

Minutes of Public Hearing
Elbert County Board of Commissioners
August 10, 2026

- 1) Discussion and consideration of a request by Johnathan Evans to rezone from RR (Rural Residential) to R1 (Single Family Residential), and A (Agricultural) on Athens Hwy., Elberton. This request is to allow for a parcel to be split out and a house to be built on a portion of it. The remainder of the parcel will be combined with an adjoining tract. Map and parcel 023 053. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 2) Discussion and consideration of a request by Joshua Franklin to rezone from RR (Rural Residential) to R1 (Single Family Residential) at 1521 Franklin Drive., Elberton. This request is to allow for a portion to be split out and sold. Map and parcel 043C 037. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 3) Discussion and consideration of a Variance request by William Arriaga at 417 Knight Street, Elberton. This request is for a garage to encroach setback requirements on the rear adjoining tract. Map and parcel E34 064. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 4) Discussion and consideration of a request by Otis Wynn Vickery to rezone 1.75-acres from A (Agricultural) to RR (Rural Residential) on Stinchcomb Road, Elberton. This request is to allow for a portion to be split out and joined with an adjoining tract. Map and parcel 021 046A. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 5) Discussion and consideration of a request by Jonathan Orr to rezone from RR (Rural Residential) to R1 (Single Family Residential) on Ruckersville Road, Elberton. This request is to allow for the property to be divided and cabins to be built on them. Map and parcel 061 003. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 6) Discussion and consideration of a request by Marie Gaines to rezone approximate 2-acres from RR (Rural Residential) to R1 (Single Family Residential) on Stinchcomb Road, Elberton. This request is to allow for a portion to be split out and gifted to a family member for a homesite. Map and parcel 015 060. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.
- 7) Discussion and consideration of a Variance request by Felix Jimenez at 1643 Limo Road, Elberton. This request is to allow for a camper to encroach the setbacks to the County's Right-of-Way. This camper is to only be in use while he is building his house. Map and parcel 033 041E. Planning and Zoning recommended approval by a 7-0 vote. There were no public comments.

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- 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, media.
- 2) After the Pledge to the United States flag the invocation was given by Mr. Daughtry
- 3) **Adoption of the Agenda.** Commissioner Freeman made a motion to adopt the agenda. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 4) **Adoption of the Minutes of July 13, 2026 and the Called Meeting of July 15, 2026.** Commissioner Hunt made a motion to adopt the minutes of July 13th and July 15th. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 5) **Public Comments on agenda items.** There was a question that if the gun club application is revoked, what kind of enforcement would be done to ensure that the business would stay closed.
- 6) **Discussion and consideration of a request by Johnathan Evans to rezone from RR (Rural Residential) to R1 (Single Family Residential), and A (Agricultural) on Athens Hwy., Elberton. This request is to allow for a parcel to be split out and a house to be built on a portion of it. The remainder of the parcel will be combined with an adjoining tract. Map and parcel 023 053.** Planning and Zoning recommended approval by a 7-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 7) **Discussion and consideration of a request by Joshua Franklin to rezone from RR (Rural Residential) to R1 (Single Family Residential) at 1521 Franklin Drive., Elberton. This request is to allow for a portion to be split out and sold. Map and parcel 043C 037.** Planning and Zoning recommended approval by a 7-0 vote. Commissioner Scoggins made a motion to approve this rezone request. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 8) **Discussion and consideration of a Variance request by William Arriaga at 417 Knight Street, Elberton. This request is for a garage to encroach setback requirements on the rear adjoining tract. Map and parcel E34 064.** Planning and Zoning recommended approval by a 7-0 vote. Commissioner Alexander made a motion to approve this Variance request. Commissioner Freeman seconded the motion. The motion passed 5-0.

