

Public Hearing
Elbert County Board of Commissioners
Monday, July 14, 2025 5:15 PM

- 1) Discussion and consideration of a request by Mimi Sheridan to rezone from R1 (Single Family Residential) to A (Agricultural) and RR (Rural Residential) to A (Agricultural). Property located on Hobbs Noggle Rd., Dewy Rose. This request is to allow for these tracts to be joined with an adjoining tract. Map and parcel 022 004A and 022 004B. Planning and Zoning recommended approval by a 4-0 vote.
- 2) Discussion and consideration of a request by Matthew Payne to rezone from A (Agricultural) to R1 (Single Family Residential) at 2187 Turner Hill Rd., Elberton. This request is to allow for the tracts to be split and homes to be placed on them. Map and parcel 060 008 and 060 022D. Planning and Zoning recommended denial by a 3-1 vote.
- 3) Discussion and consideration of a request by James Brown to rezone approximately 2.57 acres on Hunt Road, Elberton, from A (Agricultural) to R1 (Single Family Residential). This request is to allow for a portion to be split and a home placed on it. Map and parcel 027 035. Planning and Zoning recommended approval by a 4-0 vote.
- 4) Discussion and consideration of a request by Robert Pitts to rezone from A (Agricultural) to R1 (Single Family Residential) located on Bobby Brown Park Rd., Elberton. This request is to allow for a portion to be split and a home placed on the new tract. Map and parcel 085 020F. Planning and Zoning recommended approval by a 4-0 vote.
- 5) Discussion and consideration of a request by Rodney Seymour to rezone 4.5 acres from Mixed Use to R1 (Single Family Residential) and 1.5 acres from Mixed Use to (General Business) at 2125 O.W. Adams Rd., Dewy Rose, Ga. Map and parcel 012 117. Planning and Zoning recommended approval by a 4-0 vote.
- 6) Discussion and consideration of a request by Joe Whelan to rezone 1.5 acres from R2 (Single and Multi-Family Residential) to R1 (Single Family Residential) at 1337 Brown Brothers Rd., Elberton. This request is to allow for a portion to be split out around an existing home. Map and parcel 029 077. Planning and zoning recommended approval by a 4-0 vote.
- 7) Discussion and consideration of a request by Michael Carter to rezone from RR (Rural Residential) to A (Agricultural) on Bobby Brown Park Rd., Elberton. This request is to allow for the parcel to be joined with an adjoining tract. Map and parcel 085 022F. Planning and Zoning recommended approval by a 4-0 vote.
- 8) Discussion and consideration of a request by Max Black to rezone from A (Agricultural) to RR (Rural Residential) on Ruckersville Rd., Elberton. This request is to allow for two (2) tracts to be split from the property. Map and parcel 051 035A. Planning and Zoning recommended approval by a 4-0 vote.
- 9) Discussion and consideration of a request by Lisa and William Mayhue to rezone 1.68-acres from RR (Rural Residential) to R1 (Single Family Residential) on Washington Hwy. This request is to

allow for a portion to be split out and a home placed on it. Map and parcel 055A 026. Planning and Zoning recommended approval by a 4-0 vote.

- 10) Discussion and consideration of a Variance Request by Chad Singleton, Jerry Rice, Lamar Williams and Stacey Britt to allow for gravel roads in a proposed subdivision. In addition, this is a preliminary plat review for a major subdivision. Located on Brewers Mill Road, Elberton, Ga. Map and parcel 030 014 and 030 042. Planning and Zoning recommended approval by a 4-0 vote.

