



- D. The proposed street and lot configuration is compatible with existing and allowable land uses on the property and in the surrounding area; and
- E. Any impacts to the health, safety, and welfare of the residents and landowners of the surrounding area caused by the proposal can be mitigated.

**WHEREAS**, on January 30, 2018 the Planning Commission held a public hearing on this application. At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 7-0, Planning Commission forwarded a recommendation of approval with conditions to the Board of County Commissioners for consideration; and

**WHEREAS**, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendation 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 **FP-16-0025 SPRING VALLEY RANCH SUBDIVISION FILING 4 FINAL PLAT** with conditions of approval to include:

1. The applicant will be required to remove the Public Hearing signs within seven (7) days of a decision by the Board of County Commissioners; and
2. The final plat will not become effective until all fees and outstanding costs associated, if any, are paid, conditions of approval are met, and the final plat and any other required documents are recorded; and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
4. Prior to recording the final plat, Elbert County and the developer shall enter into a Subdivision Improvements Agreement; and
5. Prior to recording the final plat, all outstanding property taxes shall be paid; and
6. The applicant shall pay any applicable fees due to the Elizabeth School District C-1; and
7. Before final construction plans are approved, all Elbert County Public Works & Engineering requirements need to be incorporated, including but not limited to necessary acceleration/deceleration lanes on CR 17-21 at Doral Loop and emergency access only at Bayhill Street and CR 174; and
8. Prior to construction, the applicant shall apply to Elbert County Department of Public Works for grading permits and public/private improvements permits.

**ALSO BE IT THEREFORE RESOLVED**, the Board of County Commissioners does hereby approve the **THIRD AMENDMENT TO SPRING VALLEY RANCH DEVELOPMENT GUIDE AGREEMENT**

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

  
\_\_\_\_\_  
DANNY WILLCOX, CHAIR

  
\_\_\_\_\_  
CHRISTOPHER RICHARDSON, VICE CHAIR

  
\_\_\_\_\_  
GRANT THAYER, COMMISSIONER

ATTEST: DALLAS SCHROEDER  
COUNTY CLERK

BY:   
Clerk to the Board

