



WHEREAS, the project is located in the Rural Residential-High Density Land Use Area as identified in the Master Plan. The development for this Land Use Area is one unit per 3.00 acres to one unit per 10.00 acres;

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

The applicant has submitted the required documentation detailed in the Elbert County Zoning Regulations

The applicant has submitted the required documentation detailed in the Elbert County Subdivision Regulations; and

WHEREAS, on September 20, 2016, 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 9 to 0 the Planning Commission is forwarding the following 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-16-0007 QUAIL HILLS REZONE and MD-16-0008 QUAIL HILLS MINOR RESIDENTIAL DEVELOPMENT** with conditions of approval to include:

RZ-16-0007 QUAIL HILLS REZONE

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 Rezone Exhibit; and
2. The rezoning will not become effective until all fees are paid, conditions of approval are met, and the rezoning exhibit is recorded; and
3. Record action of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
4. Adopt the Findings enumerated in the staff report.

MD-16-0008 QUAIL HILLS MINOR RESIDENTIAL DEVELOPMENT

1. The applicant and the Elizabeth School District #C-1 will comply with Resolution 99-14

prior to the recordation of the plat. A letter from the District shall be provided to CDS prior to recordation.

2. The applicant shall comply with all requirements of the Elizabeth Fire Protection District, including:
 - a. All roads shall be constructed of an approved all-weather surface and shall meet County Road Standards prior to construction.
 - b. Sage Circle is an approved road name by the fire department.
 - c. The fire department shall approve final address numbers for lots 5, 6, and 7.
 - d. Lot 6 is a flag lot, so address markers shall be placed at the entrance of lot 6.
 - e. The proposed driveway locations for lots 5, 6, and 7 are approved. If the driveway access changes, please submit plans to the Fire Department for approval.
 - f. Developer shall provide an 8-1/2" by 11" map of the development to the Fire Department to ensure an immediate response.
 - g. A minor development plan review fee of \$312.00 shall be paid prior release of Resolution 99-35.
 - h. The applicant has chosen to provide cash in lieu of in the amount of \$1040/per new lot equaling \$6,240.00 to assist in a similar firefighting project within the immediate area. This cash in lieu shall be paid prior to release of Resolution 99-35.
3. 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 Minor Residential Development Plat.
4. The applicant shall pay to Elbert County the Open space cash-in-lieu fees of \$34,600, prior to recordation of the plat.
5. Elbert County and the Applicant will engage with Elbert County Public Works to negotiate and sign a Subdivision Improvements Agreement (SIA) prior to recordation of the plat.
6. The minor residential development plat will comply with the submittal requirements specified in the Subdivision Regulations, Section XV including requirements for digital submittal.
7. The applicant shall pay the impact fees, as established by County resolutions in effect at the time this minor residential development is approved.
8. The minor residential development will not become effective until all fees are paid, conditions of approval are met, and documents recorded.

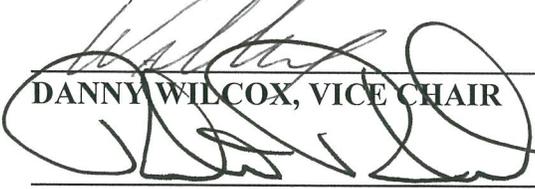


9. Record action of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.

10. Adopt the Finding enumerated in the staff report.

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


_____ Aye
LARRY ROSS, CHAIR


_____ Aye
DANNY WILCOX, VICE CHAIR


_____ Aye
ROBERT ROWLAND, COMMISSIONER

**ATTEST: DALLAS SCHROEDER
COUNTY CLERK**

BY: 
Clerk to the Board

