

Minutes of Public Hearing
Elbert County Board of Commissioners
Monday, January 9, 2023

- 1) Discussion and approval of a request by Jonathan Cullum for a Conditional Use to allow two (2) campers to be in use on the property. Located at 2941 Stanley Maxwell Rd., Bowman, GA. Map: 006, Parcel: 071. Recommended approval by Planning and Zoning. Mr. Cullum was present and asked for approval of this request.

- 2) Discussion and approval of a request by Jason Fritz to rezone 2.15 acres from A (Agricultural) to GB (General Business). This request is to allow for a Dollar General store to be built on the property. Located on Bowman Hwy., Dewy Rose, GA. Map: 021, Parcel: 019. Recommended approval by Planning and Zoning. Mr. Rob Leverette spoke on behalf of the applicant and presented some information along with Mr. Jason Fritz who presented some concept plans of the proposed Dollar General Plus store.
Kayla Gault, an adjacent property owner spoke and was not in favor of this request.
Diane Williams, who lives on Pulliam Mill Road, spoke in favor of this request.

- 3) Discussion and approval of a request by Gino Saponari to rezone three (3) acres from Mixed Use to GB (General Business). This request is also for approximately 46.11 acres from Mixed Use to I (Industrial). Located at 1465 Athens Hwy., Elberton, GA. Map: 032A, Parcel: 051.
Recommended approval by Planning and Zoning. Ed Fickey, a realtor who works with Mr. Saponari spoke on his behalf.

- 4) Discussion and approval of a request by Lisa Bargstedt to rezone approximately 1.5 acres from A (Agricultural) to R1(Single Family Residential). Located at 1602 Martin Villa Rd., Elberton, GA. Map: 030, Parcel: 025A. Recommended **denial** by Planning and Zoning. Ms. Bargstedt stated a utility building is on the property already; but will be converted into a residence. The request is to move 1.5 acres from the middle of the parcel. This will be adding a residential dwelling to the property.
Mr. Cliff Dye, President of the Northwood Hills Homeowners Association, which members' property adjoins this property, spoke against this request.

- 5) First Reading of proposed changes to Elbert County Zoning Ordinance regarding Multi-Family Residential Units. Recommended approval by Planning and Zoning.

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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 Mike Scoggins,

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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, Discussion and Approval to elect a Vice-Chairman for the upcoming year. Commissioner Freeman made the motion to adopt the agenda as amended. Commissioner Alexander seconded the motion. The motion passed 5-0.

Adoption of the Minutes of December 12, 2022. Commissioner Alexander made a motion to adopt the minutes of December 12, 2022. Commissioner Hunt seconded the motion. The motion passed 5-0.

Discussion and approval of a request by Jonathan Cullum for a Conditional Use to allow two (2) campers to be in use on the property. Located at 2941 Stanley Maxwell Rd., Bowman, GA. Map: 006, Parcel: 071. Recommended approval by Planning and Zoning. Commissioner Freeman made a motion to approve this rezone request. Commissioner Alexander seconded the motion. The motion passed 5-0.

Discussion and approval of a request by Jason Fritz to rezone 2.15 acres from A (Agricultural) to GB (General Business). This request is to allow for a Dollar General store to be built on the property. Located on Bowman Hwy., Dewy Rose, GA. Map: 021, Parcel: 019. Recommended approval by Planning and Zoning. Commissioner Jones made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 5-0.

Discussion and approval of a request by Gino Saponari to rezone three (3) acres from Mixed Use to GB (General Business). This request is also for approximately 46.11 acres from Mixed Use to I (Industrial). Located at 1465 Athens Hwy., Elberton, GA. Map: 032A, Parcel: 051. Recommended approval by Planning and Zoning. Commissioner Freeman made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.

Discussion and approval of a request by Lisa Bargstedt to rezone approximately 1.5 acres from A (Agricultural) to R1(Single Family Residential). Located at 1602 Martin Villa Rd., Elberton, GA. Map: 030, Parcel: 025A. Recommended denial by Planning and Zoning. Commissioner Alexander made a motion to deny this rezone request as recommended by Planning and Zoning. Commissioner Freeman seconded the motion. The motion passed 5-0.

First Reading of proposed changes to Elbert County Zoning Ordinance regarding Multi-Family Residential Units. Recommended approval by Planning and Zoning. First Reading only. No vote is required.

