

Minutes of Public Hearing

Elbert County Board of Commissioners

May 12, 2025

1. Discussion and consideration of a request by Ignacio Juarez to rezone from RR (Rural Residential) to R1 (Single Family Residential). Property located at 1136 Flagstone Rd., Elberton. Map and parcel 029 070. This request is to allow for a portion to be split. Motion to approve with the condition if this property is split again, it would come back before Planning and Zoning and the Board of Commissioners for approval. Motion carried 5-0. Ms. Juarez stated they wanted to rezone to split the property and each property has its own septic tank and well and are working very hard to get it up to code to sell. Mr. Alfred Sloan wanted to confirm that it would only be split into two (2) parcels and only the two (2) mobile homes on the properties.
2. Discussion and consideration of a request for a Variance to allow for gravel roads in a proposed subdivision. In addition, this is a preliminary plat review for a major subdivision. Property located on Cedar Creek Rd., Elberton. Map and parcel 024 053. Motion to approve with the condition that a completed POA be submitted to the Board of Commissioners before their regular meeting. Motion carried 5-0. Mr. Phil Wilson, Representing Consultant and Broker for U.S.A. Land Group, conducting this project stated that each owner of the tracts will own the roads themselves and in the verbiage of the contracts will state that the county will not maintain any roads ever. Mr. Daughtry stated this is for preliminary plat approval.
3. Discussion and consideration of a request by Thelma Douse to rezone 4-acres from RR (Rural Residential) to R1 (Single Family Residential) at 1912 Dimps Allen Rd., Elberton. This request is to allow for a portion to be split out around an existing house. Planning and Zoning recommended denial by a 5-0 vote. There were no public comments.
4. Discussion and consideration of a request by Katharine Bullock to rezone from GB (General Business) to R1 (Single Family Residential). Property located at 1022 Jones Ferry Rd., Elberton. Map and parcel 023B 023. Planning and Zoning recommended approval by a 5-0 vote. There were no public comments.
5. Discussion and Consideration to amend Elbert County's Multi-Family Residential Standards 6.06.03A. Motion to approve with the amendment that the reserved greenspace be 15%. Motion carried 5-0. There were no public comments.

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 the invocation was given by Mr. Daughtry.
3. Adoption of the Agenda. Commissioner Freeman made a motion to adopt the agenda, seconded by Commissioner Scoggins. The motion passed 5-0.
4. Adoption of the minutes of April 14, 2025 and April 23, 2025. Commissioner Alexander made a motion to adopt the minutes; seconded by Commissioner Hunt. The motion passed 5-0.
5. Public Comments. Mr. Jimmy White wanted to thank the Commissioners for their support and financial assistance of the Juneteenth celebration.
6. Discussion and consideration of a request by Ignacio Juarez to rezone from RR (Rural Residential) to R1 (Single Family Residential). Property located at 1136 Flagstone Rd., Elberton. Map and parcel 029 070. This request is to allow for a portion to be split. Motion to approve with the condition if this property is split again, it would come back before Planning and Zoning and the Board of Commissioners for approval. Motion carried 5-0. Commissioner Alexander made a motion to approve this rezoning request with the conditions set forth by Planning and Zoning. Commissioner Hunt seconded the motion. The motion passed 5-0.
7. Discussion and consideration of a request for a Variance to allow for gravel roads in a proposed subdivision. In addition, this is a preliminary plat review for a major subdivision. Property located on Cedar Creek Rd., Elberton. Map and parcel 024 053. Planning and Zoning approved by a 5-0 vote, with the condition that a completed POA be submitted to the Board of Commissioners before their regular meeting. Commissioner Hunt made a motion to approve; seconded by Commissioner Freeman. The motion carried 5-0.
8. Discussion and consideration of a request by Thelma Douse to rezone 4-acres from RR (Rural Residential) to R1 (Single Family Residential) at 1912 Dimps Allen Rd., Elberton. This request is to allow for a portion to be split out around an existing house. Planning and Zoning recommended denial by a 5-0 vote. Commissioner Alexander made a motion to deny this rezoning request as recommended by Planning and Zoning. Commissioner Scoggins seconded the motion. The motion to deny carried by a 5-0 vote.
9. Discussion and consideration of a request by Katharine Bullock to rezone from GB (General Business) to R1 (Single Family Residential). Property located at 1022 Jones Ferry Rd., Elberton. Map and parcel 023B 023. Planning and Zoning recommended approval by a 5-0 vote. Commissioner Scoggins made a motion to approve this rezoning request. Commissioner Hunt seconded the motion. The motion passed 5-0.
10. First Reading for Discussion and Consideration to amend Elbert County's Multi-Family Residential Standards 6.06.03A. Planning and Zoning approved by a 5-0 vote with the amendment that the reserved greenspace be 15%. Mr. Hulme stated this is an ordinance change to the Multi-Family Residential Standards that we found with potential development to be extremely restrictive. Our current ordinance requires 50% greenspace, so half of the property has to be reserved for greenspace. Planning and Zoning recommended 15%. This all changes the setbacks for apartments, townhomes,

condominiums. This change is to make it consistent with our actual ordinance which already determines what the setbacks and property sizes are. This is for first reading only.

