

**Work Session**  
**Elbert County Board of Commissioners**  
**Thursday, June 5, 2025 5:00 PM**

- 1) Discussion and consideration of a request by Peggy LeFevre to rezone 4.31-acres at 2817 Martin Road, Bowman, from A(Agricultural) to R1(Single Family Residential). This request is to allow for a portion to be split out around an existing house. Map and parcel 006 106. Planning and Zoning recommended approval by a 5-0 vote.
- 2) Discussion and consideration of a request by Johnny and Carolyn Chattin to rezone 1.50-acres at 2459 Blue Hole Road, Elberton, from RR (Rural Residential) to R1(Single Family Residential). This request is to allow for a portion to be split. Map and parcel 015 038. Planning and Zoning recommended approval by a 5-0 vote.
- 3) Discussion and consideration of a request by Linda Collins-Allen to rezone approximately 1-acre on Dixon-McCall Road, Elberton, from A(Agricultural) to R1(Single Family Residential). This request is to allow for a portion to be joined with an adjoining parcel in order for a home to be placed on it. Map and parcel 080 016. Planning and Zoning recommended approval by a 5-0 vote.
- 4) Discussion and consideration of a request by Jesus Rodriguez Benitez to rezone from RR (Rural Residential) to R1(Single Family Residential). Property located at 1533 Buck Trail Road, Elberton. This request is to allow for the parcel to be split and an additional home to be placed on the property. Map and parcel 034 001D. Planning and Zoning recommended approval by a 5-0 vote.
- 5) Discussion and consideration of a request by Open Road Solutions, LLC to rezone from GB (General Business) to R2(Single and Multi-Family Residential). Property located on Petersburg Road, Elberton. This request is to allow for apartments/duplexes to be built. Map and parcel 042E 118A. Planning and Zoning recommended approval by a 5-0 vote.
- 6) Discussion and consideration of a request by Open Road Solutions, LLC to rezone from I (Industrial) to R1 (Single Family Residential). Property located on Old Middleton Road, Elberton. This request is to allow for homes to be built on the property. In addition, this request is for a preliminary plat review. Map and parcel 042 012. Planning and Zoning recommended approval by a 5-0 vote.
- 7) Second Reading for Discussion and Consideration to amend Elbert County's Multi-Family Residential Standards 6.06.03A Ordinance.
- 8) Mr. John Watson and Mr. Gary LaBagh to address the Board concerning the condition of Ernest Brown Road.
- 9) Mr. Frederick Bonner, speaking on behalf of the Calhoun Falls Hwy/Bakers Ferry Road Community to address the Board concerning the need for a County Neighborhood Noise/Nuisance Ordinance.
- 10) Discussion and consideration to reappoint Ms. Rhonda Floyd to the Elbert County Board of Family and Children Services. Her term is set to expire June 30, 2025.

- 11) Discussion and consideration of the SFY 2026 DFCS (Department of Family and Children Services) budget. DFCS has requested \$33,590.04, the same amount as last year, which will be paid to them monthly in the amount of \$2799.17.
- 12) Discussion and consideration to increase camping rates at Bobby Brown Park as follows:
  - 1) Waterfront 50- amp campsite- \$38/night
  - 2) Waterfront 30-amp campsite- \$35/night
  - 3) Interior 50-amp campsite -\$35/night
  - 4) Interior 30-amp campsite- \$30/night (no change)
  - 5) Pioneer Savannah/Broad- \$40/night
- 13) Discussion and consideration to increase Solid Waste tipping fees from \$65/per ton to \$68/per ton and increase fees to out-of-town residents to \$136/per ton
- 14) Discussion and consideration of a rate increase of .50 cents for blue and yellow bags
- 15) Discussion and consideration of changing the days of operation for Convenience Centers to Monday and Saturday. (They are currently open Monday, Wednesday and Saturday)
- 16) Discussion and consideration to continue our partnership with the Community Partnership of Elbert County
- 17) Discussion and consideration to request the Board of Elections to conduct a study on the cost of holding each election per precinct and to look at how many precincts adjoining counties are using
- 18) Discussion and consideration of the reappointment of Rev. Thomas Jackson to the Planning and Zoning Board
- 19) Discussion and consideration of the reappointment of Mr. Johnny Lutz to the Planning and Zoning Board
- 20) Discussion and consideration of the reappointment of Mr. Quinn Floyd to the Planning and Zoning Board
- 21) Discussion and consideration of the reappointment of Mr. Otho Graham to the Planning and Zoning Board
- 22) Discussion and consideration of accepting additional LMIG funding
- 23) Discussion and consideration to seek bids for a side-arm tractor for the Road Department
- 24) Discussion and consideration of a request by Mr. Chuck Almond to surplus a 1990 American General HMMWV

- 25) Discussion and consideration to seek sealed bids for a cover to go over the batting cages at McWilliams Park and recommit \$150,000 of the committed funds to McWilliams Park.
- 26) Discussion and consideration of a Resolution Calling for a Referendum at the November 2025 election to impose a FLOST for the sole purpose of property tax relief to offset the effect of the floating homestead exemption

#### WORK SESSION ONLY

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- Discussion of a proposal to relocate the Government Complex to the current High School