

Elbert County Planning Commission

Public Hearing – May 28, 2026

1. Call public hearing to order.
2. Pledge of allegiance to the American Flag.
3. Invocation.
4. Approval of April 23, 2026 minutes.
5. Zoning case file: 012 137E & 012 137Z located at 2425 Bowman Hwy. Dewy Rose, GA 30634 for a rezone request from Mixed Use to A-Agricultural. This request is to allow for the parcel to be combined with a portion of .50-Acres of 012 137Z.
6. Zoning case file: 021 022C located at 1825 Piper Rd. Dewy Rose, GA 30634 for a rezone request of 1.50-Acres from A-Agricultural to R1-Single Family Residential. This request is to allow for a mobile home to be placed on the new tract for farm help.
7. Zoning case file: 005 049 located at Sycamore Rd. Royston, GA 30662 for a rezone request from RR-Rural Residential to R1-Single Family Residential. This request is to allow for the parcel to be split into four tracts.
8. Zoning case file: 012 110 located at 1829 Hewell Rd. Dewy Rose, GA 30634 for a rezone request of 2.44-Acres from A-Agricultural to R1-Single Family Residential. This request is to allow for a portion to be split out around an existing house.
9. Zoning case file: 048 155B located at 1937 Coldwater Rd. Elberton, GA 30635 for a rezone request from A-Agricultural to R1-Single Family Residential. This request is to allow for the parcel to be split and a home to be placed on the new tract.
10. Zoning case file: 060 043A located at 2265 Gulley Dr. Elberton, GA 30635 for a conditional use request. This request is to allow for three campers to be in use on the property.
11. To amend Sec. 7.17 Farm Wineries Ordinance (6) to remove amplified sound.
12. Adjournment.