

**Public Hearing**  
**Elbert County Board of Commissioners**  
**Tuesday, October 14, 2025 5:15 PM**

- 1) Discussion and consideration of a request by Bruce and Kristine Clayton to rezone 1.50-acres at 1334 Henry Moon Drive, Elberton, from A (Agricultural) to GB (General Business). Map and Parcel 030 007. This request is to allow for a small tract to be split out and the remainder to be enrolled into tax conservation. Planning and Zoning recommended approval by a 7-0 vote.
- 2) Discussion and consideration of a request by Mark and Katy Harper to rezone 3-acres at 1928 Lexington Hwy., Elberton, from A (Agricultural) to R1 (Single Family Residential). Map and Parcel 044 026. This request is to allow for a portion to be split out and a home to be built on the new tract. Planning and Zoning recommended approval by a 7-0 vote.
- 3) Discussion and consideration of a request by Noah D. Baker, Sr., Edgewater Village, Inc. to rezone from A (Agricultural) to R1 (Single Family Residential) on Anderson Hwy., Elberton. Map and Parcel 059 015A. In addition, this is a preliminary plat review for a major subdivision. Planning and Zoning recommended denial by a 7-0 vote.
- 4) Discussion and consideration of a Variance request by Joseph Melchior 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. Property located at 2233 Bennett Rd., Bowman, Ga. Map and Parcel 012 004E. Planning and Zoning recommended approval by a 7-0 vote.
- 5) Discussion and consideration of a Variance request by Frank Poma 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. Property located at Mere Cole Rd., Carter Lane and Hornets Bridge Drive, Elberton. Map and Parcels 059A 007U, 059A 0061, 059 007H. Planning and Zoning recommended approval by a 7-0 vote.
- 6) Discussion and consideration of a Conditional Use request by Pat Hutchinson to allow for a 975k W, ground mounted solar facility to be built on Hulmes Chapel Road, Elberton. Map and Parcel 063 003. Planning and Zoning recommended denial by a 6-1 vote.

**Agenda**  
**Elbert County Board of Commissioners**  
**Tuesday, October 14, 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 September 8, 2025
- 5) Public Comments

- 6) Discussion and consideration of a request by Bruce and Kristine Clayton to rezone 1.50-acres at 1334 Henry Moon Drive, Elberton, from A (Agricultural) to GB (General Business). Map and Parcel 030 007. This request is to allow for a small tract to be split out and the remainder to be enrolled into tax conservation. Planning and Zoning recommended approval by a 7-0 vote.
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- 10) Discussion and consideration of a Variance request by Frank Poma 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. Property located at Mere Cole Rd., Carter Lane and Hornets Bridge Drive, Elberton. Map and Parcels 059A 007U, 059A 0061, 059 007H. Planning and Zoning recommended approval by a 7-0 vote.
- 11) Discussion and consideration of a Conditional Use request by Pat Hutchinson to allow for a 975k W, ground mounted solar facility to be built on Hulmes Chapel Road, Elberton. Map and Parcel 063 003. Planning and Zoning recommended denial by a 6-1 vote.
- 12) Discussion and consideration of a request by Mrs. Mary Clark speaking on behalf of the Martin Luther King Committee for support for their annual MLK Unity Weekend.
- 13) Discussion and consideration to surplus garbage/trash compactors
- 14) Discussion and consideration to either buy out or seek bids for a new lease for the 620G Motor Grader for the Road Department. The lease ends November 15, 2025.
- 15) Discussion and consideration of approving a bid for the Tax Anticipation Note (TAN)
- 16) Discussion and consideration of the 2025 Seed Grant Application for the Georgia Upper Savannah Strategic Planning concept as outlined in the Northeast Georgia Regional Commission's application
- 17) Discussion and consideration of a request by the County Attorney for the Board of Commissioners to solicit bids for the County Attorney position

- 18) Second Reading for Discussion and consideration of an Ordinance Amending the Purchasing Policy by Incorporating a Federal Conflict of Interest provision
- 19) Discussion and consideration of a Resolution establishing Standards of Conduct for the Purchase of Goods or Services. The amendment to our purchasing policy, which came from federal regulations, requires that we have a written conflict-of-interest policy
- 20) Reading of a Proclamation of the Elbert County Board of Commissioners in Recognition of the Distinguished Service of Joe Johnson to Elbert County
- 21) Finance Report
- 22) Adjournment