

**Minutes of Public Hearing
Elbert County Board of Commissioners
September 9, 2024**

- 1) Discussion and consideration of a request by Hunter Downing to rezone 5-acres from RR (Rural Residential) to R1 (Single Family Residential). Located at 2572 Zero Rd., Bowman. This request is to allow for the parcel to be split and two (2) additional homes to be placed on new tracts. Map and parcel 011 012A. **Planning and Zoning recommended approval by a 5-0 vote.** There were no public comments
- 2) Discussion and consideration of a request by Barry Haston to rezone from RR (Rural Residential) to A (Agricultural). Located at 2187 Truner Hill Rd., Elberton. Map and parcel 060 008. **Planning and Zoning recommended approval by a 5-0 vote.** There were no public comments.
- 3) Discussion and consideration of a request by Keith Wayne Ridgeway to rezone from RR (Rural Residential) to A (Agricultural). Located on Lincolnton Hwy., Elberton. Map and parcels 085A 002, 085A 003, 085A 004 and 085A 005. **Planning and Zoning recommended approval by a 5-0 vote.** There were no public comments.
- 4) Discussion and consideration of a request by Thomas and Kimberly Gulley to rezone 3.96-acres from A (Agricultural) to R1 (Single Family Residential). Located at 1796 Seymour Rd., Bowman. Map and parcel 007 031. **Planning and Zoning recommended approval by a 5-0 vote.** There were no public comments.
- 5) Discussion and consideration of a request by Winlow Heard to rezone 3-acres from A (Agricultural) to R1 (Single Family Residential). Located at 2312 Hulmes Chapel Rd., Elberton. **Planning and Zoning recommended approval by a 5-0 vote.** There were no public comments.
- 6) Discussion and consideration of a request by Kerri Young to rezone from R1 (Single Family Residential) to RR (Rural Residential). Located at 1911 Pearl Mill Rd., Elberton. Map and parcels 063 057 and 63 059F. In addition, rezone parcels 069 059D, 069 059A, 063 059E and 063 059B to A (Agricultural). **Planning and Zoning recommended approval by a 5-0 vote.** There were no 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 Commissioner Jones.

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Adoption of the Agenda. Chairman Vaughn asked for a motion to amend the agenda to add 16b) Discussion and consideration of the Georgia Department of Transportation Federal Transit Administration Section 5311 Program FY2026 Grant Application. Commissioner Freeman made the motion to adopt the agenda as amended. Commissioner Hunt seconded the motion. The motion passed 5-0.

Adoption of the Minutes of the August 12, 2024 meeting. Commissioner Alexander made a motion to adopt of the minutes of August 12, 2024. Commissioner Scoggins seconded the motion. The motion passed 5-0.

Public Comments. There were no comments from the public.

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Discussion and consideration of a request by Barry Haston to rezone from RR (Rural Residential) to A (Agricultural). Located at 2187 Truner Hill Rd., Elberton. Map and parcel 060 008. **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 Keith Wayne Ridgeway to rezone from RR (Rural Residential) to A (Agricultural). Located on Lincolnton Hwy., Elberton. Map and parcels 085A 002, 085A 003, 085A 004 and 085A 005. **Planning and Zoning recommended approval by a 5-0 vote.** Commissioner Freeman 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 Thomas and Kimberly Gulley to rezone 3.96-acres from A (Agricultural) to R1 (Single Family Residential). Located at 1796 Seymour Rd., Bowman. Map and parcel 007 031. **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.

Discussion and consideration of a request by Winlow Heard to rezone 3-acres from A (Agricultural) to R1 (Single Family Residential). Located at 2312 Hulmes Chapel Rd., Elberton. **Planning and Zoning recommended approval by a 5-0 vote.** Commissioner Alexander 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 Kerri Young to rezone from R1 (Single Family Residential) to RR (Rural Residential). Located at 1911 Pearl Mill Rd., Elberton. Map and parcels

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063 057 and 63 059F. In addition, rezone parcels 069 059D, 069 059A, 063 059E and 063 059B to A (Agricultural). **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.

Jessica Hayes, District Director for Representative Mike Collins to address the board. Ms. Hayes wanted to let the public know they are on site to answer questions and give assistance to residents.

Discussion and consideration of a request by Larry Kesler, Head Golf Coach at Elbert County High School for \$3,500 to help fund the 2025 GHSA Boys and Girls Golf State Championships to be held in Elbert County. Funds to come from Hotel/Motel tax. Chairman Vaughn stated there is a portion of the Hotel/Motel tax fund that is controlled by the state for use at Richard B. Russell State Park. Mr. Hulme has been in contact and is awaiting their response to approve using these funds for this event. Commissioner Freeman made the motion to approve this request. Commissioner Hunt seconded the motion. The motion passed 5-0.

Discussion and consideration to move the regular Board of Commissioners meeting from Monday, October 14th to Tuesday, October 15th due to the Columbus Day holiday. Commissioner Hunt made the motion to approve changing the meeting date. Commissioner Scoggins seconded the motion. The motion passed 5-0.

Discussion and consideration of roads to resurface with LMIG funding. Mr. Hulme stated this item will be postponed until a later date.

Discussion and consideration of a TAN (Tax Anticipation Note). Mr. Hulme stated we will have to borrow until tax revenues start coming in. It is his recommendation to go with Pinnacle Bank at an interest rate of 4.00% and an origination fee of \$1,500. Commissioner Alexander made the motion to approve the TAN with Pinnacle Bank. Commissioner Freeman seconded the motion. The motion passed 5-0.

Discussion and consideration of the Georgia Department of Transportation Federal Transit Administration Section 5311 Program FY2026 Grant Application. Mr. Hulme stated this is their operational grant that is done every year. Commissioner Hunt made a motion to approve the GDOT FY2026 Grant Application. Commissioner Alexander seconded the motion. The motion passed 5-0.

Finance Report. Ms. Witcher stated the General Fund is operating under budget thru August. The General Fund budget expenditures are right under \$17,000 more than they were this time last year. Revenues are right over \$288,000 less than they were this time last year, due to one-time revenues that we had in FY2024. The 2023 SPLOST has a cash balance of \$1.35 million and TSPLOST has a cash balance of \$1.36 million; with \$1.48 million committed for roads. Hotel/Motel has a balance of a little under \$17,000; with the Richard B. Russell State Park portion at around \$70,000.

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

