



WHEREAS, the Planning Commission made the following Findings related to the application:

1. The proposal in general conformance with the Elbert County Master Plan;
2. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the lot sizes, densities, and uses are comparable to surrounding properties; and
3. 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; and

WHEREAS, the Planning Department has made the following Findings related to the application:

1. The applicant is in general compliance with The Elbert County Master Plan, has met required submittal standards as detailed in the Elbert County Zoning Regulations and the proposed Special Use is in harmony and compatible with the surrounding area and neighborhood; and
2. The proposed Special Use will not adversely impact of the provision of public services; and
3. The proposed Special Use will not adversely impact the environment; and
4. The proposed Special Use will not increase traffic congestion or burden the existing road system; and
5. The proposed Special Use will be adequately landscaped, buffered, and screened; and
6. The proposed Special Use will not be detrimental to the health, safety, and welfare of the present or future inhabitants of Elbert County

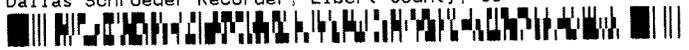
WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve **SU-14-0019 ARDREY SEPTAGE TRANSFER STATION** 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. A letter to that effect will be placed in the Community & Development Services project file, prior to recording of the Special Use; and
2. The Special Use will not become effective until all fees are paid, conditions of approval are met, and documents recorded; and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and



4. The inclusion of the existing storage trailer in the subject SUR relinquishes it of its non-conforming status. Should the storage trailer change location, be replaced with a different device, or be removed from the property it will no longer be permitted as an allowed use. Any different device installed to replace the existing container will require an amendment to the SUR document. The applicant shall provide specific and sufficient detail describing the existing trailer to identify it, accurately identify its location and include dimensional details on the SUR document.
5. All grading and infrastructure improvements shall be completed and installed with the first underground tank.
6. Yearly inspections shall be conducted by the Elbert County Community Development Services Department and Elbert County Health and Human Services Department. A fee shall be charged to the land owner to cover county costs for inspections.
7. The driveway providing access to the tanks must be paved and tacked at the seam. The drive must be paved from the property line to the edge of the paved portion of Elbert Road. An inspection by the Elbert County Road and Bridge Department will be required prior to commencement of operations; and
8. All tanks are to be marked or have signage to clearly indicate the exact content of each material contained within. Emergency contact phone numbers must also be indicated. An inspection by the Elbert Fire Protection District will be required prior to commencements of operations; and
9. Prior to recording a note shall be added to the SUR Site Plan indicating that all areas that experience a loss of ground cover due to leaks and spills, will be re-vegetated and additional erosion control measures will be installed; and
10. Prior to recording a note shall be added to the SUR Site Plan indicating that in the event of a spill the operator shall report the spill to the appropriate County and State agencies.
11. If after 3 years from the date of approval all tanks have not been installed, then each additional desired tank (to the maximum of 3) shall require an administrative review that will include the Elbert County Traffic, Engineering, and Health and Human Services departments
12. The Findings enumerated above on pages 6 through 7 of the Staff Report shall be incorporated in this Approval of case number SU-14-0019.
13. Permits will need to be processed for the installation of the proposed tanks. These will be tailored to the use but will require the signature of Elbert County Environmental Health.



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


_____ Aye
DANNY WILCOX, CHAIR


_____ Aye
CHRISTOPHER RICHARDSON, VICE CHAIR


_____ Aye
GRANT THAYER, COMMISSIONER

ATTEST: DALLAS SCHROEDER
COUNTY CLERK

BY: 
Clerk to the Board

