

Minutes of Public Hearing  
Elbert County Board of Commissioners  
Monday, April 11, 2022

- 1) Discussion and approval of a request by Jacob Allen to rezone from Mixed Use to GB (General Business), property located at 2379 Calhoun Falls Hwy, Elberton, Map 065 Parcel 063. Recommended approval by the Planning and Zoning Board. There were no public comments regarding this application.
- 2) Discussion and approval of a request by Jacob Allen to rezone from R1 (Single Family Residential) to GB (General Business). This request is to allow for an outdoor storage facility located on Drake Road, Elberton, Map 065 Parcel 062. Recommended approval by the Planning and Zoning Board. There were no public comments regarding this application.
- 3) Discussion and approval of a request by Colin Pearson to rezone approximately 5 acres from A (Agricultural) to RR (Rural Residential). This request is for a gift of property from grandparents to allow for a homesite. Located on Bowman Hwy, Bowman. Map 012 Parcel 002. Recommended approval by the Planning and Zoning Board. There were no public comments regarding this application.
- 4) Discussion and approval of a request by Devin Harvey to rezone from R1 (Single Family Residential) to GB (General Business) to allow for a luxury adult only private campground; located at 1879 Athens Hwy, Elberton. Map 023 Parcel 055. Recommended denial by the Planning and Zoning Board. Vance West, half owner of Farmcamp, LLC, stated their goal is “in sync” with the county’s “comprehensive plan” promoting tourism, etc. He also argued that the property is located in a “Mixed Use” area. He also stated the campground would not create a negative impact to the environment.

Mr. Bob Thomas, speaking on behalf of Dove’s Creek Baptist Church which is located adjacent to this property is against this rezone; stating the campground would create an increase to the public safety offices and is concerned about the septic system that would be required on the property and its relation to the church.

Mr. Johnelle Simpson, representing nearby property owners, stated the area is primarily agricultural and rural residential and should not be approved as a General Business zone.

Ms. Paula Wise, a resident of Cleveland Drive, compared this request to the rezone request for a deer processing facility, that Commissioner’s approved, but that Planning and Zoning had not recommended approval, stating the comprehensive plan is useless, if you don’t follow the guidelines.
- 5) Discussion and approval of a request by Devin Harvey to rezone from A (Agricultural) to GB (General Business) to allow for a luxury adult only private campground; located on Athens Hwy, Elberton. Map 023 Parcel 054. Recommended denial by the Planning and Zoning Board.

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Chairman Lee Vaughn called the meeting to order, Present were Chairman Vaughn, Commissioner Horace Harper, 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 Commissioner Ashworth.

**Adoption of the Agenda.** Chairman Vaughn asked for a motion to amend the agenda to add 15b) Discussion and approval of increase in tipping fees for Elbert County Solid Waste and 16b) Discussion and approval of an RFQ for the new County Extension-4/H building for design services and site plan. Commissioner Freeman made the motion to adopt the agenda as amended. Commissioner Harper seconded the motion. The motion passed 5-0.

**Adoption of the Minutes of March 3, 2022 and March 14, 2022.** Commissioner Ashworth made a motion to adopt the minutes as read. Commissioner Jones seconded the motion. The motion passed 5-0.

**Discussion and approval of a request by Jacob Allen to rezone from Mixed Use to GB (General Business), property located at 2379 Calhoun Falls Hwy, Elberton, Map 065 Parcel 063.** Recommended approval by the Planning and Zoning Board. Commissioner Freeman made a motion to approve this application. Commissioner Harper seconded the motion. The motion passed 5-0.

**Discussion and approval of a request by Jacob Allen to rezone from R1 (Single Family Residential) to GB (General Business).** This request is to allow for an outdoor storage facility located on Drake Road, Elberton, Map 065 Parcel 062. Recommended approval by the Planning and Zoning Board. Commissioner Freeman made a motion to approve this application. Commissioner Jones seconded the motion. The motion passed 5-0.

**Discussion and approval of a request by Colin Pearson to rezone approximately 5 acres from A (Agricultural) to RR (Rural Residential).** This request is for a gift of property from grandparents to allow for a homesite. Located on Bowman Hwy, Bowman. Map 012 Parcel 002. Recommended approval by the Planning and Zoning Board. Commissioner Ashworth made a motion to approve this application. Commissioner Alexander seconded the motion. The motion passed 5-0.

