

**Minutes of Public Hearing**  
**Elbert County Board of Commissioners**  
**October 15, 2024**

1. Zoning case file: 048 050. A request by Barry Turner located at 2765 Rock Branch Rd. Elberton, GA 30635 for a rezone request of 1.5-Acres from A-Agricultural to R1-Single Family Residential. This request is to allow for the parcel to be split. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
2. Zoning case file: 011A 039. A request by James Patrick located at Beaver Run Ext. Bowman, GA 30624 for a rezone request of two parcels from A-Agricultural to R1-Single Family Residential. Planning and Zoning recommended approval by 5-0 vote. There were no public comments.
3. Zoning case file: 061 019. A request by Wes Adams located at Cleveland Dr. Elberton, GA 30635 for a rezone request of 4.13-Acres from A-Agricultural to R1-Single Family Residential. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
4. Zoning case file: 029 070. A request by Mayra Juarez located at 1136 Flagstone Rd. Elberton, GA 30635 for a rezone request of from RR-Rural Residential to R1-Single Family Residential. Planning and Zoning recommended approval by a 3-2 vote with conditions that revocations/replacements must be completed within one year. Mr. Al Sloan and Ms. Brandy Bennett spoke against this request citing concerns of it being four (4) separate tracks with trailers on each one, and there is already a dilapidated trailer on the property. Also there will be an increase in traffic and the dirt road is already not kept up as it should be. Mr. Sloan stated there had already been some confrontations with someone at the property.
5. Zoning case file: 013 017G. A request by Jamaal Rambert located at Deep Creek Rd. Bowman, GA 30624 for a rezone request of .25-Acres from RR-Rural Residential to GB-General Business. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
6. Zoning case file: 064 061A. A request by Rachel Perdue located at 1046 Regina Ct. Elberton, GA 30635 for a rezone request from A-Agricultural to R1-Single Family Residential. In addition, parcel 064 060V from A-Agricultural to R1-Single Family Residential. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
7. Zoning case file: 005 046. A request by Leah Carey located at 3023 Sycamore Rd. Royston, GA 30662 for a variance request of setback requirements. This request is to allow for a mobile home to be placed 20 feet from the property lines. Planning and Zoning recommended approval by a 3-2 vote. There were no public comments.
8. Zoning case file: 020 049B. A request by Nancy Do, located at 1951 Cromer Rd. Dewy Rose, GA 30634 for a conditional use request to allow for four breeder houses to be built on the property. Planning and Zoning recommended denial of this request. Motion failed by a 2-3 vote. Attorney

Daniel Moore spoke in favor of this request on behalf of Ms. Nancy Do. Mr. Moore said there are already breeder farms in the area. 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 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 as 13a) Chief Deputy Darren Scarborough to speak on the recent shooting in Elbert County and 13b) A Proclamation Recognizing the Heard Grove/Banks Elementary School Reunion. Commissioner Freeman made the motion to approve the agenda as amended. Commissioner Alexander seconded the motion. The motion passed 5-0.

**Adoption of the Minutes of September 9, 2024 and September 19, 2024.** Commissioner Freeman made a motion to approve the minutes as read. Commissioner Hunt seconded the motion. The motion passed 5-0.

**Public Comments.** There were no public comments

**Zoning case file: 048 050. A request by Barry Turner located at 2765 Rock Branch Rd. Elberton, GA 30635 for a rezone request of 1.5-Acres from A-Agricultural to R1-Single Family Residential.** This request is to allow for the parcel to be split. 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.

**Zoning case file: 011A 039. A request by James Patrick located at Beaver Run Ext. Bowman, GA 30624 for a rezone request of two parcels from A-Agricultural to R1-Single Family Residential.** Planning and Zoning recommended approval by a 5-0 vote. Commissioner Scoggins made a motion to approve this rezone request. The motion passed 5-0.

**Zoning case file: 061 019. A request by Wes Adams located at Cleveland Dr. Elberton, GA 30635 for a rezone request of 4.13-Acres from A-Agricultural to R1-Single Family Residential.** Planning and Zoning recommended approval by a 5-0 vote. Commissioner Alexander made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 5-0.

**Zoning case file: 029 070. A request by Mayra Juarez located at 1136 Flagstone Rd. Elberton, GA 30635 for a rezone request of from RR-Rural Residential to R1-Single Family Residential.** Planning and Zoning recommended approval by a 3-2 vote with conditions that revocations/replacements must be completed within one year. Commissioner Hunt made a motion to deny this rezone request. Commissioner Alexander seconded the motion. The motion to deny passed 5-0.

