

Minutes of Public Hearing
Elbert County Board of Commissioners
December 8, 2025

- 1) Discussion and consideration of a request by Balerie Jackson to rezone three (3) tracts from RR (Rural Residential) to R1(Single Family Residential) at 1377 Whites Chapel Road, Elberton. Map and parcel 030 027. This request is to allow for these tracts to be split out and sold. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 2) Discussion and consideration of a request by Chris Duncum to rezone two (2) tracts from A(Agricultural) to R1(Single Family Residential) on Anderson Hwy., Elberton. Map and parcel 059 015B. This request is to allow for the tracts to be split out and sold. Planning and Zoning recommended approval by a 7-0 vote.
- 3) Discussion and consideration of a request by Janeen Benafield to rezone from RR (Rural Residential) to A(Agricultural) at 1230 Fork Creek Rd., Bowman. Map and parcel 014 004. This request is to allow for a family cemetery plot to be on the property. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 4) Discussion and consideration of a request by Carl Moon to rezone approximately 8-acres from A(Agricultural) to RR (Rural Residential) at 3367 Hester Rd., Elberton. Map and parcel 081 022. This request is to allow for a portion to be sold. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 5) Discussion and consideration of a request by Christy Marcengill to rezone two (2) tracts from A(Agricultural) to R1(Single Family Residential) on Fork Creek Rd., Bowman. Map and parcel 007 103. This request is to allow for the tracts to be split out and gifted to family for future homesites. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 6) Discussion and consideration of a request by Preston Strickland to rezone approximately 4.25-acres from A(Agricultural) to R1(Single Family Residential) on Christian Rd., Bowman. Map and parcel 012 085. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 7) Discussion and consideration of a request by SRM Materials, LLC to rezone from A(Agricultural) to I (Industrial) on Brown Brothers Rd., Dewy Rose. Map and parcel 029 005. This request is to allow for the quarry to expand. Planning and Zoning recommended approval by a 5-2 vote. Nathan Shetler with SRM Materials stated this is not a new quarry but expanding an existing one on the lower portion of the property.

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- 1) 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 Clerk Tamara Butler, County Attorney Bill Daughtry and media.

- 2) After the Pledge to the United States flag the invocation was given by Commissioner Jones
- 3) **Adoption of the Agenda.** Chairman Vaughn asked for a motion to change item (14) Discussion and consideration to allocate 1 mill of property tax to the hospital **to** Discussion and Consideration of placing this item on the May referendum for the citizens to vote on. Commissioner Freeman made the motion to adopt the agenda as amended. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 4) **Adoption of the Minutes.** Commissioner Scoggins made a motion to adopt the minutes of November 10th 20225 and the Called Meeting on November 20, 2025. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 5) **Public Comments on Agenda Items.** Mr. Martin Bagwell asked what 1 mil of property tax equals to. Mr. Hulme stated it would be approximately \$920,000. He also asked if the hospital was in "that bad of a shape" to need 1 mil of property tax. Mr. Tyler Taylor with EMH responded that over the past 10 years they have an operating loss of almost \$24 million due to uncompensated care. He stated they are asking for 1 mil of property to compensate for that uncompensated care they have provided. Mr. Cam McClary, Chairman of the EMH Authority Board, also read a letter from the Authority expressing their gratitude for our support, and also asking for continued support to help with indigent care cost.
- 6) **Discussion and consideration of a request by Balerie Jackson to rezone three (3) tracts from RR (Rural Residential) to R1(Single Family Residential) at 1377 Whites Chapel Road, Elberton. Map and parcel 030 027.** This request is to allow for these tracts to be split out and sold. Planning and Zoning recommended approval by a 7-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Jones seconded the motion. The motion passed 5-0.
- 7) **Discussion and consideration of a request by Chris Duncum to rezone two (2) tracts from A(Agricultural) to R1(Single Family Residential) on Anderson Hwy., Elberton. Map and parcel 059 015B.** This request is to allow for the tracts to be split out and sold. Planning and Zoning recommended approval by a 7-0 vote. Commissioner Alexander made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 8) **Discussion and consideration of a request by Janeen Benafield to rezone from RR (Rural Residential) to A(Agricultural) at 1230 Fork Creek Rd., Bowman. Map and parcel 014 004.** This request is to allow for a family cemetery plot to be on the property. Planning and Zoning recommended approval by a 7-0 vote. Commissioner Scoggins 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 Carl Moon to rezone approximately 8-acres from A(Agricultural) to RR (Rural Residential) at 3367 Hester Rd., Elberton. Map and parcel 081 022.**

