ELBERT COUNTY GOVERNMENT

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DISCUSSION 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 Corporation

Case Name: DB Speed SIA
CDS Case Number: PD-16-0030, MD-16-0029, SP-17-0053
Applicant: David and Lorene Brill
Agenda Item: LU, 1

1. Purpose: The purpose of this agenda item is to complete and approve a Subdivision Improvement Agreement (SIA) for the DB Speed project. To meet the conditions of approval for the Minor Development and the Site Development Plan, the applicant must enter into an SIA with the County before building permits may be issued for the proposed building on site. As of the date this request was written, the applicant is not in agreement with the content and requirements as it is written in the attached proposed SIA. In order for this project to come into fruition, the applicant and BOCC is expected to discuss these terms and come to an agreement.

2. Background: DB Speed is a 5.01 acre property, rezoned to PUD (Planned Unit Development) in June 2017 by Resolution 17-15. This same resolution approved a minor business/commercial/light industrial development to occur, permitting auto/ATV sales, repair, and other associated uses. The approval to this resolution contained a condition requiring the applicant to enter into a Subdivision Improvement Agreement (SIA) with Elbert County that includes language pertaining to access and road improvements. In June 2018, Elbert County staff recommended conditional approval of the DB Speed Site Development Plan which also stated the need for an agreement to take place in order to ensure the conditions are met. The recommendation letter explains that the County Engineer wishes to evaluate access to the site and traffic generated by the repair facility, which will help identify the need for additional turn lanes on Singing Hills Road or County Road 166. While these conditions are explained in the recommendation, the terms of the SIA must be agreed upon and completed prior to the issuance of any building permit for this project.

3. CDS Staff Recommendation: Staff recommends approval of the DB Speed Subdivision Improvement Agreement, with the conditions of approval as outlined in the document.

4. Planning Commission Recommendation: NA

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

6. Enclosures:

A. Subdivision Improvement Agreement with attached Exhibits.

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