

**Minutes of Public Hearing  
Elbert County Board of Commissioners  
Tuesday, October 11, 2022**

- 1) Discussion and approval of a request by Melvin Jennings, Jr. to rezone three (3) acres from A (Agricultural) to R1 (Single Family Residential), located at 2577 Cleveland Drive, Elberton. Map: 061, Parcel: 015
- 2) Discussion and approval of a request by Mark Karpinsky to rezone 1.610 acres from RR (Rural Residential) to R1 (Single Family Residential), located at 2108 Cromer Rd., Dewy Rose. Map:020, Parcel:056R
- 3) Discussion and approval of a request by Allison Rice to rezone 1.5 acres from A (Agricultural) to R1 (Single Family Residential), located at 1701 Bullards Ferry Rd., Elberton. Map:043, Parcel:003A

There were no public comments.

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Chairman Lee Vaughn called the meeting to order, Present were Chairman Vaughn, Commissioner David Hunt, Commissioner Casey Freeman, Commissioner Chris Alexander, Commissioner Kenneth Ashworth, Commissioner Freddie Jones, County Administrator Phil Pitts, County Attorney Bill Daughtry, CFO Macie Witcher, County Clerk Tamara Butler.

After the Pledge to the United States flag the invocation was given by Mr. Daughtry.

**Adoption of the Agenda.** Chairman Vaughn asked for a motion to amend the agenda to add 14b) Discussion and approval of an Abatement Proposal for the new Solar Farm in Bowman, 14c) Discussion and approval of a Resolution for the Chamber of Commerce and 14d) Executive Session. Commissioner Ashworth made a motion to adopt the agenda as amended. Commissioner Freeman seconded the motion. The motion passed 5-0.

**Adoption of the Minutes of September 12, 2022 and the Called Meeting on September 21, 2022.** Commissioner Alexander made a motion to adopt the minutes. Commissioner Hunt seconded the motion. The motion passed 5-0.

**Discussion and approval of a request by Melvin Jennings, Jr. to rezone three (3) acres from A (Agricultural) to R1 (Single Family Residential), located at 2577 Cleveland Drive, Elberton. Map: 061, Parcel: 015.** Commissioner Alexander made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 5-0.

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**Discussion and approval of a request by Mark Karpinsky to rezone 1.610 acres from RR (Rural Residential) to R1 (Single Family Residential), located at 2108 Cromer Rd., Dewy Rose. Map:020, Parcel:056R.** Commissioner Jones made a motion to approve this rezone request. Commissioner Ashworth seconded the motion. The motion passed 5-0.

**Discussion and approval of a request by Allison Rice to rezone 1.5 acres from A (Agricultural) to R1 (Single Family Residential), located at 1701 Bullards Ferry Rd., Elberton. Map:043, Parcel:003A.** Commissioner Freeman made a motion to approve this rezone request. Commissioner Ashworth seconded the motion. The motion passed 5-0.

**Discussion and approval to enter into a Fleet Management Agreement with Enterprise for a lease of twenty (20) vehicles.** Lease amount will be approximately \$170,090 per year (this amount is contingent on the sale of the vehicles and number of vehicles leased). Funds to come from SPLOST. Mr. Pitts stated that Sheriff Andrews was opposed to the agreement. Mr. Allen Hulme stated that ten (10) vehicles (that would have been for the Sheriff's Dept) would be removed, leaving an agreement for nine (9) vehicles; which will include 4-H, EMS, Maintenance, Road Department and Tax Assessor. The updated lease amount excluding vehicles for the Sheriff's Department is \$96,406 with equity-owned; they are projecting the sale of the vehicles to be approximately \$38,184. The approximate lease amount for a 4-year lease is \$58,222 annually. Commissioner Freeman made a motion to approve the Fleet Management Agreement with Enterprise. Commissioner Hunt seconded the motion. The motion passed 5-0.

**Discussion and approval to seek sealed bids for a general contractor to construct the new County Extension/4-H building.** Mr. Hulme stated this is a request ONLY for permission to seek bids. Everything is contingent upon SPLOST passing; and it will take up until the SPLOST vote to get everything ready to send out for sealed bids. Commissioner Freeman made a motion to approve seeking bids for the general contractor. Commissioner Alexander seconded the motion. The motion passed 5-0.

**Discussion and approval to seek sealed bids for the construction of a show arena.** Mr. Hulme stated this is separate from the building. This is for the show arena and we would not need to have a general contractor; we can request sealed bids for the construction of the metal building only for the show arena. Commissioner Ashworth made a motion to seek bids for the construction of the show arena. Commissioner Freeman seconded the motion. The motion passed 5-0.

**Discussion and approval to move the Animal Control office from the supervision of the Sheriff's Office to Code Enforcement.** Commissioner Alexander commented that it doesn't need to be moved to Code Enforcement as they have enough on their plate now and asked where else would it be moved; Chairman Vaughn stated under the County Manager. Commissioner Freeman made a motion to table this because there are a number of things to work out, such as facilities and personnel. He stated further study needs to be done on the matter. Commissioner Ashworth agreed and seconded the motion. Chairman Vaughn stated this is a mistake; because it needs to be moved now; the idea is to get volunteers in there to help correct the situation and it will not be corrected as long as it stays under the Sheriff's Department. Commissioner Freeman said that he is not saying that it doesn't need to be moved,

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only that we need time to study it. Also, Commissioner Ashworth stated that he has asked for a list of volunteers willing to help; but has not been given anything yet. The vote made by Commissioner Freeman to table this was seconded by Commissioner Ashworth and Commissioner Jones. The motion passed 3-2; with Commissioner Alexander and Commissioner Hunt opposing the vote to table it.

**Discussion and approval of a quote of \$18,150 from Data Cloud Solutions.** This is a mobile assessor software for field evaluations. First year implementation fees, licenses and training will come from ARPA funds. This item was removed since it is less than \$25,000 and doesn't require a vote.

**Discussion of Elbert County Financial Policies guidelines.** Mr. Pitts stated the Federal Government now requires that we have in place a "Financial Policies" guideline, since various departments receive federal monies. This is an administrative matter of information only. No vote required.

**Discussion and approval of an Abatement Proposal from Daniel Dobbins from the Economic Development Authority for a Solar Farm in Bowman.** Chairman Vaughn stated Mr. Dobbins presented the proposal at the work session and asked for a motion to accept or deny the proposal. Commissioner Alexander made a motion to deny the proposal. Commissioner Freeman seconded the motion along with Commissioner Hunt. The motion passed 3-2, with Commissioner Ashworth and Commissioner Jones opposing.

**Discussion of a Proclamation in support of the Elbert County Chamber of Commerce.** Mr. Daughtry read from the Proclamation which stated that October 17<sup>th</sup> thru 24<sup>th</sup> is National Support your Chamber of Commerce" week, and for nearly 120 years the Chamber has served the community. The Elbert County Board of Commissioners expresses its' appreciation of and support for the Elbert County Chamber of Commerce.

**Finance Report.** Ms. Witcher stated budget expenditures thru September are under by \$126,258 and General Fund revenues thru September are \$309,425 higher than last year. SPLOST and TSPLOST funds are still in good shape and all commitments have been paid thru September. Hotel/Motel tax fund is still looking good.

**Executive Session.** Commissioner Freeman made a motion to enter Executive Session for litigation. Commissioner Ashworth seconded the motion. The motion passed 5-0.

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

Chairman Vaughn stated no action was taken

**Public Comments.** There were no comments.

**Adjournment.** Commissioner Ashworth made a motion to adjourn. Commissioner Alexander seconded the motion. The motion passed unanimously.