

**Minutes of Public Hearing**  
**Elbert County Board of Commissioners**  
**March 9, 2026**

- 1) Discussion and consideration of a request by Greg Bryson to rezone from R1 (Single Family Residential) to A (Agricultural) at 1750 Lloyd Rousey Road, Bowman, GA. This request is to allow for these tracts to be combined. Map and parcels 007 057B, 007 057F, 007 057G. Planning and Zoning recommended approval by a 6-0 vote. Mr. Bryson simply stated that they wanted to combine the parcels. There were no other comments.
- 2) Discussion and consideration of a request by Greg and Jennifer Carnes to rezone from A (Agricultural) to R1 (Single Family Residential) at 2320 Double Branches Road, Elberton, GA. This request is to allow for the property to be split and two (2) homes to be built on them. Map and parcel 038 038C. Planning and Zoning recommended approval by a 6-0 vote. Mr. Carnes stated they just wanted to build a couple of small cabins on the property. One neighbor asked where they would be located and if a lot of trees would be removed. There were no other comments.
- 3) Discussion and consideration of a request by John and Brenda Colbert to rezone from R1 (Single Family Residential) to A (Agricultural) on Tobe Wells Road, Elberton, GA. This request is to allow for the property to be combined with an adjoining tract. Map and parcel 050 072A. Planning and Zoning recommended approval by a 6-0 vote. There were no public comments.
- 4) Discussion and consideration of a request by Analisa Woodard to rezone 2 acres from RR (Rural Residential) to R1 (Single Family Residential) at 2367 Morgan Lane, Elberton, GA. This request is to allow for a portion to be split out around an existing home. Map and parcel 066 017D. Planning and Zoning recommended approval by a 6-0 vote. There were no public comments.
- 5) Discussion and consideration of a request by John LaVere to rezone from RR (Rural Residential) to R1 (Single Family Residential) off of Old Ferry Road, Elberton, GA. This request is to allow for the portion to be split into three (3) tracts and sold. Map and parcel 015 015C. Planning and Zoning recommended approval by a 6-0 vote. There were no public comments.
- 6) Discussion and consideration of a request by Jose Cardenas to rezone from R1 (Single Family Residential) to A (Agricultural) at 3108 Deep Creek Road, Bowman, GA. This request is to allow for the property to be combined with an adjoining tract. Map and parcel 007 067. Planning and Zoning recommended approval by a 6-0 vote. There were no public comments.
- 7) Discussion and consideration of a request by Donald Sowders to rezone 1.5 acres from A (Agricultural) to R1 (Single Family Residential) at 3304 Pulliam Mill Road, Bowman, GA. This request is to allow for a portion to be split out and a home to be placed on the new tract. Map and parcel 010 001. Planning and Zoning recommended approval by a 6-0 vote. Mr. Sowders daughter stated her parents were elderly and that she needed to be there to take care of them. There were no other comments.
- 8) Discussion and consideration of a request by Charles Fleming to rezone from R1 (Single Family Residential) to A (Agricultural) on Fork Creek Circle, Bowman, GA. This request is to allow for the tracts to be combined with an adjoining parcel. Map and parcel 012 043A and 012 042B. Planning and Zoning recommended approval by a 6-0 vote. Mr. Fleming said that he wanted to

combine the tracts and put into conservation. Mr. Daughtry stated that it was mentioned at the Planning and Zoning meeting there were 3 or 4 proposed combinations of tracts and that is the purpose of meeting the requirements of the conservation use evaluation. There were no other comments.

- 9) Discussion and consideration of a Resolution of Elbert County to De-Annex Parcel Number 005-041 from the city limits of Bowman into the unincorporated county. Mr. Aubrey Lunsford's attorney spoke on his behalf and his company GPC Construction and Equipment. He stated the new statute states that you cannot de-annex and thereby create an island and since there is a Lunsford property that directly adjoins to tract 1 and 2, you would not be creating an island. Mr. Lunsford simply wants to be able to use his property. He was initially authorized to build poultry houses on this property and those approvals were subsequently revoked. He is no longer seeking to build poultry houses on this property. Mr. Harpold, Mayor of the City of Bowman does not support the de-annexation and says it appears to be inconsistent with state law. He stated the property in question is completely surrounded by land within the City of Bowman. He went on to give several reasons why the de-annexation should not occur. Ms. Jenny Lane, Mr. David Dorsey and Ms. Vicky Berry all spoke against the de-annexation request.
- 10) Discussion and consideration of a Resolution of Elbert County to De-Annex Parcel Number 005-043 from the city limits of Bowman into the unincorporated county. See Item 9.

