

**Minutes of Public Hearing
Elbert County Board of Commissioners
July 13, 2026**

- 1) Discussion and consideration of a request by Horace Baker to rezone 3.5 acres from A (Agricultural) to GB (General Business) at 2252 Double Branches Road, Elberton. This request is to allow for the parcel to be split out and gifted to a family member for a homesite and garage repair business. Map and parcel 038 045. Planning and Zoning recommended approval by a 6-0 vote. There were no public comments.
- 2) Discussion and consideration of a Variance request by Stacy Boss at 1613 Limo Road, Elberton. This request is for a mobile home to encroach setback requirements to the county right-of-way. Map and parcel 033 041D. Planning and Zoning recommended approval by a 6-0 vote. Meagan Woods stated this is actually for a Camper/RV. Ms. Boss stated she has measured it to be 90 feet from the road. Mr. Hulme stated Camper setbacks are 200 feet. Ms. Boss stated there is a huge drop-off/ drainage ditch and that is the reason it can't be set back any further. She said that the property does perk.
- 3) Discussion and consideration of a request by Stuart Seymour to rezone from A (Agricultural) to R1 (Single Family Residential) at 2284 Anderson Hwy., Elberton. Map and parcel 039 055C. This request is also for approximately 2-acres of 039 055A to be rezoned from R1 (Single Family Residential) to A (Agricultural). Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 4) Discussion and consideration of a request by Marianne W. Whitmire to rezone from Mixed Use to A (Agricultural) and I (Industrial) at 1534 Calhoun Falls Hwy., Elberton. This request is to allow for the property to be divided and sold in order to settle an estate. Map and parcel 053E 019. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 5) Discussion and consideration of a request by Nicholas Cook, Aaron Justice and Lee Justice for a Conditional Use permit to allow for three (3) campers to be in use on the property. Located at 2265 Gulley Dr., Elberton. Map and parcel 060 043A. Planning and Zoning recommended approval by a 5-2 vote with the following conditions:
 - a. Maximum of two (2) campers permitted on the property
 - b. If the property is sold, the conditional use goes away
 - c. Construction of a home is to start within two (2) years and should be completed within three (3) years
 - d. These conditions are based on septic approval

Chairman Vaughn asked if there was a way to keep track of this since there are conditions; Ms. Woods stated she would have to keep it on her calendar for follow-up. The applicants stated they originally wanted 3 campers, but now they are asking for 2 campers until the house is built. Their hope is to have the house dried in by spring. Mr. Cosby Smith commented that he is a little confused by the number of campers, since there is a 2-camper rule in place. Mr. Daughtry stated the ordinance allows for 2 campers, but a third camper would have to be pulled in and out. Commissioner Alexander commented that we have not allowed this in the past.

Chairman Vaughn stated this application is a different because the campers would be there temporarily. Ms. Paul Wise spoke and agreed with Mr. Smith.

- 6) Discussion and consideration of a Resolution abandoning that section of the county road system known as a portion of Fork Creek Road. Mr. Daughtry stated this is known as Fork Creek Road, but actually forks off of Fork Creek Road and runs thru the Graham property and ends at Allen White Road. It is owned on both sides by the Grahams. This has been brought up a couple of times and the previous Sheriff wanted to keep it open, but the current Sheriff doesn't have any objections. Mr. Graham stated he would like to have it closed so that he can fence it all in.

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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 Attorney Bill Daughtry, County Clerk Tamara Butler, media.
- 2) After the pledge to the United States flag the invocation was given by Mr. Daughtry
- 3) **Adoption of the Agenda.** Commissioner Freeman made a motion to adopt the agenda. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 4) **Adoption of the Minutes of June 8th, June 11th and June 18th, 2026.** Commissioner Scoggins made a motion to adopt the minutes of June 8th, June 11th and June 18th, 2026. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 5) **Public Comments on Agenda Items.** There were no comments.
- 6) **Discussion and consideration of a request by Horace Baker to rezone 3.5 acres from A (Agricultural) to GB (General Business) at 2252 Double Branches Road, Elberton. This request is to allow for the parcel to be split out and gifted to a family member for a homesite and garage repair business.** Map and parcel 038 045. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Alexander made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 7) **Discussion and consideration of a Variance request by Stacy Boss at 1613 Limo Road, Elberton. This request is for a mobile home to encroach setback requirements to the county right-of-way.** Map and parcel 033 041D. Planning and Zoning recommended approval by a 6-0 vote. As stated at the public hearing, this is actually for a camper/RV. Commissioner Freeman made a

