



3. The Elbert County Subdivision Regulations are not applicable to this project; 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.

**MD-17-0041 PRAIRIE RIDGE MINOR RESIDENTIAL DEVELOPMENT**

1. The proposal is in general conformance with the Elbert County Master Plan; and
2. The proposal meets the criteria for approval in the Elbert County Subdivision Regulations; and
3. The proposal is in general conformance with the Elbert County Zoning Regulations, if case RZ-17-0010 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 March 5, 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 6 to 0 (RZ-17-0010) and a vote of 6 to 0 (MD-17-0041) the Planning Commission is forwarding 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-17-0010 PRAIRIE RIDGE 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, conditions of approval are met, and County required documents are recorded; and
3. Recordation of all appropriate documentation in Condition 2 above is to occur within 180 days after the Board of County Commissioners' approval; and

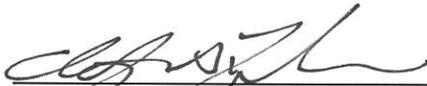
**AND BE IT FURTHER RESOLVED**, the Board of County Commissioners does hereby approve **MD-17-0041 PRAIRIE RIDGE MINOR RESIDENTIAL DEVELOPMENT** with conditions of approval to include:

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, conditions of approval are met, and County required documents are recorded; and
3. Recordation of all appropriate documentation in Condition 2 above is to occur within 180 days after the Board of County Commissioners' approval; and
4. The applicant shall comply with all requirements of the Elizabeth Fire Protection District; and
5. Sage Circle Cul-de-Sac Right of Way Vacation (Case No. VC-18-0009) is approved by the Board of County Commissioners.
6. Developer/Property Owner(s) shall enter into a recordable surface use agreement with the underlying mineral owner or the ore owner in advance of the recordation of the minor subdivision plat

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

  
\_\_\_\_\_  
CHRISTOPHER RICHARDSON

*NOT PRESENT*  
\_\_\_\_\_  
DANNY WILLCOX

  
\_\_\_\_\_  
GRANT THAYER

ATTEST: ~~DALLAS SCHROEDER~~ *Rachel Buchanan*  
~~COUNTY CLERK~~ *Deputy Clerk to the Board*

BY: *Rachel Buchanan*  
*Deputy* Clerk to the Board