Agenda
Elbert County Board of Commissioners
Monday, July 14, 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 June 9, 2025 and the Called Meeting on June 30, 2025.
- 5) Public Comments
- 6) Discussion and consideration of a request by Mimi Sheridan to rezone from R1 (Single Family Residential) to A (Agricultural) and RR (Rural Residential) to A (Agricultural). Property located on Hobbs Noggle Rd., Dewy Rose. This request is to allow for these tracts to be joined with an adjoining tract. Map and parcel 022 004A and 022 004B. Planning and Zoning recommended approval by a 4-0 vote.
- 7) Discussion and consideration of a request by Matthew Payne to rezone from A (Agricultural) to R1 (Single Family Residential) at 2187 Turner Hill Rd., Elberton. This request is to allow for the tracts to be split and homes to be placed on them. Map and parcel 060 008 and 060 022D. Planning and Zoning recommended denial by a 3-1 vote.
- 8) Discussion and consideration of a request by James Brown to rezone approximately 2.57 acres on Hunt Road, Elberton, from A (Agricultural) to R1 (Single Family Residential). This request is to allow for a portion to be split and a home placed on it. Map and parcel 027 035. Planning and Zoning recommended approval by a 4-0 vote.
- 9) Discussion and consideration of a request by Robert Pitts to rezone from A (Agricultural) to R1 (Single Family Residential) located on Bobby Brown Park Rd., Elberton. This request is to allow for a portion to be split and a home placed on the new tract. Map and parcel 085 020F. Planning and Zoning recommended approval by a 4-0 vote.
- 10) Discussion and consideration of a request by Rodney Seymour to rezone 4.5 acres from Mixed Use to R1 (Single Family Residential) and 1.5 acres from Mixed Use to (General Business) at 2125

O.W. Adams Rd., Dewy Rose, Ga. Map and parcel 012 117. Planning and Zoning recommended approval by a 4-0 vote.

- 11) Discussion and consideration of a request by Joe Whelan to rezone 1.5 acres from R2 (Single and Multi-Family Residential) to R1 (Single Family Residential) at 1337 Brown Brothers Rd., Elberton. This request is to allow for a portion to be split out around an existing home. Map and parcel 029 077. Planning and zoning recommended approval by a 4-0 vote.
- 12) Discussion and consideration of a request by Michael Carter to rezone from RR (Rural Residential) to A (Agricultural) on Bobby Brown Park Rd., Elberton. This request is to allow for the parcel to be joined with an adjoining tract. Map and parcel 085 022F. Planning and Zoning recommended approval by a 4-0 vote.
- 13) Discussion and consideration of a request by Max Black to rezone from A (Agricultural) to RR (Rural Residential) on Ruckersville Rd., Elberton. This request is to allow for two (2) tracts to be split from the property. Map and parcel 051 035A. Planning and Zoning recommended approval by a 4-0 vote.
- 14) Discussion and consideration of a request by Lisa and William Mayhue to rezone 1.68-acres from RR (Rural Residential) to R1 (Single Family Residential) on Washington Hwy. This request is to allow for a portion to be split out and a home placed on it. Map and parcel 055A 026. Planning and Zoning recommended approval by a 4-0 vote.
- 15) Discussion and consideration of a Variance Request by Chad Singleton, Jerry Rice, Lamar Williams and Stacey Britt to allow for gravel roads in a proposed subdivision. In addition, this is a preliminary plat review for a major subdivision. Located on Brewers Mill Road, Elberton, Ga. Map and parcel 030 014 and 030 042. Planning and Zoning recommended approval by a 4-0 vote.
- 16) Discussion and consideration of the appointment of Robert Higginbotham to the Planning and Zoning Board for District 2
- 17) Discussion and consideration of the appointment of Sanden Brager to the Planning and Zoning Board for District 1
- 18) Discussion and consideration of the Indigent Defense Agreement with the Public Defender's Office for the coming fiscal year (July 2025 – June 2026).
- 19) Discussion and consideration of a contract with Kevin McFarlin as Prosecutor of Juvenile Court for the coming calendar year (January 2026- December 2026).
- 20) Discussion and consideration of a contract to Provide Tourism Services with the Chamber of Commerce for the coming fiscal year (July 2025 – June 2026).
- 21) Finance Report
- 22) Adjournment