

Minutes of Public Hearing

Elbert County Board of Commissioners

March 10, 2025

1. Discussion and consideration of a request by Chris Smith to rezone .50-acres from RR (Rural Residential) to R1 (Single Family Residential). Property located on Sanders Rd., Elberton, GA. This request is to allow for a portion to be joined with an adjoining tract. Map and parcel 028 070B. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
2. Discussion and consideration of a request by Nathaniel Royston to rezone 2.23-acres from A(Agricultural) to R1(Single Family Residential). Property located at 1953 Moon Rd., Bowman, GA. This request is to allow for a portion to be split out and a home to be placed on the property. Map and parcel 006 073. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
3. Discussion and consideration of a request by Matthew Wilson for a Conditional Use permit to allow for twelve (12) broiler houses to be built at 1197 Brewers Mill Rd., Elberton, GA. Map and parcel 030 014. Planning and Zoning recommended denial by a 4-0 vote. Charles Cecchini recused himself from the vote as he has adjoining property. Mr. Dylan Markotic, Mr. Max Black, Mr. Dennis Bellew, Ms. Denise Rucker, Mr. Daniel Roebuck, Mr. and Mrs. Gleb Eflmov, Ms. Angela Jones, Mr. Richard Nescorote, and Ms. Bridget Walsh all spoke against this; all citing concerns of dust, smell, public health issues, air and water quality, especially since this is in close proximity to the watershed.
4. Discussion and consideration of a Resolution Abandoning that section of the county road system known as Oak Grove Road. Mr. Ray Jones stated he does not want the road closed. Mr. Jason Collins owns the property on both sides of the road and stated he is the one that has to pick up all the trash being thrown out on the road. He stated he talked to an adjoining property owner, and will give him access to his property and also to EMS and the Sheriff's Office.

Minutes

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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, Commissioner Jones asked Pastor Hughes to give the invocation.
3. Adoption of the Agenda. Commissioner Freeman made a motion to adopt the agenda. Commissioner Jones seconded the motion. The motion passed 5-0.
4. Adoption of the Minutes of February 10, 2025. Commissioner Alexander made a motion to adopt the minutes. Commissioner Hunt seconded the motion. The motion passed 5-0.

5. Public Comments. There were no public comments.
6. Discussion and consideration of a request by Chris Smith to rezone .50-acres from RR (Rural Residential) to R1 (Single Family Residential). Property located on Sanders Rd., Elberton, GA. This request is to allow for a portion to be joined with an adjoining tract. Map and parcel 028 070B. 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.
7. Discussion and consideration of a request by Nathaniel Royston to rezone 2.23-acres from A(Agricultural) to R1(Single Family Residential). Property located at 1953 Moon Rd., Bowman, GA. This request is to allow for a portion to be split out and a home to be placed on the property. Map and parcel 006 073. 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.
8. Discussion and consideration of a request by Matthew Wilson for a Conditional Use permit to allow for twelve (12) broiler houses to be built at 1197 Brewers Mill Rd., Elberton, GA. Map and parcel 030 014. Planning and Zoning recommended denial by a 4-0 vote. Charles Cecchini recused himself from the vote as he has adjoining property. Commissioner Hunt made a motion to deny this Conditional Use permit stating he is worried about what the people have said and that the watershed is very important to the county. He also said that he is concerned about the traffic it will cause in that area. Commissioner Scoggins seconded the motion. The motion to deny passed 5-0.
9. Discussion and consideration of a Resolution Abandoning that section of the county road system known as Oak Grove Road. Chairman Vaughn stated the Elbert County Sheriff's Office and EMS have given permission to close this road assuming that EMS would have access if an emergency arose, and Mr. Collins agreed to allow access. Commissioner Jones made the motion to close Oak Grove Road. Commissioner Freeman seconded the motion. The motion passed 4-1, with Commissioner Alexander opposing.
10. Discussion and consideration of a request by Tammy Dalton of Advantage Behavioral Health Systems for a \$1,000 sponsorship for the 2025 Health Meets Hope, Granite City Cares Mental Health & IDD (Intellectual Developmental Disabilities) Awareness 5K and Afternoon of Family Fun Activities to be held on Sunday, March 16, 2025 at McWilliams Park from 3-5 pm. Commissioner Scoggins made a motion to approve the \$1,000 sponsorship. Commissioner Hunt seconded the motion. The motion passed 5-0.
11. Discussion and consideration of a request by Chuck Almond to enter into an agreement with LUX Mitigation and Planning for 2025 Hazard Mitigation Plan update (required plan). Commissioner Alexander made a motion for an agreement with LUX Mitigation and Planning for the 2025 Hazard Mitigation Plan. Commissioner Hunt seconded the motion. The motion passed 5-0.
12. Discussion and consideration of a request by Chuck Almond to purchase/lease new 9-1-1 telephone equipment (vendors: Solacom and Viper 7). Mr. Almond recommended the Viper 7 equipment. There will be a one-time cost of \$ 265,209, with an annual cost of \$32,736 for five (5) years. Funds will come from SPLOST. Commissioner Freeman made a motion to approve the purchase. Commissioner Scoggins seconded the motion. The motion passed 5-0.
13. Discussion and consideration of a refund request from Ben Gober for overpayment of 2024 property taxes due to a reduction in actual heated square footage. The Board of Tax Assessors recommends a refund to the taxpayer of \$516.10. Commissioner Hunt made a

motion to approve the refund to Mr. Gober. Commissioner Scoggins seconded the motion. The motion passed 5-0.

14. Discussion and consideration of the relocation of the Pike District polling place from the Family Life Center at Dewy Rose Baptist Church, 1923 Pulliam Mill Road, to Elbert County Fire Station 5 located at 2260 Nickville Road. Commissioner Hunt made a motion to approve the relocation of the Pike District polling place. Commissioner Scoggins seconded the motion. The motion passed 5-0.
15. Finance Report. Ms. Witcher stated we are under budget thru February. General Fund expenditures are \$470,000 more than FY2024. General Fund revenues are \$631,000 less than FY2024. SPLOST has a cash balance of \$1,712,671. TSPLOST has a cash balance of \$1,517,676. Hotel/Motel Fund has a balance of \$18,712 for local projects.
16. Adjournment. Commissioner Alexander made a motion to adjourn, seconded by Commissioner Hunt. The motion passed unanimously.