

## CONCEPT PLAN

### (Excerpt from the Elbert County Subdivision Regulations)

The **Concept Plan** is utilized to discuss a conceptual plan, to obtain the Planning Commission's and County Commissioners reaction to the appropriateness of an intended land use, and to raise reasonable concerns, prior to more detailed work being done. At this stage of formal review, the applicant should be advised by Community & Development Services, Planning Commission and/or County Commissioners, of major issues of concern or interest which are separate and apart from technical requirements yet to be met. The Planning Commission and County Commissioners shall make a recommendation on the conceptual plan presented, in order for the applicant to know how best to proceed.

#### Requirements

When the [Concept Plan] application is formally submitted, Community & Development Services shall review the proposal within ten (10) working days and provide the applicant with a list of any changes / corrections. Scheduling a work session before the Planning Commission will be done at the earliest available time, but not more than thirty-five (35) days from the date the application is found to be complete. Scheduling a work session before the County Commissioners will be done at the earliest available time, but not more than 35 days from meeting with the Planning Commission. No Public Hearing is required.

Following the community meeting, the formal concept plan application shall be submitted. It shall include the completed application form, proof of ownership, disclosure letter, fee, and two (2) paper copies of the required Concept Plan map, and related supplemental information. Community & Development Services shall review the proposal within ten (10) working days and provide the applicant with a list of any changes / corrections together with a request for Staff and Commissioner copies needed. Community & Development Services may reject and return any application, which, in their opinion, does not display the required information, or is done in an unacceptable manner (e.g., poor drafting). Scheduling a work session before the Planning Commission will be done not more than thirty-five (35) days from the date the application is found to be complete. Scheduling a work session before the County Commissioners will be done not more than 35 days from meeting with the Planning Commission. No Public Hearing is required.

The rezoning procedures and submittal requirements under Part I, Section 6 of the Elbert County Zoning Regulations, shall be followed at this stage.

*NOTE: Because no public hearing is required, there are no notice requirements for concept plans as no decisions are being made and no testimony is being received.*