11. Discussion and consideration of a request by Larry Kesler, Head Golf Coach at Elbert County High School for up to \$18,000 to cover the cost of golf cart rentals and a digital scoreboard to be used at the GHSA Golf State Championship to be held at Richard B. Russell Park. Funds to come from the RBR Hotel/ Motel tax fund. Commissioner Freeman made a motion to approve funds of up to \$18,000 to help with the cost of the GHSA Golf State Championship held at Richard B. Russell Park. Commissioner Hunt seconded the motion. The motion passed 5-0. These funds will come from the Hotel/Motel Tax for Richard B. Russell Park.
12. Discussion and consideration of the appointment of Mrs. Sherrie Vaughn, as the Republican representative to the Board of Elections and Registrars to replace Mr. Dustin Ayers. Commissioner Alexander made a motion to approve the appointment of Mrs. Sherrie Vaughn to the Board of Elections. Commissioner Scoggins seconded the motion. The motion passed 5-0.
13. Discussion and consideration of a request by Jacklyn Bradford for \$1,000 to support the "Reading is Essential" Summer Reading Camp. Funds to come from the Hotel/Motel tax fund. Commissioner Jones made a motion to approve \$1,000 in support of the Summer Reading Camp. Commissioner Scoggins seconded the motion. The motion passed 5-0. Funds will come from the Hotel/Motel Tax.
14. Discussion and consideration of Health Insurance benefits for County employees. Ms. Ashley Gilder from MSI Benefits Group presented the renewal presentation stating due to the previous year's claims along with a number of large claims, Anthem, our current provider offered an initial renewal increase of 29.7 %. After negotiations, they lowered it to a 17.5% increase above last year for a difference of \$297,246 annually. Premiums for employees will remain the same with no increase. Commissioner Freeman made a motion to approve the proposal from Anthem, with no increase to employee premiums. Commissioner Alexander seconded the motion. The motion passed 5-0.
15. Discussion and consideration of a Rental Agreement between Elbert County and State Properties Commission on behalf of the Department of Driver Services (DDS). Mr. Hulme stated this is basically the same agreement as in the past of \$1 per year; with the only change being to clean their carpet once a year. Commissioner Alexander made a motion to approve the rental agreement. Commissioner Hunt seconded the motion. The motion passed 5-0.
16. Discussion and consideration of designing plans to widen Petersburg Road and installing a sidewalk on the north side of road from Elbert Street to Wildwood Apartments. Mr. Hulme stated we have a couple of proposed developments planned on Petersburg Road, and he feels it's a good idea to go ahead and start the planning process of widening Petersburg Road before construction takes place. This is for design plans only. Chairman Vaughn asked for a motion to allow Mr. Hulme to start the design process. Commissioner Alexander made the motion, seconded by Commissioner Freeman. The motion passed 5-0.
17. Discussion and consideration of a Resolution establishing the position of Safety Coordinator to oversee a safety program to assist with the loss prevention efforts of the county. Mr. Hulme stated establishing a Safety Coordinator for the county is recommended by ACCG to help with loss prevention. Mr. Ryan Wright will assume the role of this position after Mr. Bobby Howell transferred to another department. Commissioner Hunt made the motion to approve Mr. Ryan Wright as Safety Coordinator. Commissioner Scoggins seconded the motion. The motion passed 5-0.
18. Discussion and consideration of surveying Pine Ridge Drive for road widening. Mr. Hulme stated the winery is on Pine Ridge Drive and there is a lot of traffic on a very narrow road. He said that this could be done in-house, but we are not certain where the road sits compared to the right-of-way; there is a small strip that needs to be surveyed to know exactly where the boundary lines are to know where to widen the road to help with traffic flow. Commissioner Alexander made a motion to allow Mr. Hulme to go ahead and look at surveying the road. Commissioner Hunt seconded the motion. The motion passed 5-0.
19. Discussion and consideration of a request by Danny New, Building Maintenance Supervisor, to surplus a Sullair Corp. 365 CFM Tandem Axle Portable Compressor, Model 365 DPQ. Mr. Hulme stated this piece of equipment has been sitting in the shop and we have no need for it; therefore, he requests that it be placed on Gov Deals for sale. Commissioner Freeman made the motion to surplus this item; seconded by Commissioner Hunt. The motion passed 5-0.
20. Finance Report. Ms. Witcher stated we are under budget thru April. General Fund expenditures are \$624,620 more than in FY2024. General Fund revenues are \$382,374 more than FY 2024. Hotel/Motel tax has a balance of \$16,164 for local projects.
21. Executive Session for Litigation. Commissioner Scoggins made a motion to enter Executive Session for litigation; 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. Chairman Vaughn stated no action was taken.
22. Adjournment. Commissioner Alexander made a motion to adjourn; seconded by Commissioner Scoggins. The motion passed unanimously.