

Elbert County Planning and Zoning

Public Hearing – August 28, 2025

1. Call public hearing to order.
2. Pledge of allegiance to the American Flag.
3. Invocation.
4. Approval of July 24, 2025 minutes.
5. Zoning case file: 002 062A located at Deep Creek Rd. Bowman, GA 30624 for a rezone request from RR-Rural Residential to R1-Single Family Residential. This request is to allow for the parcel to be split.
6. Zoning case file: 037 055A located at 1567 Lonesome Dove Rd. Elberton, GA 30635 for a rezone request of 1.50-Acres from A-Agricultural to R1-Single Family Residential.
7. Zoning case file: 011 037 & 011 037A located at 3030 Bowman Hwy. Bowman, GA 30624 for a rezone request of approximately 6-Acres from A-Agricultural to R1-Single Family Residential and the remainder from A-Agricultural to GB-General Business. This request is to allow for a portion to be split for staff help.
8. Zoning case file: 060 048 located at 3010 Ruckersville Rd. Elberton, GA 30635 for a rezone request of 1.50-Acres from A-Agricultural to R1-Single Family Residential. This is to allow for a portion to be split out around an existing home.
9. Zoning case file: 030 014 & 030 042 located at Brewers Mill Rd. Elberton, GA 30635 for a variance request to accept a letter from the soil scientist stating they have performed soil tests on each lot. In addition, this is for a final plat review.
10. Adjournment.