- 9) **Discussion and consideration of a request by Otis Wynn Vickery to rezone 1.75-acres from A (Agricultural) to RR (Rural Residential) on Stinchcomb Road, Elberton. This request is to allow for a portion to be split out and joined with an adjoining tract. Map and parcel 021 046A.**
Planning and Zoning recommended approval by a 7-0 vote. Commissioner Freeman 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 Jonathan Orr to rezone from RR (Rural Residential) to R1 (Single Family Residential) on Ruckersville Road, Elberton. This request is to allow for the property to be divided and cabins to be built on them. Map and parcel 061 003.**
Planning and Zoning recommended approval by a 7-0 vote. Commissioner Alexander 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 Marie Gaines to rezone approximate 2-acres from RR (Rural Residential) to R1 (Single Family Residential) on Stinchcomb Road, Elberton. This request is to allow for a portion to be split out and gifted to a family member for a homesite. Map and parcel 015 060.** Planning and Zoning recommended approval by a 7-0 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 Variance request by Felix Jimenez at 1643 Limo Road, Elberton. This request is to allow for a camper to encroach the setbacks to the County's Right-of-Way. This camper is to only be in use while he is building his house. Map and parcel 033 041E.** Planning and Zoning recommended approval by a 7-0 vote. Commissioner Freeman made a motion to approve this Variance request. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 13) **Discussion and consideration of a Variance request by Stacy Boss at 1613 Limo Road, Elberton. This request is for a camper/RV to encroach setback requirements to the county Right-of-Way. Map and parcel 033 041D.** This item was tabled at the July 13th meeting. After some discussion and clarification from the work session meeting; Commissioner Hunt made the motion to approve this Variance request. Commissioner Freeman seconded the motion. The motion passed 5-0.
- 14) **Discussion and consideration of Potential Revocation or Suspension of Gun Club Registration of Rock Solid Range.** Commissioner Scoggins made the motion to revoke the gun club registration of Rock Solid Range and to incorporate the written order in the packet. Commissioner Freeman seconded the motion. The motion passed 5-0.

- 15) **Discussion and consideration to appoint Mr. Cosby “Butch” Smith to the Tax Assessor’s Board.** Commissioner Alexander made a motion to approve the appointment of Mr. Cosby Smith to the Tax Assessors’ Board. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 16) **Discussion and consideration of a Resolution to Adopt Association County Commissioners of Georgia 401 (a) Defined Contribution Plan for Elbert County employees.** Commissioner Freeman made a motion to approve the 401(a) Defined Contribution Plan for employees. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 17) **Discussion and consideration to appoint Mr. Jamison Syphor to the Elbert County Department of Family and Children’s Services board.** Commissioner Jones made a motion to approve the appointment of Mr. Jamison Syphor to the DFCS Board. Commissioner Scoggins seconded the motion. The motion passed 5-0.
- 18) **Discussion and consideration of an Agreement with the Elbert County Chamber of Commerce.** Mr. Daughtry stated this is an agreement that is required by the Department of Revenue. Every year we enter into an agreement with the Chamber of Commerce in order assess Hotel/Motel taxes; where we provide one half of the revenue back to the Chamber of Commerce for tourism services. Commissioner Freeman made a motion to approve the agreement with the Chamber of Commerce. Commissioner Hunt seconded the motion. The motion passed 5-0.
- 19) **Discussion and consideration of bids received for elevator repairs.** Mr. Hulme stated it is his recommendation of the four (4) bids received to accept the low bid from Summit Elevator, LLC for \$62,235. This is the maximum amount; which could be lower. Commissioner Hunt made the motion to approve the bid from Summit Elevator, LLC. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 20) **Discussion and consideration of accepting a GDOT offer package to purchase 64.04 feet of county property at SR17 and Church Street to upgrade traffic signal equipment and pedestrian ADA facilities.** Mr. Hulme stated the DOT needed some extra right-of-way to install upgraded equipment. They will give us \$600 as compensation. Commissioner Hunt made a motion to accept this offer from GDOT. Commissioner Scoggins seconded the motion. The motion passed 5-0.

- 21) Discussion and consideration of a Proclamation Recognizing August as Emergency Management Awareness Month.** Mr. Daughtry read the Proclamation, that recognizes and appreciates emergency management professionals and partners who work diligently to prepare, protect and serve our community against all hazards and risks, and also recognizes August as Emergency Management Awareness Month. Commissioner Hunt made the motion to proclaim August as Emergency Management Awareness month. Commissioner Alexander seconded the motion. The motion passed 5-0.
- 22) Finance Report.** Ms. Witcher reported that the General Fund is under budget thru the first month of the new fiscal year, and expenditures were \$103,662 more than this time last year. General Fund revenues are \$142,777 more than at this time in FY2026. SPLOST has a cash balance of a little over \$2 million. TSPLOST has a cash balance of \$4.3million. The Property Tax Relief account has a cash balance of \$279,000; Hotel/Motel tax has a balance of \$26,735 for local projects.
- 23) Adjournment.** Commissioner Alexander made a motion to adjourn, seconded by Commissioner Scoggins. The motion passed unanimously.