

Public Hearing  
Elbert County Board of Commissioners  
Monday, February 12, 2024

5:15 PM

Discussion and consideration of a request by Jonathan Jarvis to rezone from R1 (Single Family Residential) to A(Agricultural). In addition, 5.50-acres of parcel 006 080 rezone from (A)Agricultural to RR (Rural Residential) and 1.70-acres rezone from A(Agricultural) to R1(Single Family Residential). Map and parcel 006 080A. Planning and Zoning recommended **approval** by a 5-0 vote.

Discussion and consideration of a request by Jonathan Evans to rezone from Mixed Use to I (Industrial). Property located at 1203 Jones Ferry Rd., Elberton. Map and parcel 023 068. Planning and Zoning recommended **approval** by a 5-0 vote.

Discussion and consideration of a request by Wes Adams to rezone 3.58-acres from A (Agricultural) to R-1 (Single Family Residential). Property located on Cleveland Drive, Elberton. Map and parcel 061 019. Planning and Zoning recommended **approval** by a 5-0 vote.

Discussion and consideration of a request by Huong Nguyen for a Variance request to encroach setback requirements of the county right-of-way. Located at 2123 Corinth Church Rd., Bowman. Planning and Zoning recommended **denial** by a 3-2 vote.

Discussion and consideration of a request by Hester Hill Solar, LLC for a Conditional Use request to allow for a solar facility. This request also includes parcels: 074 040, 074 011, 075 012, 075 016, 080 025, 080 027B, 080 027C, 080 027D, 081 001, 081 002, 081 023, 081 025, 081 028, and 081 029. Located on Lincolnton Hwy., Elberton. Planning and Zoning recommended **denial** by a 4-1 vote.

Agenda  
Elbert County Board of Commissioners  
Monday, February 12, 2024 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 January 8, 2024 and the Called Meeting on January 17, 2024
- 5) Discussion and consideration of a request by Jonathan Jarvis to rezone from R1 (Single Family Residential) to A(Agricultural). In addition, 5.50-acres of parcel 006 080 rezone from (A)Agricultural to RR (Rural Residential) and 1.70-acres rezone from A(Agricultural) to R1(Single Family Residential). Map and parcel 006 080A. Planning and Zoning recommended **approval** by a 5-0 vote.

- 6) Discussion and consideration of a request by Jonathan Evans to rezone from Mixed Use to I (Industrial). Property located at 1203 Jones Ferry Rd., Elberton. Map and parcel 023 068. Planning and Zoning recommended **approval** by a 5-0 vote.
- 7) Discussion and consideration of a request by Wes Adams to rezone 3.58-acres from A (Agricultural) to R-1 (Single Family Residential). Property located on Cleveland Drive, Elberton. Map and parcel 061 019. Planning and Zoning recommended **approval** by a 5-0 vote.
- 8) Discussion and consideration of a request by Huong Nguyen for a Variance request to encroach setback requirements of the county right-of-way. Located at 2123 Corinth Church Rd., Bowman. Planning and Zoning recommended **denial** by a 3-2 vote.
- 9) Discussion and consideration of a request by Hester Hill Solar, LLC for a Conditional Use request to allow for a solar facility. This request also includes parcels: 074 040, 074 011, 075 012, 075 016, 080 025, 080 027B, 080 027C, 080 027D, 081 001, 081 002, 081 023, 081 025, 081 028, and 081 029. Located on Lincolnton Hwy., Elberton. Planning and Zoning recommended **denial** by a 4-1 vote.
- 10) Discussion and consideration of the Statewide Mutual Aid and Assistance Agreement. This agreement will be valid until March 1, 2028.
- 11) Discussion and consideration of the reappointment of Pamela Jo Phelps to the Board of Elections. Her term will expire on June 30, 2024.
- 12) Discussion and consideration of the 2024 contract for Kevin McFarlin, Juvenile Court Attorney.
- 13) Discussion and consideration of a request by Alysia Poon of Elbert Partners for Health, for the funding of a grant writer for up to \$6,000 for the Drug-Free Community Grant.
- 14) Discussion and consideration of how to sell the property that the county now owns on 129 South McIntosh Street.
- 15) Everette Worley with Total Insurance to address the board to discuss a Medical Reimbursement Plan
- 16) Finance Report
- 17) Public Comments
- 18) Adjournment