

5. The proposal will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

MD-18-0095 DELBERT HILL MINOR RESIDENTIAL DEVELOPMENT

1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
2. The proposal meets the criteria for approval in the Elbert County Subdivision Regulations; and
3. The proposal is in general conformance with the standards of the Agriculture Residential zone district, should it be approved; and
4. The proposed land use is compatible with existing and allowable land uses in the surrounding area; and
5. The proposed land uses will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area,

WHEREAS, on March 5, 2019 the Planning Commission held a public hearing on these applications. At the hearing there were presentations by CDS staff and the applicant, and public comment was solicited. On votes of 7 to 0 for RZ-18-0094 and 7 to 0 for MD-18-0095, the Planning Commission is forwarding their recommendations to the Board of County Commissioners for their consideration; and

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve RZ-18-0094 DELBERT HILL REZONE with conditions of approval to include:

1. The applicant shall remove the public hearing sign(s) within seven (7) days of a decision by the Board of County Commissioners.
2. The rezone shall not become effective until all fees are paid, conditions of approval are met, and the Rezone Exhibit is recorded.
3. Recordation of all appropriate documentation to occur within 180 days of approval by the Board of County Commissioners.

AND BE IT FURTHER RESOLVED, the Board of County Commissioners does hereby approve MD-18-0095 DELBERT HILL MINOR RESIDENTIAL DEVELOPMENT with conditions of approval to include:

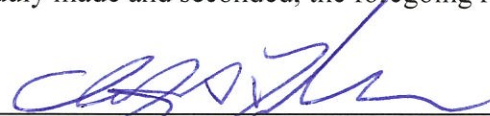
1. The applicant shall remove the Public Hearing sign within seven (7) days of a decision by the Board of County Commissioners.
2. The minor residential development will not become effective until all fees are paid, conditions of approval are met, and the required documents are recorded.
3. Recordation of all required documents shall occur within 180 days of approval by the Board of County Commissioners.
4. The subdivision plat shall comply with the submittal requirements in the Elbert County Subdivision Regulations and the applicant shall submit two copies on mylar to Community and Development Services for County signatures and recordation by the Elbert County




Clerk and Recorder.

5. Prior to construction of any portion of CR 178, Elbert County shall review and approve complete construction documents, geotechnical report, and drainage report for the road.
6. Cash-in-lieu of land dedication shall be paid to the Douglas County School District prior to recordation of the plat. Douglas County Schools submitted a referral response letter, dated December 10, 2018, which establishes the required total cash-in-lieu amount for the project of \$3,500.
7. Impact fees shall be paid to Rattlesnake Fire Protection District in the amount of \$2,897 with the building permit for each home. The developer and builders shall comply with the Rattlesnake Fire Protection District Builders Guide.
8. Prior to recording the plat, Elbert County and the applicant shall enter into a Subdivision Improvement Agreement.
9. All Elbert County fees shall be paid to Elbert County prior to recordation of the plat.


Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:



CHRISTOPHER RICHARDSON AYE



GRANT THAYER AYE



RICK PETTITT AYE



ATTEST: **DALLAS SCHROEDER**
COUNTY CLERK

BY: 

Deputy Clerk to the Board