

**Minutes of Public Hearing
Elbert County Board of Commissioners
July 14, 2025**

- 1) Discussion and consideration of a request by Mimi Sheridan to rezone from R1 (Single Family Residential) to A (Agricultural) and RR (Rural Residential) to A (Agricultural). Property located on Hobbs Noggle Rd., Dewy Rose. This request is to allow for these tracts to be joined with an adjoining tract. Map and parcel 022 004A and 022 004B. Planning and Zoning recommended approval by a 4-0 vote. Ms. Sheridan stated this is to join with an existing tract. There were no other public comments.
- 2) Discussion and consideration of a request by Matthew Payne to rezone from A (Agricultural) to R1 (Single Family Residential) at 2187 Turner Hill Rd., Elberton. This request is to allow for the tracts to be split and homes to be placed on them. Map and parcel 060 008 and 060 022D. Planning and Zoning recommended denial by a 3-1 vote. Mr. Payne stated these will be mobile homes with brick underpinning; and they have amended the request to reduce the number to five (5) homes. He responded to Mr. Daughtry's question about whether these homes would be rental property and said they would not. Also, Mr. Daughtry stated that Commissioner Alexander had a conflict of interest due to a family member having property that abuts this property and would not be voting. Several people spoke in opposition of this request citing many different reasons; such as maintaining the integrity of the neighborhood, maintenance of the roads, and lower property values. There were no other public comments.
- 3) Discussion and consideration of a request by James Brown to rezone approximately 2.57 acres on Hunt Road, Elberton, from A (Agricultural) to R1 (Single Family Residential). This request is to allow for a portion to be split and a home placed on it. Map and parcel 027 035. Planning and Zoning recommended approval by a 4-0 vote. Ms. Cindy Allen questioned who owned the property, since she had heard of two (2) names mentioned and someone was cutting hay on her property. Ms. Meagan Woods, with Planning and Development stated that Mr. Brown has sold the property to Chad Singleton and there would only be one (1) mobile home on the property. Mr. Singleton spoke, stating that he has purchased the property and was unaware of anyway cutting a field and did not give anyone permission to. He also has had it surveyed. There were no other public comments.
- 4) Discussion and consideration of a request by Robert Pitts to rezone from A (Agricultural) to R1 (Single Family Residential) located on Bobby Brown Park Rd., Elberton. This request is to allow for a portion to be split and a home placed on the new tract. Map and parcel 085 020F. Planning and Zoning recommended approval by a 4-0 vote. There were no public comments.
- 5) Discussion and consideration of a request by Rodney Seymour to rezone 4.5 acres from Mixed Use to R1 (Single Family Residential) and 1.5 acres from Mixed Use to (General Business) at 2125 O.W. Adams Rd., Dewy Rose, Ga. Map and parcel 012 117. Planning and Zoning recommended approval by a 4-0 vote. There were no public comments.
- 6) Discussion and consideration of a request by Joe Whelan to rezone 1.5 acres from R2 (Single and Multi-Family Residential) to R1 (Single Family Residential) at 1337 Brown Brothers Rd., Elberton. This request is to allow for a portion to be split out around an existing home. Map and parcel

029 077. Planning and zoning recommended approval by a 4-0 vote. There were no public comments.

- 7) Discussion and consideration of a request by Michael Carter to rezone from RR (Rural Residential) to A (Agricultural) on Bobby Brown Park Rd., Elberton. This request is to allow for the parcel to be joined with an adjoining tract. Map and parcel 085 022F. Planning and Zoning recommended approval by a 4-0 vote. There were no public comments.
- 8) Discussion and consideration of a request by Max Black to rezone from A (Agricultural) to RR (Rural Residential) on Ruckersville Rd., Elberton. This request is to allow for two (2) tracts to be split from the property. Map and parcel 051 035A. Planning and Zoning recommended approval by a 4-0 vote. Mr. Black stated this request is to split the property for resale. There were no other public comments.
- 9) Discussion and consideration of a request by Lisa and William Mayhue to rezone 1.68-acres from RR (Rural Residential) to R1 (Single Family Residential) on Washington Hwy. This request is to allow for a portion to be split out and a home placed on it. Map and parcel 055A 026. Planning and Zoning recommended approval by a 4-0 vote. Mr. Mayhue stated this request is to split out a portion for his son to place a home on. There were no other public comments.
- 10) Discussion and consideration of a Variance Request by Chad Singleton, Jerry Rice, Lamar Williams and Stacey Britt to allow for gravel roads in a proposed subdivision. In addition, this is a preliminary plat review for a major subdivision. Located on Brewers Mill Road, Elberton, Ga. Map and parcel 030 014 and 030 042. There were no public comments.

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- 1) Vice Chairman Freddie Jones called the meeting to order. Present were Commissioner David Hunt, Commissioner Casey Freeman, Commissioner Chris Alexander, Commissioner Mike Scoggins, Attorney Bill Daughtry, CFO Macie Witcher, County Clerk Tamara Butler, media and guests. Chairman Lee Vaughn and County Administrator Allen Hulme were absent.
- 2) After the Pledge to the United States flag the invocation was given by Mr. Daughtry.
- 3) Adoption of the Agenda. Commissioner Alexander made a motion to adopt the agenda. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 4) **Adoption of the Minutes of June 9, 2025 and the Called Meeting on June 30, 2025.** Commissioner Alexander made a motion to adopt the minutes of June 9th and June 30th. Commissioner Freeman seconded the motion. The motion passed 5-0.

