



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-17-0048 ATKINSON 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 Subdivision Regulations; and
3. The proposal will be in general conformance with the Elbert County Zoning Regulations, if case RZ-17-0047 is approved rezoning the property to AR; 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 significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

WHEREAS, on August 7, 2018 the Planning Commission held a public hearing on these applications. At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 5 to 0 (RZ-17-0047) and a vote of 5 to 0 (MD-17-0048) 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-17-0047 ATKINSON 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 and cash-in-lieu of land dedications, 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-17-0048 ATKINSON 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 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. Driveway locations for each lot must meet the separation requirements as defined in the Elbert County Road Standards.
5. The applicant shall comply with all requirements of the Elbert Fire Protection District.
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



DANNY WILLCOX



GRANT THAYER

**ATTEST: DALLAS SCHROEDER
COUNTY CLERK**

BY: 
Clerk to the Board

