

Minutes of Public Hearing

Elbert County Board of Commissioners

April 14, 2025

1. Discussion and consideration of a request by William and Donna Bridges to rezone 5.88 acres from A (Agricultural) to RR (Rural Residential) located at 3521 Parhamtown Rd., Bowman, GA. Map and parcel 002 033. This request is to allow for a portion to be split and a home to be placed on it. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
2. Discussion and consideration of a request by Sanford Hatcher to rezone from R1 (Single Family Residential) to GB (General Business) located on Ruckersville Rd., Elberton, GA. Map and parcel 048 081. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
3. Discussion and consideration of a request by Tyler James to rezone from A (Agricultural) to RR (Rural Residential) located on Thornton Dr., Elberton, GA. Map and parcel 031 003. This request is to allow for the tract to be split into four (4) parcels. Planning and Zoning recommended approval by a 5-0 vote. Mr. James stated there would actually be 3 parcels instead of 4. There were no other comments.
4. Discussion and consideration for a Variance Request. This request is to allow gravel roads instead of paved roads in a proposed subdivision. Map and parcel 052 007, 052 009, 052 012, 052 013 and 052 017. Planning and Zoning recommended denial by a 3-2 vote. Mr. Hulme stated this request for a Variance was withdrawn since the agenda was published.

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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, County Attorney Bill Daughtry, CFO Macie Witcher, County Clerk Tamara Butler and media.
2. After the pledge to the United States flag the invocation was given by Mr. Daughtry.
3. Adoption of the Agenda. Commissioner Alexander made a motion to adopt the agenda; seconded by Commissioner Hunt. The motion passed 5-0.
4. Adoption of the Minutes of March 10, 2025. Commissioner Alexander made a motion to adopt the Minutes of March 10, 2025; seconded by Commissioner Freeman. The motion passed 5-0.
5. Public Comments. Karen Irwin, Kate Carpenter, Margie Beeson, Kayleigh Cothran, John Merka, Edgar Chastain and Magan Crump spoke against the proposed rendering plant in Franklin Springs. Even though they are not Elbert County residents; they are concerned of the effects the plant will have on neighboring counties. Mr. Max Black voiced his disapproval of the conflicting dates of the Board of Commissioners meeting and the Board of Education's meeting being held at the same time.
6. Discussion and consideration of a request by William and Donna Bridges to rezone 5.88 acres from A (Agricultural) to RR (Rural Residential) located at 3521 Parhamtown Rd., Bowman, GA. Map and parcel 002 033. This request is to allow for a portion to be split and a home to be placed on it. 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.
7. Discussion and consideration of a request by Sanford Hatcher to rezone from R1 (Single Family Residential) to GB (General Business) located on Ruckersville Rd., Elberton, GA. Map and parcel 048 081. 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.
8. Discussion and consideration of a request by Tyler James to rezone from A (Agricultural) to RR (Rural Residential) located on Thornton Dr., Elberton, GA. Map and parcel 031 003. This request is to allow for the tract to be split into four (4) parcels. 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.
9. Discussion and consideration for a Variance Request. This request is to allow gravel roads instead of paved roads in a proposed subdivision. Map and parcel 052 007, 052 009, 052 012, 052 013 and 052 017. Planning and Zoning recommended denial by a 3-2 vote. Commissioner Alexander made a motion to deny this request for a Variance. Commissioner Alexander seconded the motion. The

motion to deny passed by a 5-0 vote. Chairman Vaughn commented that our Subdivision Ordinance requires any new subdivisions to be built must have paved roads; we do not allow gravel roads.

