

**Minutes of Public Hearing
Elbert County Board of Commissioners
Monday, August 12, 2024**

5:15 PM

- 1) Discussion and consideration of a request by Camille Caballero to rezone 6-acres from A (Agricultural) to RR (Rural Residential). Located at 1350 Plantation Rd., Elberton. Map and parcel 038 007. **Planning and Zoning recommended approval by a 5-0 vote.** There were no public comments.
- 2) Discussion and consideration of a request by Ronnie Webb to rezone approximately 3-acres from A (Agricultural) to R1 (Single Family Residential). Located at 2579 Nickville Rd., Dewy Rose. Map and parcel 021 006C. **Planning and Zoning recommended approval by a 5-0 vote.** There were no public comments.
- 3) Discussion and consideration of a request by Charlie Stewart to rezone from R2 (Single and Two Family Residential) to GB (General Business). This request is to allow for a Dollar General Market to be built. Located on Hartwell Hwy., Elberton. Map and parcel E16 070 and E15 040. **Motion to approve with a Condition that Dollar General put a 6-foot privacy fence behind the store so the neighbors wouldn't be able to see the structure. Motion carried 5-0.** Attorney Rob Leverette spoke on behalf of the applicant; and also, Charlie Stewart presented a slide showing what the building and surrounding area will look like. There were no other public comments.

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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, guests and media.

After the Pledge to the United States flag the invocation was given by Mr. Daughtry

Adoption of the Agenda. Chairman Vaughn asked for a motion to amend the agenda to add 12a) Discussion and consideration of the 2024 Federal Transit Administration Title VI Program. Commissioner Alexander made a motion to approve the agenda as amended. Commissioner Hunt seconded the motion. The motion passed 5-0.

Adoption of the Minutes of July 15, 2024. Commissioner Freeman made a motion to adopt the minutes. Commissioner Alexander seconded the motion. The motion passed 5-0.

Public Comments. There were no public comments.

Discussion and consideration of a request by Camille Caballero to rezone 6-acres from A (Agricultural) to RR (Rural Residential). Located at 1350 Plantation Rd., Elberton. Map and parcel 038 007. 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.

Discussion and consideration of a request by Ronnie Webb to rezone approximately 3-acres from A (Agricultural) to R1 (Single Family Residential). Located at 2579 Nickville Rd., Dewy Rose. Map and parcel 021 006C. 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.

Discussion and consideration of a request by Charlie Stewart to rezone from R2 (Single and Two Family Residential) to GB (General Business). This request is to allow for a Dollar General Market to be built. Located on Hartwell Hwy., Elberton. Map and parcel E16 070 and E15 040. Motion to approve with a Condition that Dollar General put a 6-foot privacy fence behind the store so the neighbors wouldn't be able to see the structure. Motion carried 5-0. Chairman Vaughn stated the motion will have a condition that an 8-foot (instead of 6-foot) privacy fence be built behind the property. Commissioner Hunt made the motion with the condition. Commissioner Jones seconded the motion. The motion passed 5-0.

Discussion and consideration to appoint Lee Vaughn as the Voting Delegate at the upcoming ACCG Legislative Leadership Conference. Chairman Vaughn stated he may have a conflict and not be able to attend, therefore, he recommended that Administrator Allen Hulme be named as the voting delegate if he were unable to attend. Commissioner Hunt made the motion; Commissioner Jones seconded the motion. The motion passed 5-0.

Discussion and consideration of a request by EMS Director, Chuck Almond to surplus the following items:

- 1) Four (4) – Stryker stretchers**
- 2) One (1) – Used Neck-over flatbed**

Mr. Bobby Howell stated the items will be listed on Govdeals.com. Commissioner Alexander made the motion to surplus the items mentioned. Commissioner Hunt seconded the motion. The motion passed 5-0.

Discussion and consideration of a Resolution establishing the amount of application fees for applications for Conditional Use permits in Elbert County. The current application fee is \$400. Factoring in the cost of advertising, attorney fees, postage, etc., and the proposed increase to compensation to the Planning and Zoning Board; we don't want to lose money. This will be for Conditional Use applications only; not Rezone applications. Commissioner Freeman made a motion to set the Conditional Use permits to \$1,500 per application. Commissioner Jones seconded the motion. The motion passed 5-0.

Discussion and consideration of a Resolution establishing the rate of compensation for members of the Planning and Zoning Board. Commissioner Alexander made a motion to increase the compensation to board members to \$80 per meeting and work session. Commissioner Freeman seconded the motion. The motion passed 5-0.

Discussion and consideration of a Resolution adopting and approving the 2024 Federal Transit Administration Title VI Program. Mr. Billy Jones stated this is an update that has to be done every three (3) years to stay in compliance. Commissioner Freeman made a motion to approve the 2024 Federal Transit Administration Title VI Program. Commissioner Hunt seconded the motion. The motion passed 5-0.

A request from Max Black to address the Board to discuss Financial Management and Accountability. First, Commissioner Scoggins stated that Mr. Black said he would be good with increasing property taxes by 1 mil to support the hospital; Mr. Black's response was that if we could do a better job at growing this county; we would have sufficient income from taxes from a lot of folks. He stated that it comes down to needing economic growth. He went on to say that a hospital is critical to a community. He said that the hospital should be in our budget; that it should be funded as any other department in the county.

Finance Report. Ms. Witcher stated the General Fund is operating under budget thru July; expenditures were \$474,000 in the revenues received in July; 2023 SPLOST has a cash balance of \$1.3 million and TSPLOST has a balance of \$2.1 million; Hotel/Motel taxes have a balance of \$15,500. Mr. Hulme stated he applied for and received additional LMIG funding of \$200,000 for the Allen White bridge project.

Adjournment. Commissioner Alexander made the motion to adjourn; seconded by Commissioner Jones. The motion passed unanimously.