ELBERT COUNTY GOVERNMENT

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CONSENT AGENDA ITEM
REQUEST FOR BOCC ACTION

Date of Presentation: October 10, 2018
Staff Lead: Andrew Baker, Associate Planner
Through: Christina Stanton, AICP, CDS Director & Vincent Harris, AICP – Baseline Planning Director

Case Name: XX & NZ Parcels – County Initiated Rezone
Applicant: Elbert County
Agenda Item: CA, 3

1. Purpose: The purpose of this agenda item is to direct the Department of Community Development Services (CDS) to rezone all properties shown as XX or NZ (No Zone) on the Elbert County Zoning Map. CDS will analyze each property in regards to surrounding land use, future land use plans, parcel size, and access in order to propose official zone districts that will ensure the best and appropriate use of these properties.

2. Background: The XX and NZ (No Zone) designation is not a true zone district in the traditional sense. There is no XX zone district defined or described in the Zoning Regulations. The XX/NZ designation was historically placed on the Assessor records for parcels that were created outside the formal subdivision process and against state and county regulations, and likely did not meet the dimensional standards of the original zone district.

County and state regulations dictate that the zoning of a property can only be changed by a resolution of the local governing body, in this case the Board of County Commissioners. Any change of the zoning designation on the Assessor records was purely for record keeping, but over time the XX designation grew to be accepted as a zone category of its own on the adopted Zoning Maps of 2006 and 2010, and this property is shown on the official zoning maps of the county as such.

3. CDS Staff Recommendation: Approve resolution as submitted

4. Planning Commission Recommendation: NA

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

6. Enclosures:
A. 2010 Elbert County Zoning Map documents

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