

Minutes of Public Hearing

Elbert County Board of Commissioners

June 8, 2026

- 1) Discussion and consideration of a request by Lynn Saxon to rezone from Mixed Use to A (Agricultural) at 2425 Bowman Hwy, Dewy Rose, Ga. This request is to allow for the parcel to be combined with a portion of .50-acres of 012 127Z. Map and parcels 012 137E and 012 137Z. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 2) Discussion and consideration of a request by Lynn Nguyen to rezone 1.50-acres from A (Agricultural) to R1 (Single Family Residential) at 1825 Piper Rd., Dewy Rose, Ga. This request is to allow for a mobile home to be placed on the new tract for farm help. Map and parcel 021 022C. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 3) Discussion and consideration of a request by SVF Holdings to rezone from RR (Rural Residential) to R1(Single Family Residential) on Sycamore Road, Royston, Ga. This request is to allow for the parcel to be split into four (4) tracts. Map and parcel 005 049. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 4) Discussion and consideration of a request by David Boyd to rezone 2.44-acres from A(Agricultural) to R1(Single Family Residential) at 1829 Hewell Rd., Dewy Rose, GA. This request is to allow for a portion to be split out around an existing house. Map and parcel 012 110. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 5) Discussion and consideration of a request by Marilyn Jane Johnson to rezone from A (Agricultural) to R1 (Single Family Residential) at 1937 Coldwater Rd., Elberton, GA. This request is to allow for the parcel to be split and a home to be placed on the new tract. Map and parcel 048 155B. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 6) Discussion and consideration to amend Chapter 7.17 of the Code of Ordinances regarding the noise and sound restrictions in the Farm Wineries zoning section. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.

Minutes

Elbert County Board of Commissioners

Monday, June 8, 2026 5:30 PM

- 1) Vice-Chairman David Hunt called the meeting to order. 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. Chairman Lee Vaughn was absent.
- 2) After the pledge to the United States flag the invocation was given by Commissioner Jones.
- 3) Adoption of the Agenda. Vice Chairman Hunt asked for a motion to amend the agenda to add 17a) Executive Session. Commissioner Alexander made a motion to adopt the agenda as amended. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 4) Adoption of the Minutes of May 11, 2026 and the Called Meeting of May 15, 2026. Commissioner Freeman made a motion to adopt the minutes of May 11th and May 15th, 2026. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 5) Public Comments on Agenda Items. There were no public comments.
- 6) Discussion and consideration of a request by Lynn Saxon to rezone from Mixed Use to A (Agricultural) at 2425 Bowman Hwy, Dewy Rose, Ga. This request is to allow for the parcel to be combined with a portion of .50-acres of 012 127Z. Map and parcels 012 137E and 012 137Z. Planning and Zoning

recommended approval by a 7-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 5-0.

