



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.

MD-17-0046 FINE 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 Zoning Regulations; and
3. The Elbert County Subdivision Regulations are not applicable to this application; 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 a significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

WHEREAS, on January 15, 2019 the Planning Commission held a public hearing on this application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 8 to 0 the Planning Commission forwarded 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-17-0045 FINE REZONE** with conditions of approval to include:

1. The applicant will be required to remove the Public Hearing sign within seven (7) days of a decision by the Board of County Commissioners, and
2. The Rezoning will not become effective until all fees are paid, including impact fees, conditions of approval are met, the County Rezone Exhibit and all other required documents are recorded, and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.


AND BE IT FURTHER RESOLVED, the Board of County Commissioners does hereby approve **MD-17-0046 FINE MINOR RESIDENTIAL DEVELOPMENT** with conditions of approval to include:

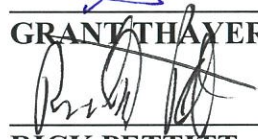
1. The applicant will be required to remove the Public Hearing sign within seven (7) days of a decision by the Board of County Commissioners; and

2. The Minor Residential Development will not become effective until all fees are paid, including impact fees and cash-in-lieu of land dedications, conditions of approval are met, and the County required documents are recorded; and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
4. The applicant shall comply with all requirements of the Elizabeth Fire Protection District including:
 - a. An approved driveway meeting County standards shall provide access to the new lot.
 - b. Both residents shall be clearly marked with approved address signs at the end of the driveway.
 - c. Cash-in-lieu fees of \$1,040 shall be paid prior to the recordation of the plat.
 - d. Plan review fee of \$128 shall be paid prior to the recordation of the plat; and
5. Cash-in-lieu of open space dedication, in the amount of \$5,400, shall be paid to Elbert County prior to the recordation of the plat; and
6. The Minor Residential Development plat shall comply with the submittal requirements in the Subdivision Regulations and the applicant shall submit two copies on mylar for recordation at the Elbert County Clerk and Recorder.

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


CHRISTOPHER RICHARDSON


GRANT THAYER


RICK PETTITT

ATTEST: DALLAS SCHROEDER
COUNTY CLERK

BY: 
Clerk to the Board