Discussion and approval of an agreement with the City of Elberton to provide Broadband service at the Animal Control facility in return for deeding the County's half-interest in the old Health Department building. Chairman Vaughn stated bids were put out several months ago to purchase the

old Health Department building, but the minimum bid was not enough for the city and they refused the offer. This agreement will deed the County's interest to the city in return for broadband service at the animal control facility on Hulmes Chapel Road. Commissioner Hunt made a motion to approve this agreement. Commissioner Freeman seconded the motion. The motion passed 5-0.

Discussion and approval of a request by Sheriff Andrews for 2017 SPLOST for Animal Control. Mr. Pitts stated in the 2017 SPLOST there was an amount of \$75,000 for both Code Enforcement and Animal Control. A vehicle was purchased for the Code Enforcement department, and there is a remaining balance of \$35,780. The Sheriff is requesting that balance be used to buy a vehicle for the Animal Control department; but the vehicle he is considering will exceed that amount. Mr. Darren Scarborough thinks he may be able to get a truck ordered and stay within that budget, but is not certain. Commissioner Hunt made a motion to use the \$35,780 from SPLOST and up to \$2,000 from General Fund to purchase a vehicle for the Animal Control Department. Commissioner Alexander seconded the motion. Commissioner Jones stated he wasn't going to vote; but then said he would go with the majority. The motion passed 4-1 with Commissioner Scoggins opposing.

Discussion and approval of the purchase of locks at the Detention Center. Captain Shanon Young stated that two (2) cell block doors were not secure and needed to be replaced. Chairman Vaughn stated he would like to put it out for bids, but Captain Young stated there is only one (1) company with the retro fit locks. The estimate is for \$186,408 from Willo Products. Mr. Pitts stated we have ARPA funds that was set aside for technology but could be used for this. Commissioner Hunt made a motion to use ARPA funds to purchase locks for the Detention Center. Commissioner Alexander seconded the motion. The motion passed 4-1 with Commissioner Jones opposing.

Discussion and approval of proposals for Debris Removal and Disposal Contract for EMA. Mr. Chuck Almond stated two (2) bids were received. Upon doing a scoring chart comparison, Southern Disaster Services scored 90.2% out of the categories that were reviewed. They are also the current vendor. It is his recommendation to renew the contract with South Disaster Services for a period of five (5) years. Commissioner Freeman made a motion to approve Mr. Almond's recommendation. Commissioner Scoggins seconded the motion. The motion passed 5-0.

Discussion and approval of bids to replace flooring in the lower wing of the Government Complex. Mr. Bobby Howell stated only one (1) bid was received for this project. Big T's Discount Carpet in Elberton turned in a bid of \$58,296.83. After talking with ACCG, our insurance carrier, they agreed to cover the full price. Commissioner Alexander made a motion to approve the bid from Big T's. Commissioner Jones seconded the motion. The motion passed 5-0.

Discussion and approval of Georgia Department of Community Health Upper Payment Limit (UPL). Mr. Almond stated this is a grant for Medicaid transports in 2021. There is no vote required.

Discussion and approval to appoint a Vice-Chairman for the 2023. This is a position that rotates every year with Commissioner's from each district serving as the Vice-Chairman. Commissioner Freeman filled the vacancy for 2022 after Commissioner Harper's passing. Commissioner Freeman made a motion to approve the appointment of Commissioner Alexander as Vice-Chairman for 2023. Commissioner Hunt seconded the motion. The motion passed 5-0.

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Finance Report. Ms. Witcher stated General Fund were under budget thru December. SPLOST and TSPLOST and Hotel/Motel tax funds are looking ok. Ms. Witcher confirmed we have \$24,338 in ARPA funds that are uncommitted, plus \$109,000 that was received today and another \$109,000 that will be coming in at a later date.

Mr. Pitts commented on a question that was asked about ARPA funds coming from another county or from reappropriated money already allocated to Elbert County. He contacted Bill Twomey at ACCG, and was informed there is no finding that money is passed from one county to another.

Public Comments. Commissioner Jones asked three (3) questions regarding ARPA funds.

- 1) How much money is needed to fund needed projects as of now
- 2) How much money is going to be allowed to Non-Profit organizations
- 3) When will be funds be available and the requirements

Chairman Vaughn stated it is his recommendation to address and vote at the February meeting as to who and how any ARPA funds will be distributed. If approved, then we would set up the criteria and requirements to apply for the funds.

Mr. Bobby Hunt stated non-profit groups need the ARPA funds to make up what was lost.

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