



ELBERT COUNTY GOVERNMENT

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LAND USE HEARING REQUEST FOR BOCC ACTION

Date of Presentation: October 24, 2018

Staff Lead: Vincent Harris (now) and Cory Miller, Principal Planner (former)

Through: Vincent Harris, AICP – Baseline Corporation for the CDS Department

Case Name: Delbert Hill Rezone and Minor Development

CDS Case Number: RZ-17-0014 & MD-18-0001

Applicant: 44 Delbert, LLC

Agenda Item: LU, 4

1. Purpose: The purpose of this agenda item is to consider a request from 44 Delbert, LLC. They have submitted applications requesting a Rezoning from Agriculture (A) zone district to Agriculture Residential (AR) zone district and a Minor Residential Development for the purpose of creating 7 single-family residential lots from a 75.3 acre property located along Delbert Road in Elbert County.

2. Background: On July 17, 2018, the Planning Commission opened a public hearing on this case. The Planning Commission voted 7-0 to recommend approval with a condition that an evaluation of the proposed access point to Delbert Road be completed before the case is heard by the Board of County Commissioners. The applicant is still in the process to provide a specific engineering evaluation of the proposed access location so staff can review the engineering plans. The applicant and staff are not ready to have the Board of County Commissioners review this proposed project. This item was continued from the September 12, 2018, Board of County Commissioner's meeting to the October 24, 2018 agenda. Staff suggests to continue the case to a future meeting to allow time for submittal and evaluation of the plans.

3. CDS Staff Recommendation: Continue the public hearing to the January 9, 2019, BOCC agenda.

4. Planning Commission Recommendation: The case was recommended for approval subject to one condition noted above at the July 17, 2018 Planning Commission meeting.

5. BOCC Action Required: Approve, Deny, or Continue the case to a future date.

6. Enclosures: None at this time.