**Discussion and approval of a request by Devin Harvey to rezone from R1 (Single Family Residential) to GB (General Business) to allow for a luxury adult only private campground; located at 1879 Athens Hwy, Elberton. Map 023 Parcel 055.** Recommended denial by the Planning and Zoning Board. Commissioner Freeman made a motion to deny this application as recommended by the Planning & Zoning Board. Commissioner Ashworth seconded the motion. The motion passed 5-0.

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**Discussion and approval of a request by Devin Harvey to rezone from A (Agricultural) to GB (General Business) to allow for a luxury adult only private campground; located on Athens Hwy, Elberton.** Map 023 Parcel 054. Recommended denial by the Planning and Zoning Board. Commissioner Freeman made a motion to deny this application as recommended by the Planning & Zoning Board. Commissioner Ashworth seconded the motion. The motion passed 5-0.

A request by Timothy Aaron Styles to address the Board regarding taxes on property at 93 College Avenue that he states he does not own. **This item was removed from the agenda.**

A request by Sid Sewell to address the Board regarding fixing a fence on private property on Paul Motes Road. **This item was removed from the agenda.**

**Attorney John Clark to address the Board regarding the Election Board.** Mr. Clark asked how the third seat on the Election Board would be determined; since two (2) seats were for the Democratic and Republican parties and who will have input in the decision. Mr. Daughtry stated that members of the Election Board cannot and will not be beholden to any political party and would appreciate Mr. Clark's input when the time came make a selection. Chairman Vaughn stated the process will not start until approved by legislation.

**A request by the Residents of Buck Trail Drive, Doe Run Drive, Danton Drive and Jamel Drive to address the Board asking that these roads be maintained by the County.** Mr. Pitts stated that Jamel Drive was already a county-maintained road; and at this time no additional roads will be added to the county-maintained road list; unless there is a concern of the protection of publicly owned vehicles, then minor repairs/upkeep would be performed.

**A request by EMS Director, Chuck Almond to discuss and possibly upgrade the Intergovernmental Agreement between Elbert County and the City of Elberton for E911 dispatch services that includes Elberton jail inmates.** Commissioner Alexander made a motion to approve this Intergovernmental Agreement. Commissioner Ashworth seconded the motion. The motion passed 5-0.

**Discussion and approval of bids for wood grinding at Elbert County Solid Waste.** Mr. Pitts stated that three (3) bids were received with Rider Grinding Services being the low bid of \$475 per hour; therefore; it is his recommendation to approve their bid. Commissioner Freeman made a motion to approve the bid from Rider Grinding Services. Commissioner Alexander seconded the motion. The motion passed 5-0.

**Discussion and approval of increase in tipping fees for Elbert County Solid Waste.** Mr. Pitts stated a proposed increase from \$52 per ton to \$56 per ton, which is aligned with other jurisdictions in the area. Tipping fees for tires will increase from \$175 per ton to \$250 per ton, which is also in line with other jurisdictions. Commissioner Freeman made a motion to approve the price increases. Commissioner Jones seconded the motion. The motion passed 5-0.

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**Discussion and approval to either seek bids for the repairs to the old Train Depot OR to discuss other alternatives.** Chairman Vaughn stated that a year or more ago bids were sent out for a new roof for the old train depot. The company that was awarded the bid, backed out and nothing has been done since that time. Chairman Vaughn asked for a motion to send out bids again for a new roof for the depot. Commissioner Freeman made a motion to approve; Commissioner Alexander seconded the motion. The motion passed 5-0.

**Discussion and approval of an RFQ for the new County Extension-4/H building for design services and site plan.** Commissioner Alexander made a motion to approve the RFQ. Commissioner Freeman seconded the motion. The motion passed 5-0.

**Finance Report.** Ms. Witcher stated General Fund expenditures thru March are under budget; Revenues are looking good and some property taxes are still coming in.

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

**Adjournment.** Commissioner Harper made a motion to adjourn. Commissioner Alexander seconded the motion. The motion passed 5-0.