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This request is to allow for a portion to be sold. Planning and Zoning recommended approval by a 7-0 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 Christy Marcengill to rezone two (2) tracts from A(Agricultural) to R1(Single Family Residential) on Fork Creek Rd., Bowman. Map and parcel 007 103.** This request is to allow for the tracts to be split out and gifted to family for future homesites. Planning and Zoning recommended approval by a 7-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 11) **Discussion and consideration of a request by Preston Strickland to rezone approximately 4.25-acres from A(Agricultural) to R1(Single Family Residential) on Christian Rd., Bowman. Map and parcel 012 085.** Planning and Zoning recommended approval by a 7-0 vote. Commissioner Hunt made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 12) **Discussion and consideration of a request by SRM Materials, LLC to rezone from A(Agricultural) to I (Industrial) on Brown Brothers Rd., Dewy Rose. Map and parcel 029 005.** This request is to allow for the quarry to expand. Planning and Zoning recommended approval by a 5-2 vote. Commissioner Alexander made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 13) **Discussion and consideration to approve the Dyal Jenkins Firm to represent Elbert County in Juvenile Court prosecutions. The amount will be \$12,500 annually.** The Dyal Jenkins firm will replace Attorney Kevin McFarlin as Mr. McFarlin is unable to fulfill these duties. Mr. Daughtry stated this position starts January 1, 2026. Commissioner Freeman made a motion to approve the Dyal Jenkins firm. Commissioner Alexander seconded the motion. The motion passed 4-0. Commissioner Hunt recused himself from the vote as he has a family member that works for the Dyal Jenkins firm.
- 14) **Discussion and consideration to allocate 1 mil of property tax to the hospital by way of a referendum for taxpayers to vote on.** Chairman Vaughn stated the vote will be to take this to Rob Leverette who will present this to the Georgia legislature to place on a referendum. Mr. Daughtry stated that if passed; it would be for 1 mill for five (5) years. Commissioner Alexander stated he disagreed with this since we could possibly have new members elected to the board. Chairman Vaughn stated whoever made the motion could request a 1- year or 5- year commitment. Commissioner Jones made the motion for Rob Leverette to present to the legislature for a 5-year commitment. Mr. Max Black asked if this was a binding or non-binding resolution. Mr. Daughtry replied non-binding since this would be for a specially called referendum. Commissioner Scoggins seconded the motion. The motion passed 3-2, with Commissioner Freeman and Commissioner Alexander voting against.
- 15) **Discussion and consideration of a request from Elbert Partners for Health to allocate \$1,000 from DATE funds to purchase booklets that offer clear, accessible information on local and**

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regional mental health services, crisis contacts, substance-use resources and supportive programs. Commissioner Freeman made a motion to approve the support of \$1,000 to Elbert Partners for Health. Commissioner Alexander seconded the motion. The motion passed 5-0.

16) Discussion and consideration of the following Beer and Wine renewal applications:

- 1) Shree Sai Sai LLC
- 2) Pyramid Petro
- 3) 72 Marine Sales
- 4) Scenic View Country Club
- 5) JTG & Pawar LLC
- 6) Blue Cielo Farms for both retail and wholesale
- 7) Ingles Market Inc
- 8) Leon Farmer & Co.
- 9) 2379 A&K Enterprises LLC
- 10) Bowman Mini Mart Inc
- 11) Elberton Food Mart LLC

Commissioner Hunt made a motion to approve the Beer and Wine applications. Commissioner Scoggins seconded the motion. The motion passed 5-0.

17) Discussion and consideration of the reappointment of Mr. Ed Shive to the Elbert County Tax Assessors board for another 3-year term (January 1, 2026 – December 31, 2028).
Commissioner Freeman made a motion to approve the reappointment of Mr. Ed Shive.
Commissioner Hunt seconded the motion. The motion passed 5-0.

18) Finance Report. Ms. Witcher reported that General Fund expenditures are under budget thru November by \$206,695. General Fund revenues thru November are \$896,362 less than this time last year. SPLOST has a cash balance of \$142,63; and TSPLOST has a cash balance of 2.8 million. Hotel/Motel tax fund has a balance of \$23,954 for local projects.

19) Executive Session. Commissioner Scoggins made a motion to enter Executive Session for litigation. Commissioner Freeman seconded the motion. The motion passed 5-0.

Upon returning, Commissioner Freeman made a motion to enter General Session.
Commissioner Alexander seconded the motion. The motion passed 5-0.

Chairman Vaughn stated no action was taken.

20) Adjournment. Commissioner Alexander made a motion to adjourn; seconded by Commissioner Freeman. The motion passed unanimously.