

Elbert County Planning and Zoning

Public Hearing – July 24, 2025

1. Call public hearing to order.
2. Pledge of allegiance to the American Flag.
3. Invocation.
4. Approval of June 26, 2025 minutes.
5. Zoning case file: 043C 040 & 043F 083B located at 1516 Franklin Dr. Elberton, GA 30635 for a rezone request from R1-Single Family Residential to RR-Rural Residential. This request is to allow for the parcels to be combined.
6. Zoning case file: 012 004E located at 2233 Bennett Rd. Bowman, GA 30635 for a rezone request of four parcels from A-Agricultural to R1-Single Family Residential. This request is to allow for the property to be split and placed into a family trust.
7. Zoning case file: 032D 001 located at 1062 Jones Ferry Rd. Elberton, GA 30635 for a rezone request of 4.7-Acres from A-Agricultural to R1-Single Family Residential. This request is to allow for a tract to be split out around an existing home. In addition, a tract to be split out and a home to be placed on it.
8. Zoning case file: 016 015 located at 1002 Sam Paul Rd. Elberton, GA 30635 for a rezone request of 1.50-Acres from Mixed Use to R1-Single Family Residential and 25.59-Acres from Mixed Use to A-Agricultural. This is to allow for a portion to be split out around and existing home.
9. Zoning case file: 048 002B, 048 002C, 048 002D, and 048 002E located on Kohl Rd. Elberton, GA 30635 for a rezone request from A-Agricultural to R1-Single Family Residential.
10. Zoning case file: 024 053 located at Cedar Creek Rd. Elberton, GA 30635 for a variance request to accept a letter from the soil scientist stating they have performed soil tests on each lot. In addition, this is for a final plat review.
11. Zoning case file: 059A 007U, 059A 006J, & 059A 007H located at Mere Cole Road, Carter Lane, and Hornets Bridge Drive Elberton, GA 30635 for a preliminary plat review in order to subdivide parcels back to the original subdivision plan.
12. Adjournment.