

Minutes of Public Hearing
Elbert County Board of Commissioners
February 9, 2026

1. Discussion and consideration of a request by Eagle Granite Company re rezone from RR (Rural Residential) to I (Industrial). Property located on Ruckersville Road, Elberton. This request is to allow for the tracts to be combined with an adjoining tract. Map and parcel 040 018 & 040 019. Planning and Zoning recommended approval by a 6-0 vote. There were no public comments.
2. Discussion and consideration of a request by James Patrick to rezone from RR (Rural Residential) to R1 (Single Family Residential) at 2373 Middleton Shores Dr., Elberton. This request is to allow for the property to be split into three (3) tracts and homes to be placed on them. Map and parcel 063 026. Planning and Zoning recommended denial by a 6-0 vote. Mr. Kenneth White, representing Mr. Patrick stated that Mr. Patrick proposed a 3-3-2 on the property, but would also open to split it to 2-4 so there would be more acreage for each property. Mr. Mike Case stated that he is concerned of the water drainage into the lake. Mr. Charles Worley, who lives adjacent to this property stated that when he purchased the land he has now, he was told that the property could not be subdivided. Mr. Daughtry stated that at the southern-most tip of the property there is a spring and the concern is that any soil disturbing activity would run downhill and contaminate the spring.

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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 and 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; seconded by Commissioner Alexander. The motion passed 5-0.
4. **Adoption of the Minutes of January 12, 2026.** Commissioner Hunt made a motion to adopt the minutes of January 12, 2026; seconded by Commissioner Scoggins. The motion passed 5-0.
5. **Public Comments on Agenda Items.** There were no public comments.

6. **Discussion and consideration of a request by Eagle Granite Company re rezone from RR (Rural Residential) to I (Industrial).** Property located on Ruckersville Road, Elberton. This request is to allow for the tracts to be combined with an adjoining tract. Map and parcel 040 018 & 040 019. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Alexander made a motion to approve this rezone request; seconded by Commissioner Freeman. The motion passed 5-0.
7. **Discussion and consideration of a request by James Patrick to rezone from RR (Rural Residential) to R1 (Single Family Residential) at 2373 Middleton Shores Dr., Elberton.** This request is to allow for the property to be split into three (3) tracts and homes to be placed on them. Map and parcel 063 026. Planning and Zoning recommended denial by a 6-0 vote. Commissioner Freeman made a motion to deny this rezone request as recommended by the Planning and Zoning board; seconded by Commissioner Scoggins. The motion to deny passed by a 5-0 vote.
8. **Discussion and consideration of a Lease Agreement between The Humane Society and Elbert County.** Mr. Daughtry stated the Humane Society is interested in leasing the old train depot building. They are willing to pay the utilities and any maintenance necessary in lieu of rent. They will not have access to the caboose on the property. There is a provision that they will schedule their meetings so as not to interfere with the fire department and their meetings. Commissioner Freeman made a motion approve the lease agreement; seconded by Commissioner Hunt. The motion passed 5-0.
9. **Discussion and consideration to file a judicial foreclosure on the Martin Fireproofing property and to retain the services of Seven Hills Auction to market the sale of the property.** Mr. Daughtry stated this has been an issue going on for many years, with a clean-up by the EPD of around \$5 million. The EPD reached out to Mr. Hulme and said they would agree to an opening bid of \$500,000 with the EDP clearing no less than \$250,000. Property taxes would have to come out of that as well as marketing and legal expenses. Since this is a judicial tax sale whoever has the winning bid will receive full insurable title. The environmental covenant that the EPD is requiring of they buyer is not very strict, such as not land disturbing activities that would disrupt the chemicals in the ground, no wells dug on the property. Mr. Daughtry stated we could begin in a month with the filing with the court and gives another month for Seven Hills Auction to do the marketing. Commissioner Scoggins made a motion to proceed with the judicial foreclosure; seconded by Commissioner Hunt. The motion passed 5-0.
10. **Discussion and consideration of a sponsorship of \$1000 for the 2026 Friends of Advantage Health Meets Hope Metal Health, IDD, & Recovery Awareness 5K and Fun Days.** Chairman Vaughn stated we have sponsored this event for a couple of years and it has been a success. The funds will come from the Hotel/Motel tax fund. Commissioner Hunt made a motion to approve a \$1,000 sponsorship; seconded by Commissioner Freeman. The motion passed 5-0.
11. **Discussion and consideration of seeking sealed bids for a new tandem axel dump truck for the Road Department.** Mr. Hulme stated that both dump trucks used by the Road Department are getting old and in need of a lot of repairs. This will be only for approval to seek bids and see what prices we receive. Commissioner Freeman made a motion to approve seeking bids; seconded by Commissioner Hunt. The motion passed 5-0.

12. **Discussion and consideration of approving private drive names in the subdivision off Brewers Mill Road.** Mr. Hulme stated this has already been approved; but realized the final plat did not include the road names; therefore, this is only a formality to approve the names. Commissioner Scoggins made a motion to approve the road names; seconded by Commissioner Alexander. The motion passed 5-0.
13. **Finance Report.** Ms. Witcher reported the General Fund is operating under budget thru January. Property taxes thru January are down a little due to the later due date. As of this date, 56.68 % of taxes have been collected. SPLOST has a cash balance of a little over \$2 million; TSPLOST as a cash balance of \$3.2 million. Hotel/Motel taxes has a balance of \$23,000 for local projects.
14. **Adjournment.** Commissioner Scoggins made a motion to adjourn; seconded by Commissioner Freeman. The motion passed unanimously.