- 5) **Public Comments.** Mr. Matthew Payne addressed a concern of maintaining the roads in regards to Item 2; which he stated driveways would be at the beginning of the road and also the homes would have permanent foundations and would be sold, not rented.
- 6) **Discussion and consideration of a request by Mimi Sheridan to rezone from R1 (Single Family Residential) to A (Agricultural) and RR (Rural Residential) to A (Agricultural). Property located on Hobbs Noggle Rd., Dewy Rose. This request is to allow for these tracts to be joined with an adjoining tract. Map and parcel 022 004A and 022 004B.** Planning and Zoning recommended approval by a 4-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 7) **Discussion and consideration of a request by Matthew Payne to rezone from A (Agricultural) to R1 (Single Family Residential) at 2187 Turner Hill Rd., Elberton. This request is to allow for the tracts to be split and homes to be placed on them. Map and parcel 060 008 and 060 022D.** Planning and Zoning recommended denial by a 3-1 vote. Commissioner Hunt made a motion to deny this rezone request. Commissioner Freeman seconded the motion. The motion to deny passed 4-0, with Commissioner Alexander abstaining due to a conflict of interest.
- 8) **Discussion and consideration of a request by James Brown to rezone approximately 2.57 acres on Hunt Road, Elberton, from A (Agricultural) to R1 (Single Family Residential). This request is to allow for a portion to be split and a home placed on it. Map and parcel 027 035.** Planning and Zoning recommended approval by a 4-0 vote. Commissioner Alexander made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 9) **Discussion and consideration of a request by Robert Pitts to rezone from A (Agricultural) to R1 (Single Family Residential) located on Bobby Brown Park Rd., Elberton. This request is to allow for a portion to be split and a home placed on the new tract. Map and parcel 085 020F.** Planning and Zoning recommended approval by a 4-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 10) **Discussion and consideration of a request by Rodney Seymour to rezone 4.5 acres from Mixed Use to R1 (Single Family Residential) and 1.5 acres from Mixed Use to (General Business) at 2125 O.W. Adams Rd., Dewy Rose, Ga. Map and parcel 012 117.** Planning and Zoning recommended approval by a 4-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 11) **Discussion and consideration of a request by Joe Whelan to rezone 1.5 acres from R2 (Single and Multi-Family Residential) to R1 (Single Family Residential) at 1337 Brown Brothers Rd., Elberton. This request is to allow for a portion to be split out around an existing home. Map and parcel 029 077.** Planning and zoning recommended approval by a 4-0 vote. Commissioner Alexander made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.

- 12) **Discussion and consideration of a request by Michael Carter to rezone from RR (Rural Residential) to A (Agricultural) on Bobby Brown Park Rd., Elberton. This request is to allow for the parcel to be joined with an adjoining tract. Map and parcel 085 022F.** Planning and Zoning recommended approval by a 4-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 13) **Discussion and consideration of a request by Max Black to rezone from A (Agricultural) to RR (Rural Residential) on Ruckersville Rd., Elberton. This request is to allow for two (2) tracts to be split from the property. Map and parcel 051 035A.** Planning and Zoning recommended approval by a 4-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 14) **Discussion and consideration of a request by Lisa and William Mayhue to rezone 1.68-acres from RR (Rural Residential) to R1 (Single Family Residential) on Washington Hwy. This request is to allow for a portion to be split out and a home placed on it. Map and parcel 055A 026.** Planning and Zoning recommended approval by a 4-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 15) **Discussion and consideration of a Variance Request by Chad Singleton, Jerry Rice, Lamar Williams and Stacey Britt to allow for gravel roads in a proposed subdivision. In addition, this is a preliminary plat review for a major subdivision. Located on Brewers Mill Road, Elberton, Ga. Map and parcel 030 014 and 030 042.** Planning and Zoning recommended approval by a 4-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 16) **Discussion and consideration of the appointment of Robert Higginbotham to the Planning and Zoning Board for District 2.** Commissioner Freeman made a motion to approve the appointment of Robert Higginbotham to the Planning and Zoning Board. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 17) **Discussion and consideration of the appointment of Sanden Brager to the Planning and Zoning Board for District 1.** Commissioner Hunt made a motion to approve the appointment of Sanden Brager to the Planning and Zoning Board. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 18) **Discussion and consideration of the Indigent Defense Agreement with the Public Defender's Office for the coming fiscal year (July 2025 – June 2026).** Mr. Daughtry stated we are required by law to go in with the five (5) counties in our district to fund a Public Defenders office. The FY2026 agreement has increased by around \$5,500. This is based on case load. The FY2026 agreement is for \$85,985.45. Commissioner Hunt made a motion to approve the FY2026 Indigent Defense Agreement. Commissioner Freeman seconded the motion. The motion passed 5-0.

- 19) **Discussion and consideration of a contract with Kevin McFarlin as Prosecutor of Juvenile Court for the coming calendar year (January 2026- December 2026).** Mr. Daughtry stated the contract with Mr. McFarlin increased from \$10,000 to \$12,500 per year. The new rate will start January 1, 2026. Commissioner Freeman made a motion to approve the contract with Kevin McFarlin for \$12,500 for the CY 2026. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 20) **Discussion and consideration of a contract to Provide Tourism Services with the Chamber of Commerce for the coming fiscal year (July 2025 – June 2026).** Mr. Daughtry explained it is required by law to have a contract in place with a tourism organization in order to charge Hotel/Motel tax. Commissioner Freeman made a motion to approve the Tourism Contract with the Chamber of Commerce. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 21) **Finance Report.** Ms. Witcher stated the General Fund budget expenditures are under budget thru June. General Fund revenues are \$221,161 more than this time last year. 2023 SPLOST as a cash balance of \$1,750,853 and 2017 SPLOST has a cash balance of \$153,059. TSPLOST has a cash balance of \$1,883,646. Hotel/Motel tax has a balance of \$17,902.
- 22) **Adjournment.** Commissioner Alexander made a motion to adjourn; seconded by Commissioner Scoggins. The motion passed unanimously.