

**Elbert County Planning and Zoning**  
**Public Hearing – December 19, 2024**

1. Call public hearing to order.
2. Pledge of allegiance to the American Flag.
3. Invocation.
4. Approval of November 21, 2024 minutes.
5. Zoning case file: 007 057D located at 1776 Lloyd Rousey Rd. Bowman, GA 30624 for a rezone request of two tracts from A-Agricultural to R1-Single Family Residential.
6. Zoning case file: 066 039B located at 2254 Colonel Dixon Rd. Elberton, GA 30635 for a rezone request of 3.40-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 property.
7. Zoning case file: 043 034 located at 1911 Bullards Ferry Rd. Elberton, GA 30635 for a rezone request of approximately 3-Acres from A-Agricultural to R1-Single Family Residential. This request is to allow for a tract to be split out and a home to be placed on it.
8. Zoning case file: 042E 024 located at Country Club Ln. Elberton, GA 30635 for a rezone request from RR-Rural Residential to R1- Single Family Residential. This request is to allow for the parcel to be split and homes to be built on the new properties. This is also for a preliminary plat review.
9. Zoning case file: 041 001 located at Kathwood Dr. Ext. Elberton, GA 30635 for a rezone request of approximately 46-Acres from A-Agricultural to GB-General Business. This request is to allow for a church retreat center to be built.
10. To amend Elbert County Zoning Ordinance 6.04.01 Permitted and Conditional Use. To amend Gun Club as a Conditional Use on Agricultural property under the Zoning Ordinance.
11. Adjournment.