

Public Hearing
Elbert County Board of Commissioners
Monday, January 13, 2025

5:15 PM

- 1) Discussion and consideration of a request by Kenneth Ashworth to rezone two (2) tracts from A (Agricultural) to R1 (Single Family Residential). Property located at 1776 Lloyd Rousey Road, Bowman, GA. Map and parcel 007 057D. Planning and Zoning recommended approval by a 5-0 vote.
- 2) Discussion and consideration of a request by Ginger Cooper to rezone 3.40-acres from A (Agricultural) to R1 (Single Family Residential). Property located at 2254 Colonel Dixon Rd., Elberton, Ga. This request is to allow for a portion to be split out and a home be placed on the property. Map and parcel 066 039B. Planning and Zoning recommended approval by a 5-0 vote.
- 3) Discussion and consideration of a request by Joyce McClain to rezone approximately 3-acres from A (Agricultural) to R1 (Single Family Residential). Property located at 1911 Bullards Ferry Rd., Elberton, GA. This request is to allow for a tract to be split out and a home to be placed on it. Map and parcel 043 034. Planning and Zoning recommended approval by a 5-0 vote.
- 4) Discussion and consideration of a request by Ministerios Mas Que Vencedores, Inc. to rezone approximately 46-acres from A (Agricultural) to GB (General Business). Property located on Kathwood Drive Ext., Elberton, GA. Map and parcel 041 001. This request is to allow for a church retreat center to be built. Motion to approve with the following conditions: 1) No Permanent residences or church will be built. 2) This is zoned GB for the use of a church retreat only. 3) Existing hunting hours are okay. 4) If the density from concept plan changes, the plans should come back before Planning and Zoning and BOC for further approval. 5) Driveway must come off of Whiteside Drive. Planning and Zoning recommended approval with these conditions by a 3-2 vote.
- 5) Discussion and consideration 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. Planning and Zoning recommended approval by a 4-1 vote. **First Reading.**
- 6) Discussion and consideration of a request by Tony and Amy Nguyen for a Conditional Use permit to allow for six (6) broiler houses to be built on the property at 1712 Brewers Mill Rd., Elberton, GA. Map and parcel 030 014. (This item was tabled at the December 9th meeting).

Agenda
Elbert County Board of Commissioners
Monday, January 13, 2025 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 December 9, 2024
- 5) Public Comments
- 6) Discussion and consideration of a request by Kenneth Ashworth to rezone two (2) tracts from A (Agricultural) to R1 (Single Family Residential). Property located at 1776 Lloyd Rousey Road, Bowman, GA. Map and parcel 007 057D. Planning and Zoning recommended approval by a 5-0 vote.
- 7) Discussion and consideration of a request by Ginger Cooper to rezone 3.40-acres from A (Agricultural) to R1 (Single Family Residential). Property located at 2254 Colonel Dixon Rd., Elberton, Ga. This request is to allow for a portion to be split out and a home be placed on the property. Map and parcel 066 039B. Planning and Zoning recommended approval by a 5-0 vote.
- 8) Discussion and consideration of a request by Joyce McClain to rezone approximately 3-acres from A (Agricultural) to R1 (Single Family Residential). Property located at 1911 Bullards Ferry Rd., Elberton, GA. This request is to allow for a tract to be split out and a home to be placed on it. Map and parcel 043 034. Planning and Zoning recommended approval by a 5-0 vote.
- 9) Discussion and consideration of a request by Ministerios Mas Que Vencedores, Inc. to rezone approximately 46-acres from A (Agricultural) to GB (General Business). Property located on Kathwood Drive Ext., Elberton, GA. Map and parcel 041 001. This request is to allow for a church retreat center to be built. Motion to approve with the following conditions: 1) No Permanent residences or church will be built. 2) This is zoned GB for the use of a church retreat only. 3) Existing hunting hours are okay. 4) If the density from concept plan changes, the plans should come back before Planning and Zoning and BOC for further approval. 5) Driveway must come off of Whiteside Drive. Planning and Zoning recommended approval with these conditions by a 3-2 vote.
- 10) Discussion and consideration 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. Planning and Zoning recommended approval by a 4-1 vote.
First Reading.
- 11) Discussion and consideration of a request by Tony and Amy Nguyen for a Conditional Use permit to allow for six (6) broiler houses to be built on the property at 1712 Brewers Mill Rd., Elberton, GA. Map and parcel 030 014. (This item was tabled at the December 9th meeting).
- 12) Discussion and consideration of the Federal Fiscal Year 2025 VOCA Continuation Grant for the Northern Judicial Circuit Victims Assistance program. Grant #C23-8-249 for the period of October 1, 2024 through September 30, 2025. The award amount is \$164,658.00 and the match is waived.

- 13) Discussion and consideration of the appointments of Kris Williams, Public Works Superintendent and Pam Allgood, Keep Elbert County Beautiful Executive Director to the Northeast Georgia Regional Solid Waste Management Authority Board of Directors. This will be for a 4-year term.
- 14) Discussion and consideration to seek bids for a road widener for the Road Department.
- 15) Discussion and consideration to seek bids to resurface and restripe the tennis courts at McWilliams Park and convert approximately 4 tennis courts into approximately 8 pickleball courts.
- 16) Discussion and consideration of purchasing a vehicle for the Sheriff's office. Funds will come from SPLOST.
- 17) Discussion and consideration of a Beer and Wine application for "Ain't it Guud" restaurant. Taxes have been paid and background check complete.
- 18) Discussion and consideration of an Ordinance adopting and enacting Elbert County Code published by Civic Plus, LLC, Municode. **Second Reading.**
- 19) Discussion and consideration of Sunday Sales of Alcohol. **Second Reading.**
- 20) Discussion and consideration of a Services Agreement with Kevin McFarland to provide certain services generally described as Juvenile Court prosecution.
- 21) Finance Report
- 22) Adjournment