- 7) Discussion and consideration of a request by Lynn Nguyen to rezone 1.50-acres from A (Agricultural) to R1 (Single Family Residential) at 1825 Piper Rd., Dewy Rose, Ga. This request is to allow for a mobile home to be placed on the new tract for farm help. Map and parcel 021 022C. Planning and Zoning recommended approval by a 7-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 8) Discussion and consideration of a request by SVF Holdings to rezone from RR (Rural Residential) to R1(Single Family Residential) on Sycamore Road, Royston, Ga. This request is to allow for the parcel to be split into four (4) tracts. Map and parcel 005 049. Planning and Zoning recommended approval by a 7-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 9) Discussion and consideration of a request by David Boyd to rezone 2.44-acres from A(Agricultural) to R1(Single Family Residential) at 1829 Hewell Rd., Dewy Rose, GA. This request is to allow for a portion to be split out around an existing house. Map and parcel 012 110. Planning and Zoning recommended approval by a 7-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 10) Discussion and consideration of a request by Marilyn Jane Johnson to rezone from A (Agricultural) to R1 (Single Family Residential) at 1937 Coldwater Rd., Elberton, GA. This request is to allow for the parcel to be split and a home to be placed on the new tract. Map and parcel 048 155B. Planning and Zoning recommended approval by a 7-0 vote. Commissioner Alexander made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 11) First Reading of Discussion and consideration to amend Chapter 7.17 of the Code of Ordinances regarding the noise and sound restrictions in the Farm Wineries zoning section. Planning and Zoning recommended approval by a 7-0 vote. Mr. Daughtry explained that farm wineries are subject to noise restrictions; but we are suggesting changing the ordinance to take out noise restrictions unless there is a special event and then we can add noise restrictions as necessary. This is for first reading only, no vote is required.
- 12) Discussion and consideration of bids received for a motor grader lease. Mr. Hulme stated we received three (3) bids; and his recommendation is to accept the low bid from Yancey Brothers for a CAT with the joystick option, in the amount of \$4,325.64 per month. This will come from SPLOST funds. Commissioner Freeman made a motion to approve the lease from Yancey Brothers. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 13) Discussion and consideration of bids received for TSPLOST paving project. Mr. Hulme stated the previous bid that was put out in the spring came in a good bit under what we had planned; therefore; we put out another bid for resurfacing and widening Limo Road and Ernest Brown Road. Mr. Hulme recommended going with the low bid received from Stratton and Sons in the amount of \$1, 067,918. This will come from TSPLOST funds. Commissioner Scoggins made the motion to approve the bid from Stratton and Sons for this project. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 14) Discussion and consideration of a Resolution to amend the Defined Benefits Plan with ACCG to retroactively add Christina House who has been employed in a grant-funded position since July 9, 2018, as an eligible employee. Mr. Hulme explained that Ms. House has been an employee since 2018, but she had not been included in our retirement program. She is paid by a grant that funds her salary and retirement benefits. It is his recommendation to approve for her to be added to our Defined Benefit Retirement plan, retroactive to 2018. Commissioner Freeman made the motion to approve this request. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 15) Discussion and consideration of a Resolution Declaring a Moratorium on the Acceptance and Processing of any applications related to the construction or operation of Data Center Facilities within Elbert County; providing for the study and development of appropriate land use regulations addressing the infrastructure, water, and energy demands associated with such facilities. Mr. Daughtry stated we have been asked by Planning and Zoning to come up with standards for data centers that would stand

up in court and be enforceable; but it would be a pretty big project; therefore, he is asking for a 6-month Moratorium to come up with a good provision in our zoning ordinance that will stand up in court. Commissioner Scoggins made a motion to approve the 6-month Moratorium. Commissioner Freeman seconded the motion. The motion passed 5-0.

- 16) Discussion and consideration of a Resolution approving the Indigent Defense Agreement for the Northern Judicial Circuit for FY 2026-2027. Mr. Daughtry stated that each year the cost of the Public Defender's office is shared by the 5 counties in our circuit. The payroll is based on each county's percentage of the caseload and operating expenses is based on population. Our share of the payroll will not increase and will stay the same at \$85,985.45; and our share of the operating expense will decrease to \$11,288. Commissioner Jones made a motion to approve the FY2027 Indigent Defense Agreement. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 17) Finance Report. Ms. Witcher reported the General Fund is operating under budget thru May; the General Fund revenues are right over \$952,000 more than this time last year. SPLOST has a cash balance of \$1.98 million and TSPLOST has a cash balance of \$3.97 million. The property tax relief sales tax has cash balance of a little over \$1.1 million. Hotel/Motel tax has a cash balance of around \$25,000 for local projects.
- 17a) Executive Session. Commissioner Freeman made a motion to enter Executive Session; seconded By Commissioner Alexander. The motion passed 5-0

Upon returning, Commissioner Freeman made a motion to enter General Session; seconded by Commissioner Alexander. The motion passed 5-0.

No action was taken.

- 18) Adjournment. Commissioner Alexander made a motion to adjourn; seconded by Commissioner Scoggins. The motion passed 5-0.