**Minutes**  
**Elbert County Board of Commissioners**  
**Monday, March 9, 2026 5:30 PM**

- 1) Chairman Lee Vaughn called the meeting to order. Present were Commissioner David Hunt, Commissioner Casey Freeman, Commissioner Chris Alexander, Commissioner Mike Scoggins, Commissioner Freddie Jones, County Administrator Allen Hulme, CFO Macie Witcher, County Attorney Bill Daughtry, County Clerk Tamara Butler and media.
- 2) After the pledge to the United States flag the invocation was given by Commissioner Jones.
- 3) **Adoption of the Agenda.** Commissioner Freeman made a motion to adopt the agenda; seconded by Commissioner Hunt. The motion passed 5-0.
- 4) **Adoption of the Minutes of February 9, 2026.** Commissioner Hunt made a motion to adopt the minutes of February 9<sup>th</sup>. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 5) **Public Comments on Agenda Items.** There were no public comments.
- 6) **Discussion and consideration of a request by Greg Bryson to rezone from R1 (Single Family Residential) to A (Agricultural) at 1750 Lloyd Rousey Road, Bowman, GA. This request is to allow for these tracts to be combines.** Map and parcels 007 057B, 007 057F, 007 057G. Planning

and Zoning recommended approval by a 6-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.

- 7) **Discussion and consideration of a request by Greg and Jennifer Carnes to rezone from A (Agricultural) to R1 (Single Family Residential) at 2320 Double Branches Road, Elberton, GA. This request is to allow for the property to be split and two (2) homes to be built on them.** Map and parcel 038 038C. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Alexander made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 8) **Discussion and consideration of a request by John and Brenda Colbert to rezone from R1 (Single Family Residential) to A (Agricultural) on Tobe Wells Road, Elberton, GA. This request is to allow for the property to be combined with an adjoining tract.** Map and parcel 050 072A. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 9) **Discussion and consideration of a request by Analisa Woodard to rezone 2 acres from RR (Rural Residential) to R1 (Single Family Residential) at 2367 Morgan Lane, Elberton, GA. This request is to allow for a portion to be split out around an existing home.** Map and parcel 066 017D. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 10) **Discussion and consideration of a request by John LaVere to rezone from RR (Rural Residential) to R1 (Single Family Residential) off of Old Ferry Road, Elberton, GA. This request is to allow for the portion to be split into three (3) tracts and sold.** Map and parcel 015 015C. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 11) **Discussion and consideration of a request by Jose Cardenas to rezone from R1 (Single Family Residential) to A (Agricultural) at 3108 Deep Creek Road, Bowman GA. This request is to allow for the property to be combined with an adjoining tract.** Map and parcel 007 067. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 12) **Discussion and consideration of a request by Donald Sowders to rezone 1.5 acres from A (Agricultural) to R1 (Single Family Residential) at 3304 Pulliam Mill Road, Bowman, GA. This request is to allow for a portion to be split out and a home to be placed on the new tract.** Map and parcel 010 001. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 13) **Discussion and consideration of a request by Charles Fleming to rezone from R1 (Single Family Residential) to A (Agricultural) on Fork Creek Circle, Bowman, GA. This request is to allow for**

**the tracts to be combined with an adjoining parcel.** Map and parcel 012 043A and 012 042B. Planning and Zoning recommended approval by a 6-0 vote. Commissioner Freeman made a motion to approve this rezone request. Commissioner Scoggins seconded the motion. The motion passed 5-0.

