AGENDA
PLANNING COMMISSION MEETING
BOCC Hearing Room
215 Comanche St. Kiowa
DATE: OCTOBER 30, 2018 -- TIME: 7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. REMINDER TO TURN OFF CELL PHONES

5. STAFF REPORT ON BOARD OF COUNTY COMMISSIONERS ACTION(S) PERTAINING TO MATTERS OF THIS BOARD
   None

6. CONSENT AGENDA Consent Agenda items are reserved for items that are deemed to be non-controversial. This allows the Planning Commission to spend more of its meeting time for issues in which there is a need for a more significant discussion. If anyone desires to address the Commissioners regarding an item from this day’s consent agenda, please ask that the item be removed from the consent agenda for further discussion.
   No items

7. CITIZEN COMMENTS
   Members of the public may express their view to the Commission on matters not on this agenda for consideration that affect the County. Comments will be limited to three (3) minutes.

   If a person has comments on a regular agenda item, please hold your comments until that item is up for consideration by the Commissioners. Comments on regular agenda items will be invited at the appointed time.

8. APPROVAL OF MEETING MINUTES:
   A. March 5, 2018
   B. March 20, 2018
C. April 3, 2018
D. April 24, 2018
E. May 1, 2018
F. July 17, 2018
G. July 24, 2018
H. September 4, 2018
I. October 16, 2018

9. **WORK SESSION: PRESENTATION—Revisions to Subdivision Regulations (15 minutes)**

10. **PUBLIC HEARING PROCESS**

    **Chairperson Statement:** This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial and material evidence received during this hearing.

    All testimony must be competent, on topic and not repetitious.

    Chairperson - The order of business for Public Hearings will be as follows:
    1. Open Public Hearing
    2. Staff Presentation
    3. Applicant Presentation (if any)
    4. Public Testimony
    5. Public Comment Closed
    6. Applicant Rebuttal
    7. Board Only Discussion
    8. Board Motion and Roll Call Vote
    9. Close Public Hearing

    Note: Once the Public Hearing has been closed, no further testimony will be taken.

11. **PUBLIC HEARINGS:**

    A. **Amendments to Elbert County Zoning Regulations: Part II, Section 28 – Economic Development Zone (EDZ) Overlay and Part I, Section 9 – Referral Process for Land Use Applications; and the Official Zoning Map of Elbert County to Delineate the Economic Development Zone (EDZ) Overlay District.** The EDZ was approved as an amendment to the text of the Elbert County Zoning Regulations (ECZR) on March 28, 2018, as part of Resolution 2018-15. The EDZ Zoning Map Amendment, **Case No. RZ-18-002**, was considered by the Planning Commission on July 24, 2018, in a public hearing. The newly proposed amendment to Part I, Section 9: Referral Process for Land Use Applications are changes intended to implement a mailing notice requirement to adjacent property owners for an applicant seeking Site Development Plan approval through the County’s Administrative Decision process.
12. ANNOUNCEMENTS

13. ADJOURNMENT (No later than 11:00 PM per Resolution 00-01)