

**Elbert County Planning and Zoning**

**Public Hearing – February 26, 2026**

1. Call public hearing to order.
2. Pledge of allegiance to the American Flag.
3. Invocation.
4. Approval of January 22, 2026 minutes.
5. Zoning case file: 007 057B, 007 057F & 007 057G located at 1750 Lloyd Rousey Rd. Bowman, GA 30624 for a rezone request from R1-Single Family Residential to A-Agricultural. This request is to allow for these tracts to be combined.
6. Zoning case file: 038 038C located at 2320 Double Branches Rd. Elberton, GA 30635 for a rezone request of two tracts from A-Agricultural to R1-Single Family Residential. This request is to allow for the property to be split and two homes to be built on them.
7. Zoning case file: 050 072A located on Tobe Wells Rd. Elberton, GA 30635 for a rezone request from R1-Single Family Residential to A-Agricultural. This request is to allow for the property to be combined with an adjoining tract.
8. Zoning case file: 066 017D located at 2367 Morgan Ln. Elberton, GA 30635 for a rezone request of 2-Acres from RR-Rural Residential to R1-Single Family Residential. This is to allow for a portion to be split out around an existing home.
9. Zoning case file: 015 015C located at Old Ferry Dr. Elberton, GA 30635 for a rezone request from RR-Rural Residential to R1-Single Family Residential. This request is to allow for the portion to be split into three tracts and sold.
10. Zoning case file: 007 067 located at 3108 Deep Creek Rd. Bowman, GA 30624 for a rezone request from R1-Single Family Residential to A-Agricultural. This is to allow for the property to be combined with an adjoining tract.
11. Zoning case file: 010 001 located at 3304 Pulliam Mill Rd. Bowman, GA 30624 for a rezone request of 1.50-Acres from A-Agricultural to R1-Single Family Residential. This request is to allow for a portion to be split out and a home to be placed on the new tract.
12. Zoning case file: 012 043A & 012 042B located on Fork Creek Cir. Bowman, GA 30624 for a rezone request from R1-Single Family Residential to A-Agricultural. This request is to allow for the tracts to be combined with an adjoining parcel.
13. Adjournment.