

**Minutes of Public Hearing**  
**Elbert County Board of Commissioners**  
**Tuesday, November 12, 2024**

- 1) **Zoning Case File: 006 065.** Discussion and consideration of a request by Heather Duncan to rezone from A (Agricultural) to RR (Rural Residential). Property located at 2021 Rehoboth Rd. Ext, Bowman, GA. This request is to allow for the parcel to be split in order to settle an estate. ***Planning and Zoning recommended approval by a 5-0 vote.*** There were no public comments.
- 2) **Zoning Case File: 060 015.** Discussion and consideration of a request by Bruce Evans to rezone two (2) parcels from A (Agricultural) to RR (Rural Residential) on Pickens Point Dr., Elberton, GA. In addition, parcel 060 009A from R1 (Single Family Residential) to A (Agricultural). This request is to allow for the parcel to be split into four (4) tracts. ***Planning and Zoning recommended approval by a 5-0 vote.*** There were no public comments.
- 3) **Zoning Case File: 021 027B.** Discussion and consideration of a request by Lauren Harris to rezone from R1 (Single Family Residential) to A (Agricultural). Property located at 1796 Deep Creek Rd., Dewy Rose, GA. This request is to allow for the parcel to be joined in with an adjoining tract. ***Planning and Zoning recommended approval by a 5-0 vote.*** There were no public comments
- 4) **Zoning Case File: 062 001C.** Discussion and consideration of a request by Hannah Hendry to rezone from R1 (Single Family Residential) to A (Agricultural). Property located on Ruckersville Rd., Elberton, GA. This request is to allow for this parcel to be joined in with an adjoining tract. ***Planning and Zoning recommended approval by a 5-0 vote.*** There were no public comments.
- 5) **Zoning Case File: 085 022C.** Discussion and consideration of a request by Kevin Cloud to rezone 6-acres from A (Agricultural) to RR (Rural Residential). Property located at 2069 Bobby Brown State Park Rd., Elberton, GA. This request is to allow for a portion to be split out and sold. ***Planning and Zoning recommended approval by a 5-0 vote.*** There were no public comments.
- 6) **Zoning Case File: 019B 023.** Discussion and consideration of a request by Christopher Floyd to rezone from RR (Rural Residential) to R1 (Single Family Residential). Property located at 236 Floyd Rd., Dewy Rose, GA. This request is to allow for a portion to be split out. ***Planning and Zoning recommended approval by a 5-0 vote.*** There were no public comments.

**Minutes**  
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Chairman Lee Vaughn called the meeting to order. Present were Commissioner David Hunt, Commissioner Casey Freeman, Commissioner Chris Alexander, Commissioner Mike Scoggins, Commissioner Freddie Jones, County Administrator Allen Hulme, CFO Macie Witcher, County Attorney Bill Daughtry, County Clerk Tamara Butler and media.

After the pledge to the United States flag, the invocation was given by Commissioner Jones.

**Adoption of the Agenda.** Chairman Vaughn asked for a motion to amend the agenda to add 12b) Attorney Marc Kaufman to address the Board regarding the proposed gun range. Commissioner Freeman made a motion to adopt the agenda as amended. Commissioner Jones seconded the motion. The motion passed 5-0.

**Adoption of the Minutes of October 15, 2024.** Commissioner Hunt made a motion to adopt the minutes of October 15, 2024. Commissioner Scoggins seconded the motion. The motion passed 5-0.

**Public Comments.** There were no public comments.

**Zoning Case File: 006 065.** Discussion and consideration of a request by Heather Duncan to rezone from A (Agricultural) to RR (Rural Residential). Property located at 2021 Rehoboth Rd. Ext, Bowman, GA. This request is to allow for the parcel to be split in order to settle an estate. ***Planning and Zoning recommended approval by a 5-0 vote.*** Commissioner Scoggins made a motion to approve this rezone request. Commissioner Jones seconded the motion. The motion passed 5-0.

**Zoning Case File: 060 015.** Discussion and consideration of a request by Bruce Evans to rezone two (2) parcels from A (Agricultural) to RR (Rural Residential) on Pickens Point Dr., Elberton, GA. In addition, parcel 060 009A from R1 (Single Family Residential) to A (Agricultural). This request is to allow for the parcel to be split into four (4) tracts. ***Planning and Zoning recommended approval by a 5-0 vote.*** Commissioner Alexander made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 5-0.

**Zoning Case File: 021 027B.** Discussion and consideration of a request by Lauren Harris to rezone from R1 (Single Family Residential) to A (Agricultural). Property located at 1796 Deep Creek Rd., Dewy Rose, GA. This request is to allow for the parcel to be joined in with an adjoining tract. ***Planning and Zoning recommended approval by a 5-0 vote.*** Commissioner Scoggins made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.

**Zoning Case File: 062 001C.** Discussion and consideration of a request by Hannah Hendry to rezone from R1 (Single Family Residential) to A (Agricultural). Property located on Ruckersville Rd., Elberton, GA. This request is to allow for this parcel to be joined in with an adjoining tract. ***Planning and Zoning recommended approval by a 5-0 vote.*** Commissioner Alexander made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.

**Zoning Case File: 085 022C.** Discussion and consideration of a request by Kevin Cloud to rezone 6-acres from A (Agricultural) to RR (Rural Residential). Property located at 2069 Bobby Brown State Park Rd., Elberton, GA. This request is to allow for a portion to be split out and sold. ***Planning and Zoning recommended approval by a 5-0 vote.*** Commissioner Freeman made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.

