Wayne and Teresa Moore to rezone 2-acres from A(Agricultural) to R1(Single Family Residential). Property located on Green Acres Rd., Elberton, Ga. Map and parcel 048 047. This is to allow for this portion to be joined with an adjoining parcel. Planning and Zoning recommended approval by a 5-0 vote.

- 11) Discussion and consideration of a request by Paul Prince to rezone from A(Agricultural) to RR (Rural Residential). Property located on Hulmes Chapel Rd., Elberton, Ga. Map and parcel 063 032. This is to allow for the parcel to be split. Planning and Zoning recommended approval by a 5-0 vote.
- 12) Discussion and consideration of a request by Caleb Musser to rezone from RR (Rural Residential) to R1(Single Family Residential). Property located on Country Club Ln., Elberton, Ga. Map and parcel 042E 024. This is to allow for the parcel to be split and homes to be built on the new parcels. This is also for a preliminary plat review. Planning and Zoning recommended denial by a 5-0 vote.
- 13) Discussion and consideration of a Resolution to Ratify a Moratorium on the acceptance of any applications related to the construction of new commercial poultry houses to allow study on the effects that the location of new commercial poultry farms in Elbert County may have on the future spread of avian influenza and how changes to the county's zoning ordinance and code of ordinances may mitigate the future spread of and/or mitigate the impact that future cases of avian influenza may have on other poultry producers, other agricultural producers and on the public in general, which was adopted on January 24, 2025
- 14) Discussion and consideration of a request by Tony and Amy Nguyen for a Conditional Use permit to allow for six (6) broiler houses to be built on the property at 1712 Brewers Mill Rd., Elberton, GA. Map and parcel 030 014. (This item was tabled at the Dec. 9th and Jan. 13th meeting)
- 15) Discussion and consideration to Amend Article II of Chapter 46 of the Code of Ordinances of Elbert County, Georgia titled "Gun Clubs and Firearms" and Chapter 9.11 of the Elbert County Zoning Ordinance to require Conditional Use permits for Gun Clubs. **Second Reading**
- 16) Pam Algood with Keep Elbert County Beautiful to give updates and discuss litter cameras
- 17) Discussion and consideration of a request by Jason Collins to close Oak Grove Road
- 18) Discussion and consideration of the appointment of Jennifer Rainer to the Elbert County Department of Family and Children Services Board
- 19) Discussion and consideration to appoint Commissioner Freddie Jones as Vice-Chairman of the Board for CY 2025
- 20) Discussion and consideration of the purchase of a road widener for the Road Department
- 21) Discussion and consideration to approve a bid for LMIG paving project
- 22) Finance Report
- 23) Adjournment