motion to table this item since new information was given at the public hearing. Commissioner Jones seconded the motion. The motion to table passed by a 5-0 vote.

- 8) **Discussion and consideration of a request by Stuart Seymour to rezone from A (Agricultural) to R1 (Single Family Residential) at 2284 Anderson Hwy., Elberton.** Map and parcel 039 055C. This request is also for approximately 2-acres of 039 055A to be rezoned from R1 (Single Family Residential) to A (Agricultural). Planning and Zoning recommended approval by a 7-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 9) **Discussion and consideration of a request by Marianne W. Whitmire to rezone from Mixed Use to A (Agricultural) and I (Industrial) at 1534 Calhoun Falls Hwy., Elberton. This request is to allow for the property to be divided and sold in order to settle an estate.** Map and parcel 053E 019. 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 Nicholas Cook, Aaron Justice and Lee Justice for a Conditional Use permit to allow for three (3) campers to be in use on the property. Located at 2265 Gulley Dr., Elberton.** Map and parcel 060 043A. Planning and Zoning recommended approval by a 5-2 vote with the following conditions:
 - a) Maximum of two (2) campers permitted on the property
 - b) If the property is sold, the conditional use goes away
 - c) Construction of a home is to start within two (2) years and should be completed within three (3) years
 - d) These conditions are based on septic approvalCommissioner Alexander made a motion to deny this rezone request. Commissioner Freeman seconded the motion. The motion to deny passed by a 3-2 vote, with Commissioner Hunt and Commissioner Scoggins not in favor to deny.
- 11) **Discussion and consideration of a Resolution abandoning that section of the county road system known as a portion of Fork Creek Road.** Mr. Daughtry stated since there is only one owner of the property, Mr. Graham would own the roadbed. Commissioner Scoggins made a motion to approve this Resolution. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 12) **Discussion and consideration to amend Chapter 7.17 of the Code of Ordinances regarding the noise and sound restrictions in the Farm Wineries zoning section.** Mr. Daughtry stated the only change is there is no restrictions on amplified sound at farm wineries. Commissioner Alexander made a motion to approve this change. Commissioner Hunt seconded the motion. The motion passed 5-0.

13) Discussion and consideration of EMS charge for services. Chairman Vaughn stated Mr. Almond discussed this at the work session which he explained they are going up \$50 for each item, to be in line with Medicare reimbursements. Commissioner Alexander made a motion to approve the increase in charges. Commissioner Hunt seconded the motion. The motion passed 5-0.

14) Finance Report. Ms. Witcher stated General Fund is operating under budget thru June. General Fund expenditures are a little more than \$934,000 than in FY2025, General Fund revenues are little over \$184,000 more than FY2025 due to us receiving around \$263,000 in FEMA funds for Hurricane Helene. SPLOST tax has a cash balance of \$2.1 million and TSPLOST has a cash balance of \$4.1 million. The Property Tax Relief Sales Tax account has a balance of \$1,386,804 that will be applied to property tax bills. Hotel/Motel Tax fund has a balance of around \$25,000 for local projects.

15) Executive Session to discuss personnel. Commissioner Freeman made a motion to enter Executive Session; seconded by Commissioner Alexander. The motion passed 5-0.

Commissioner Freeman made a motion to return to General Session, seconded by Commissioner Alexander. The motion passed 5-0.

Chairman Vaughn stated no action was taken.

16) Adjournment. Commissioner Alexander made a motion to adjourn, seconded by Commissioner Scoggins. The motion passed unanimously.