- 14) Discussion and consideration of a Resolution of Elbert County to De-Annex Parcel Number 005-041 from the city limits of Bowman into the unincorporated county.** Before a motion on items 14 and 15, Mr. Daughtry stated we need to look at what is in the best interest of the county. He went on to say this is a new law that doesn't give a lot of standards and it is not even clear if we are required to have a public hearing. Also, he is not sure what the plans are for the property, but it would benefit the county if it were to become a subdivision, then we could collect the application and permit fees, etc. rather than the City of Bowman, but in exchange for that, we would have to do the work. On the negative side; he said the county is not in a position to provide water, sewer, gas, maintain roads, etc. He reiterated that it is ultimately up to the commission to determine if this is in the best interest of the county. Mr. Daughtry said that technically it would create an island, but the attorney for Mr. Lunsford raised the possibility that since the applicant owns other property that goes into the county, they may have an argument that it doesn't create an island. Commissioner Scoggins made the motion to deny the de-annexation of parcels 005-41 and 005-043 from the city limits of Bowman into the unincorporated county. Commissioner Hunt seconded the motion. The motion to deny passed 5-0.
- 15) Discussion and consideration of a Resolution of Elbert County to De-Annex Parcel Number 005-043 from the city limits of Bowman into the unincorporated county. See item 14.**
- 16) Discussion and consideration to appoint Commissioner David Hunt as the Vice-Chairman for 2026.** Commissioner Scoggins made a motion to approve the appointment of Commissioner Hunt as Vice-Chairman for 2026. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 17) Discussion and consideration of a request by Larry Kesler, Head Golf Coach at Elbert County High School for financial support of up to \$25,650 to assist in the cost of hosting the GHSA State Golf Championship, golf cart rentals and a digital scoreboard. This event will be held at Richard B. Russell Park May 18<sup>th</sup> and 19<sup>th</sup>, 2026. Funds to come from the RBR Hotel/ Motel tax fund.** Chairman Vaughn stated that the county collects Hotel/Motel taxes that are to be specifically used for events and activities at Richard B. Russell Park, and there are very few; therefore, the funds build up over time. He stated this event was a big success last year and brings people in from all over. Commissioner Freeman made a motion to approve the amount of \$25,650 for hosting the golf tournament. Commissioner Alexander seconded the motion. The motion passed 5-0. Funds to come from the RBR Hotel/Motel tax fund.
- 18) Discussion and consideration of a request by Mr. Jimmy White of the Jim-Ree Museum for support in the amount of \$2,500 to help cover the cost of events for the annual Juneteenth Celebration to be held June 13, 2026. Funds to come from Hotel/Motel tax.** Commissioner Alexander made a motion to approve the amount of \$2,500 for the Jim-Ree Museum annual

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Juneteenth Celebration. Commissioner Scoggins seconded the motion. The motion passed 5-0. Funds to come from the Hotel/Motel tax fund.

- 19) **Discussion and consideration of the Waste Management lease agreement; to either extend the agreement an additional two (2) years or put it out for bids.** Mr. Hulme stated it is his recommendation to put this out for bids to see if we can get a better price. Commissioner Alexander made a motion to approve the recommendation of Mr. Hulme and put this out for bids. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 20) **Discussion and consideration of the purchase of seven (7) Stryker Autoloaders for the ambulances.** Chairman Vaughn stated that EMS Director, Chuck Almond showed a demonstration of how this piece of equipment is used and the benefit of it for our EMT's. The total amount of the seven (7) autoloaders is \$245,120.40. \$125,00 will come from EMS SPLOST funds and \$120,120.40 will come from the OPIOID funding for medical equipment. Mr. Daughtry stated this is a sole-source provider as all of our equipment is made by Stryker, therefore, it has to be compatible for our equipment. Commissioner Alexander made a motion to approve the purchase. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 21) **Discussion and consideration of the Federal FY 2026 VOCA Grant for the Northern Judicial Circuit Victim Assistance program. CJCC Sub-Grant # AW-VOCA-25-071-012 and Federal Grant Number:15POVC-25-GG-00295-ASSI for the period of October 1, 2025 through September 30, 2026. The award amount is \$164,658 and the match is waived.** Commissioner Alexander made a motion to approve the FY2026 VOCA Grant. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 22) **Discussion and consideration of approving bids for 2026 TSPLOST Paving projects.** Mr. Hulme stated we received seven (7) sealed bids that were opened at 4:00 on March 5<sup>th</sup>. It is his recommendation to approve the lowest bid from Garrett Paving Company for \$1,888,645.99. He said that this bid came in a lot lower than anticipated therefore, he would like to recommend putting out for bids for paving Ernest Brown Road and widening and resurfacing Limo Road. Commissioner Alexander made the motion to approve the bid from Garrett Paving Company and for putting out bids per Mr. Hulme's recommendation for Ernest Brown Road and Limo Road. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 23) **Finance Report.** Ms. Witcher stated the General Fund is operating under budget thru February. General Fund revenues are \$744,159 more than the prior year, SPLOST taxes have a cash balance of \$2.19 million and TSPLOST has a cash balance of \$3.4 million. Hotel/Motel tax has a balance of \$22,002 for local projects. As of this date, 81.73 % of real property taxes have been collected.
- 24) **Adjournment.** Commissioner Alexander made the motion to adjourn; seconded by Commissioner Scoggins. The motion passed unanimously.