

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF ELBERT as follows:

a. That the Board of County Commissioners hereby approves and adopts the following amendments to the Zoning Regulations of Elbert County, as specifically set forth herein, as recommended for approval by the Elbert County Planning Commission and as presented by the Elbert County Community and Development Services during the August 12, 2012 public hearing.

b. That Subsection F of Section 12 of Part II shall be amended as appropriate to include the following language:

8. Site Plan Approval

a. Site Plan approval from Community and Development Services is required for the following:

1. Multi-Family residential uses.
2. Development, expansion, or change of use in non-residential PUD Zoning.
3. Development, expansion, or change of use in non-residential components of a Platted PUD.
4. Recreational facilities.
5. Institutional facilities.
6. Utility or utility service facilities or cell sites.

b. Transportation and Growth Impact Fees shall be collected at time of site plan review where applicable.

c. Information regarding the Site Plan submittal process and approval criteria is available through Community and Development Services.

d. Site Plan approval does not apply to the following:

1. Single or two family dwelling residential land uses.
2. Any property that had a site plan reviewed and approved as part of an approved Plat or site approval.
3. Normal repairs and maintenance of an existing building or structure.



4. Alterations which do not affect more than 25% of the external dimensions of an existing building or structure unless such alterations are made to change the use or type of occupancy within part or all of the altered building or structure.
 5. Signs and fencing.
 6. Temporary structures used for the sale of fireworks, Christmas trees or other similar temporary use.
- c. That Subsection F of Section 13 of Part II shall be amended as appropriate to include the following language:

8. Site Plan Approval

- a. Site Plan approval from Community and Development Services is required for the following:
 1. Multi-Family residential uses.
 2. Development, expansion, or change of use in non-residential PUD Zoning.
 3. Development, expansion, or change of use in non-residential components of a Platted PUD.
 4. Recreational facilities.
 5. Institutional facilities.
 6. Utility or utility service facilities or cell sites.
- b. Transportation and Growth Impact Fees shall be collected at time of site plan review where applicable.
- c. Information regarding the Site Plan submittal process and approval criteria is available through Community and Development Services.
- d. Site Plan approval does not apply to the following:
 1. Single or two family dwelling residential land uses.
 2. Any property that had a site plan reviewed and approved as part of an approved Plat or site approval.



3. Normal repairs and maintenance of an existing building or structure.
 4. Alterations which do not affect more than 25% of the external dimensions of an existing building or structure unless such alterations are made to change the use or type of occupancy within part or all of the altered building or structure.
 5. Signs and fencing.
 6. Temporary structures used for the sale of fireworks, Christmas trees or other similar temporary use.\
- d. That Subsection F of Section 14 of Part II shall be amended as appropriate to include the following language:

8. Site Plan Approval

- a. Site Plan approval from Community and Development Services is required for the following:
 1. Multi-Family residential uses.
 2. Development, expansion, or change of use in non-residential PUD Zoning.
 3. Development, expansion, or change of use in non-residential components of a Platted PUD.
 4. Recreational facilities.
 5. Institutional facilities.
 6. Utility or utility service facilities or cell sites.
- b. Transportation and Growth Impact Fees shall be collected at time of site plan review where applicable.
- c. Information regarding the Site Plan submittal process and approval criteria is available through Community and Development Services.
- d. Site Plan approval does not apply to the following:
 1. Single or two family dwelling residential land uses.
 2. Any property that had a site plan reviewed and approved as part of



an approved Plat or site approval.

3. Normal repairs and maintenance of an existing building or structure.
 4. Alterations which do not affect more than 25% of the external dimensions of an existing building or structure unless such alterations are made to change the use or type of occupancy within part or all of the altered building or structure.
 5. Signs and fencing.
 6. Temporary structures used for the sale of fireworks, Christmas trees or other similar temporary use.
- e. That Subsection F of Section 15 of Part II shall be amended as appropriate to include the following language:

8. Site Plan Approval

- a. Site Plan approval from Community and Development Services is required for the following:
 1. Multi-Family residential uses.
 2. Development, expansion, or change of use in non-residential PUD Zoning.
 3. Development, expansion, or change of use in non-residential components of a Platted PUD.
 4. Recreational facilities.
 5. Institutional facilities.
 6. Utility or utility service facilities or cell sites.
- b. Transportation and Growth Impact Fees shall be collected at time of site plan review where applicable.
- c. Information regarding the Site Plan submittal process and approval criteria is available through Community and Development Services.
- d. Site Plan approval does not apply to the following:
 1. Single or two family dwelling residential land uses.



2. Any property that had a site plan reviewed and approved as part of an approved Plat or site approval.
 3. Normal repairs and maintenance of an existing building or structure.
 4. Alterations which do not affect more than 25% of the external dimensions of an existing building or structure unless such alterations are made to change the use or type of occupancy within part or all of the altered building or structure.
 5. Signs and fencing.
 6. Temporary structures used for the sale of fireworks, Christmas trees or other similar temporary use.
- f. That Subsection C of Section 16 of Part II shall be amended as appropriate to include the following language:

8. Site Plan Approval

- a. Site Plan approval from Community and Development Services is required for the following:
 1. Multi-Family residential uses.
 2. Development, expansion, or change of use in non-residential PUD Zoning.
 3. Development, expansion, or change of use in non-residential components of a Platted PUD.
 4. Recreational facilities.
 5. Institutional facilities.
 6. Utility or utility service facilities or cell sites.
- b. Transportation and Growth Impact Fees shall be collected at time of site plan review where applicable.
- c. Information regarding the Site Plan submittal process and approval criteria is available through Community and Development Services.
- d. Site Plan approval does not apply to the following:



1. Single or two family dwelling residential land uses.
2. Any property that had a site plan reviewed and approved as part of an approved Plat or site approval.
3. Normal repairs and maintenance of an existing building or structure.
4. Alterations which do not affect more than 25% of the external dimensions of an existing building or structure unless such alterations are made to change the use or type of occupancy within part or all of the altered building or structure.
5. Signs and fencing.
6. Temporary structures used for the sale of fireworks, Christmas trees or other similar temporary use.

g. That Section 26 of Part II shall be amended as appropriate to include the following:

Recreational Facility: Facilities utilized for sports and recreational activities. These facilities may operate as profit or non-profit and may include organized events. Such facilities may include, but not limited to, indoor or outdoor activities, motorized equipment, firearms, animals or any other similar use.

Institutional Facility: Facilities commonly associated with community space which may include, but not limited to, government facilities, libraries, fire/law enforcement stations, churches, schools or any other similar use.

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

Del Schwab Aye
DEL SCHWAB, CHAIRMAN

John Shipper Aye
JOHN SHIPPER, VICE CHAIRMAN

Kurt Schlegel Aye
KURT SCHLEGEL, COMMISSIONER

ATTEST: DIANA HARTSOUGH
COUNTY CLERK

BY: *Meryl B. Caldwell*
DEPUTY, CLERK TO THE BOARD