**Zoning Case File: 019B 023.** Discussion and consideration of a request by Christopher Floyd to rezone from RR (Rural Residential) to R1 (Single Family Residential). Property located at 236 Floyd Rd., Dewy Rose, GA. This request is to allow for a portion to be split out. ***Planning and Zoning recommended approval by a 5-0 vote.*** Commissioner Hunt made a motion to approve this rezone request. Commissioner Alexander seconded the motion. The motion passed 5-0.

**Ms. Kim Landers to address the Board to voice her concerns with the proposed gun range business at Cornell Dairy Road as it relates directly to her property.** Ms. Landers lives at 1455 Seymour Road, and spoke on behalf of many that were in attendance. She said the proposed gun range will be directly adjacent and firing directly into her property. She said the proposed gun range is a safety risk for the neighboring properties, not to mention that it violates the county's ordinances. She said that it would be a commercial business as it will be buying and selling firearms and accessories. Also, the layout would have shooters facing and firing onto her property and the plan does not provide for containment of stray bullets that could cause damage to or destroy her trees. She also said there is no evidence that the owners hold any liability property insurance and they have not provided essential safety documentation. She is concerned about the effect on water quality in the area due to lead poisoning and is also concerned about decreasing property values.

Attorney Marc Kauffman spoke on behalf of Kyle Rocque, owner of the property of the proposed gun range. Mr. Kauffman looked at the code and discussed it with the county attorney and while he appreciates the comments of neighboring properties, he said "we are stuck when it comes to restrictions of private property use rules". He stated the county has no restrictions which would bar the approval of the proposed gun range and also stated gun clubs were permitted under agricultural use. He said that you only have to register, you do not have to ask permission or supply plans. He went on to say that most residents that own firearms and fire them on their own property do not use the safety measures that a gun club would. He reiterated that the county ordinances allow for gun clubs to have gun ranges in the proper zoning district. He is asking the board to follow it's ordinance and take necessary steps and if it believes the operation of the gun club and its range become unsafe, or dangerous, then address it at that time.

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**Discussion and consideration of proposals for State Court Public Defender.** Mr. Daughtry stated one (1) bid was received and it was from Attorney Erica Roquemore from Royston, Ga. She submitted a bid of \$1,350 per month. That is \$100 more than we are currently paying per month. He went on to say she is well qualified for this position and it is his recommendation that we accept this bid that is proposed by Ms. Roquemore. Commissioner Freeman made a motion to approve the bid. Commissioner Hunt seconded the motion. The motion passed 5-0.

**Discussion and consideration of the reappointment of Jeff Benson to the Tax Assessor's Board. His term will expire December 31, 2024.** Mr. Hulme stated Mr. Benson has served a 3-year term and is willing to serve another term which will expire December 31, 2027. Commissioner Freeman made a motion to approve the reappointment. Commissioner Scoggins seconded the motion. The motion passed 5-0.

**Discussion and consideration of a request to appoint Ms. Donikia Gray to the Elbert County DFCS Board.** Mr. Hulme stated we received a letter from the DFACS board stating Ms. Gray has agreed to serve. Commissioner Hunt made a motion to approve the appointment of Ms. Donikia Gray to the DFACS board. Commissioner Jones seconded the motion. The motion passed 5-0.

**Discussion and consideration of roads to be sent out for bids to resurface with LMIG funds.** Commissioner Freeman made a motion to recommend Option #3 that was proposed, which is Old Middleton Road (from SR 17 to Jenkins Road) and Dr. George Ward Road (from SR17 to Bakers Ferry Road). Mr. Hulme stated that in Option #3 there is an "Other Project" listed and wanted to know if we need to clarify what the "Other Project" is and what road we are considering. Commissioner Scoggins stated he would like to recommend Five Forks Road for the list. Commissioner Freeman stated he would like to amend his original motion to include Five Forks Road, and Commissioner Scoggins seconded this motion. The motion passed 5-0.

**Discussion and consideration of Retention Bonuses for county employees.** Mr. Hulme stated we are under budget and have the funds. The amounts are the same as last year with \$500 for full-time employees and \$250 for part-time employees, and if employed for less than 6 months the amount will be half. Commissioner Jones made the motion to approve the retention bonus for employees. Commissioner Alexander seconded the motion. The motion passed 5-0.

**Discussion and consideration of the ACCG-IRMA Georgia First Responder PTSD Program Proposal for Coverage.** Mr. Hulme stated this is a requirement passed by HB451 which states all counties will provide PTSD insurance for first responders. ACCG is the only option for providing this as of now. The total proposal for annual coverage is \$33,075, which will go into effect January 1, 2025. Commissioner Freeman made a motion to approve. Commissioner Hunt seconded the motion. Commissioner Alexander abstained as he is a first responder. The motion passed 4-0.

**Executive Session.** Commissioner Freeman made a motion to enter Executive Session for litigation. Commissioner Hunt seconded the motion. The motion passed 5-0.

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Upon returning, Commissioner Freeman made a motion to enter General Session; seconded by Commissioner Hunt. The motion passed 5-0.

Chairman Vaughn stated no action was taken.

**Adjournment.** Commissioner Freeman made a motion to adjourn; seconded by Commissioner Scoggins. The motion passed unanimously.