

## Elbert County Planning and Zoning

### Public Hearing – June 26, 2025

1. Call public hearing to order.
2. Pledge of allegiance to the American Flag.
3. Invocation.
4. Approval of May 22, 2025 minutes.
5. Zoning case file: 022 004A & 022 004B located at Hobbs Noggle Rd. Dewy Rose, GA 30634 for a rezone request from R1-Single Family Residential to A-Agricultural and RR-Rural Residential to A-Agricultural. This request is to allow for these tracts to be joined with an adjoining tract.
6. Zoning case file: 060 008 & 060 022D located at 2187 Turner Hill Rd. Elberton, GA 30635 for a rezone request from A-Agricultural to R1-Single Family Residential. This request is to allow for the tracts to be split and homes to be placed on them.
7. Zoning case file: 027 035 located at Hunt Rd. Elberton, GA 30635 for a rezone request of approximately 2.57-Acre from A-Agricultural to R1-Single Family Residential. This request is to allow for a portion to be split and a home to be placed on it.
8. Zoning case file: 059A 007U, 059A 006J, & 059A 007H located at Mere Cole Road, Carter Lane, and Hornets Bridge Drive Elberton, GA 30635 for a preliminary plat review in order to subdivide parcels back to the original subdivision plan.
9. Zoning case file: 085 020F located at Bobby Brown State Park Rd. Elberton, GA 30635 for a rezone request from A-Agricultural to R1-Single Family Residential. This request is to allow for a portion to be split and a home to be placed on the new tract.
10. Zoning case file: 012 117 located at 2125 O W Adams Rd. Dewy Rose, GA 30634 for a rezone request of 4.5-Acres from Mixed Use to R1-Single Family Residential and 1.5-Acres from Mixed Use to GB-General Business.
11. Zoning case file: 029 077 located at 1337 Brown Brothers Rd. Elberton, GA 30635 for a rezone request of 1.50-Acres from R2-Single and Multi-Family Residential to R1-Single Family Residential. This request is to allow for a portion to be split out around an existing home
12. Zoning case file: 085 022F located at Bobby Brown State Park Rd. Elberton, GA 30635 for a rezone request from RR-Rural Residential to A-Agricultural. This request is to allow the parcel to be joined with an adjoining tract.
13. Zoning case file: 051 035A located at Ruckersville Rd. Elberton, GA 30635 for a rezone request of two tracts from A-Agricultural to RR-Rural Residential. This request is to allow for two tracts to be split from the property.
14. Zoning case file: 055A 026 located at Washington Hwy. Elberton, GA 30635 for a rezone request of 1.68-Acres from RR-Rural Residential to R1-Single Family Residential. This request is to allow for a portion to be split out and a home to be placed on it.
15. Zoning case file: 030 014 & 030 042 located at Brewers Mill Rd. Elberton, GA 30635 for a variance request to allow for gravel roads in a proposed subdivision. In addition, this is a preliminary plat review for a major subdivision.
16. Adjournment.