**Zoning case file: 013 017G. A request by Jamaal Rambert located at Deep Creek Rd. Bowman, GA 30624 for a rezone request of .25-Acres from RR-Rural Residential to GB-General Business.** Planning and Zoning recommended approval by a 5-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Jones seconded the motion. The motion passed 5-0.

**Zoning case file: 064 061A. A request by Rachel Perdue located at 1046 Regina Ct. Elberton, GA 30635 for a rezone request from A-Agricultural to R1-Single Family Residential. In addition, parcel 064 060V from A-Agricultural to R1-Single Family Residential.** Planning and Zoning recommended approval by a 5-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.

**Zoning case file: 005 046. A request by Leah Carey located at 3023 Sycamore Rd. Royston, GA 30662 for a variance request of setback requirements. This request is to allow for a mobile home to be placed 20 feet from the property lines.** Planning and Zoning recommended approval by a 3-2 vote. Mrs. Woods, with Planning and Development stated that it would be 20 feet from both Bowman Hwy., and Sycamore Road. In order to meet setbacks from the church, she would have to be 200 feet, which would be about 50 feet from the one property line. Commissioner Hunt made a motion to deny this rezone request. Commissioner Jones seconded the motion. The motion to deny passed 5-0.

**Zoning case file: 020 049B. A request by Nancy Do, located at 1951 Cromer Rd. Dewy Rose, GA 30634 for a conditional use request to allow for four (4) breeder houses to be built on the property.** Planning and Zoning recommended denial of this request by a 2-3 vote. Commissioner Scoggins made a motion to deny this Conditional Use request. Commissioner Jones seconded the motion. The motion to deny passed 3-2, with Commissioner Hunt and Commissioner Alexander voting in favor of the conditional use request. Chairman Vaughn exercised his veto power and overturned the decision to deny this Conditional Use request. He went on to say this location is perfectly suited for a poultry farm.

**Chief Deputy Darren Scarborough to address the Board and Citizens on the recent shooting.** Chief Deputy Scarborough discussed the tragic events of the previous weekend and stated it is still an ongoing active investigation by the GBI and the Sheriff's office. He stated that an anonymous tip line will be open and urged everyone to call with any information without fear of retaliation. He also stated safety measures are in place for the upcoming Elbert County fair.

**A Proclamation of the Elbert County Board of Commissioners in Recognition of the Heard Grove/Banks Elementary School Reunion.** Mr. Daughtry read the Proclamation commemorating the reunion of the former students of Heard Grove/Banks Elementary School and honors the school's former students for their great contributions to the community.

**Discussion and consideration of a request by Mary Clark, representing the Martin Luther King, Jr. Committee to address the Board.** Mrs. Clark stated the 2025 Martin Luther King, Jr. parade is scheduled for January 19, 2025. The parade serves as a powerful community event. She respectfully requests funds of \$2,000 to help with expenses. Commissioner Alexander made the motion to approve \$2,000 to come from the Hotel/Motel tax fund. Commissioner Hunt seconded the motion. The motion passed 5-0.

**Discussion and consideration to move the regular Board of Commissioners meeting in November from November 11<sup>th</sup> to November 12<sup>th</sup> due to the Veterans Day Holiday.** Commissioner Hunt made the motion to move the date of the November meeting. Commissioner Freeman seconded the motion. The motion passed 5-0.

**Discussion and consideration to add the Juneteenth holiday to the county's holiday schedule.** Commissioner Hunt made the motion to add the Juneteenth holiday beginning in 2025. Commissioner Jones seconded the motion. The motion passed 5-0.

**Mrs. Louise Decker to address the Board regarding her property taxes and other concerns.** Mrs. Decker read a letter to the commissioners stating that she has made multiple appeals but her assessments have not gone down. She has reached out to the Department of Revenue and State Representative Rob Leverette. She is frustrated with the treatment that she has received and would like to get answers and hopefully correct the issues that she has discussed.

**Finance Report.** Ms. Witcher stated we are still operating under budget thru September. General Fund budget expenditures are around \$59,000 less than this time last year. General Fund revenues are \$347,000 less than this time last year. We have received the Insurance Premium Tax credit of \$1.2 million. SPLOST Fund has a balance of \$1.49 million, TSPLOST has a balance of \$2.5 million. Hotel/ Motel Tax fund has a balance of \$18,472 to use for local projects.

**Adjournment.** Commissioner Alexander made a motion to adjourn, seconded by Commissioner Hunt. The motion passed unanimously.