10. Discussion and consideration of a Beer and Wine license for Bowman Mini Mart, Inc. Mr. Hulme stated all requirements have been met. Commissioner Hunt made a motion to approve the license. Commissioner Scoggins seconded the motion. The motion passed 5-0.
11. Discussion and consideration to approve a bid to resurface and restripe the tennis courts at McWilliams Park and convert approximately 4 tennis courts into approximately 8 pickleball courts. Mr. Hulme recommended approving the low bid received from Talbot Tennis for \$73,998. Commissioner Alexander made a motion to approve the bid from Talbot Tennis. Commissioner Hunt seconded the motion. The motion passed 5-0.
12. Discussion and consideration of a request by Mr. Jimmy White of the Jim-Ree Museum for \$2,500 to help cover the cost of the annual Juneteenth Celebration on June 14, 2025. Funds to come from Hotel/Motel tax. Commissioner Alexander made a motion to approve the donation of \$2,500. Commissioner Hunt seconded the motion. The motion passed 5-0.
13. Discussion and consideration of a Proclamation of the Elbert County Board of Commissioners Recognizing April as Donate Life Month. Commissioner Hunt made a motion to approve the Proclamation Recognizing April as Donate Life Month. Commissioner Scoggins seconded the motion. The motion passed 5-0.
14. Discussion and consideration of a Resolution Requesting the Georgia Environmental Protection Division to take steps to regulate the environmental impacts of present and future development near the Broad River, establish and enforce stringent pollution control measures, provide opportunities for public input, mitigate the long-term effects of proposed development on recreational activities, water resources, and the natural environment, implement a comprehensive monitoring program and prioritize the sustainability of the Broad River as a vital natural resource. Commissioner Scoggins made a motion to approve the Resolution to protect the Broad River. Commissioner Freeman seconded the motion. The motion passed 5-0.
15. Mr. Kyle Peeples to address the Board concerning the proposed Rendering Plant in Franklin Springs, Ga. Mr. Peeples lives in Bowman and stated all the people in surrounding counties need to work together and fight together to protect the river. He thanked the Commissioners for their support. Mr. Mike Moody, owner of Outfitters, that is located on the Broad River expressed his concerns also.
16. Discussion and consideration of a request by the Sheriff's Office to surplus the following:
 - 2007 Ford Crown Vic - 2FAFP71W37X114559
 - 2013 Chevrolet Tahoe - 1GNLC2E0XDR251061
 - 2008 Ford Crown Vic - 2FAFP71V78X149615
 - 2008 Ford F-150 - 1FTRW12W48FA37140
 - 2010 Dodge Charger - 2B3AA4CT2AH288505
 - 2006 Ford Crown Vic - 2FAFP74V26X153113
 - 2009 Ford Crown Vic - 2FAHP71V29X110246
 - 2009 Ford Crown Vic - 2FAHP71V19X123635
 - 2007 Ford Crown Vic - 2FAFP71W27X134592
 - 2007 Chevrolet Tahoe - 1GNEC03047R302994
 - 2000 Ford E-350 - 1FDWE35FXYHA56286
 - 2014 Dodge Charger - 2C3CDXATXEH172191
 - 2008 Ford Crown Vic - 2FAFP71V38X134528
 - 2007 Ford Crown Vic - 2FAFP71W97X116266
 - 2002 Ford F-250 Box - 1FTNF20L52EC79235
 - 2011 Ford Crown Vic - 2FABP7BV1BX183120
 - 2010 Dodge Charger - 2B3AA4CT0AH288485
 - 2011 Ford Crown Vic - 2FABP7BVXBX152626
 - 2004 Ford Crown Vic - 2FAHP71W24X157357

Commissioner Freeman made a motion to approve the vehicles as surplus. Commissioner Alexander seconded the motion. The motion passed 5-0.

17. Finance Report. Ms. Witcher stated we are under budget through March. SPLOST has a cash balance of \$1,520,199. TSPLOST has a balance of \$1,687,043. Hotel/Motel has a balance of \$18,550 for local projects.
18. Executive Session for litigation. Commissioner Alexander made a motion to enter Executive Session; seconded by Commissioner Freeman. The motion passed 5-0. Upon returning, Commissioner

Alexander made a motion to enter General Session; seconded by Commissioner Freeman. Chairman Vaughn stated no action was taken.

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