

Public Hearing
Elbert County Board of Commissioners
Monday, August 11, 2025 5:15 PM

- 1) Discussion and consideration of a request by Roger Merrill Franklin to rezone from R1(Single Family Residential) to RR (Rural Residential) at 1516 Franklin Drive, Elberton. This request is to allow the parcels to be combined. Map and parcels 043C 040 and 043F 083B. Planning and Zoning recommended approval by a 6-0 vote.
- 2) Discussion and consideration of a request by Joseph Melchior to rezone four (4) parcels from A (Agricultural) to R1(Single Family Residential) at 2233 Bennett Road, Bowman. This request is to allow for the property to be split and placed into a family trust. Map and parcel 012 004E. Planning and Zoning recommended approval by a 6-0 vote.
- 3) Discussion and consideration of a request by Johnathan Evans to rezone 4.7- acres from A(Agricultural) to R1(Single Family Residential) at 1062 Jones Ferry Road, Elberton. 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. Map and parcel 032D 001. Planning and Zoning recommended approval by a 6-0 vote.
- 4) Discussion and consideration of a request by James Lavere to rezone 1.50-acres from Mixed Use to R1(Single Family Residential) and 25.59-acres from Mixed Use to A(Agricultural) at 1002 Sam Paul Road, Elberton. This request is to allow for a portion to be split out around an existing home. Map and parcel 016 015. Planning and Zoning recommended approval by a 6-0 vote.
- 5) Discussion and consideration of a request by Lisa Blackmon to rezone from A(Agricultural) to R1(Single Family Residential) on Kohl Road, Elberton. Map and parcels 048 002B, 048 002C, 048 002D and 048 002E. Planning and Zoning recommended approval by a 6-0 vote.
- 6) Discussion and consideration of a Variance request by 377 Elbert Georgia 25, LLC 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. Located at Cedar Creek Road, Elberton. Map and parcel 024 053. Planning and Zoning recommended approval by a 6-0 vote.
- 7) Discussion and consideration of a request by Frank Poma for a preliminary plat review in order to subdivide parcels back to the original subdivision plan. Located at Mere Cole Road, Carter Lane and Hornets Bridge Drive, Elberton. Map and parcels 059A 007U, 059A 006J and 059A 007H. Planning and Zoning recommended approval by a 6-0 vote.

Agenda
Elbert County Board of Commissioners
Monday, August 11, 2025 5:30 PM

- 1) Call to Order
- 2) Pledge to the United States flag and invocation

- 3) Adoption of the Agenda
- 4) Adoption of the Minutes of July 14, 2025
- 5) Public Comments
- 6) Discussion and consideration of a request by Roger Merrill Franklin to rezone from R1(Single Family Residential) to RR (Rural Residential) at 1516 Franklin Drive, Elberton. This request is to allow the parcels to be combined. Map and parcels 043C 040 and 043F 083B. Planning and Zoning recommended approval by a 6-0 vote.
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- 9) Discussion and consideration of a request by James Lavere to rezone 1.50-acres from Mixed Use to R1(Single Family Residential) and 25.59-acres from Mixed Use to A(Agricultural) at 1002 Sam Paul Road, Elberton. This request is to allow for a portion to be split out around an existing home. Map and parcel 016 015. Planning and Zoning recommended approval by a 6-0 vote.
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- 11) Discussion and consideration of a Variance request by 377 Elbert Georgia 25, LLC 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. Located at Cedar Creek Road, Elberton. Map and parcel 024 053. Planning and Zoning recommended approval by a 6-0 vote.
- 12) Discussion and consideration of a request by Frank Poma for a preliminary plat review in order to subdivide parcels back to the original subdivision plan. Located at Mere Cole Road, Carter Lane and Hornets Bridge Drive, Elberton. Map and parcels 059A 007U, 059A 006J and 059A 007H. Planning and Zoning recommended approval by a 6-0 vote
- 13) Mr. Checo Stowers to address the Board regarding the condition of North Rainbow Drive. Mr. Stowers represents Greater Heights in Christ Church located at 1463 North Rainbow Drive.
- 14) Discussion and consideration of allotting up to \$80,000 to purchase a used paver and roller for the Road Department

- 15) Discussion and consideration of addressing issues with Limo Road
- 16) Discussion and consideration of an unnamed, non-county road in Elbert County off of Dan Tucker Cemetery Drive. The request is to name this section of road to Dan Tucker Cemetery Extension
- 17) Discussion and consideration to appoint Chairman Lee Vaughn as the Voting Delegate for Elbert County at the ACCG Legislative Leadership Conference in October.
- 18) Discussion and consideration to use new ARPA funding received by the Northern Judicial Circuit to upgrade the audio- visual systems in our courtrooms
- 19) Discussion and consideration of providing DATE funds to the City of Elberton Police Department
- 20) Discussion and consideration to reappoint Mr. Quinn Floyd to the Planning and Zoning Board
- 21) Discussion and consideration to reappoint Mr. Thomas Jackson to the Planning and Zoning Board
- 22) Discussion and consideration to reappoint Mr. Otho Graham to the Planning and Zoning Board
- 23) Discussion and consideration to appoint Mr. Bruce Brown to the Planning and Zoning Board
- 24) Finance Report
- 25) Adjournment