





RZ-14-0022 FULMER REZONE

1. The proposal in general conformance with the Elbert County Master Plan; and
2. The proposal meets the criteria for approval in the Elbert County Zoning Regulations; and
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-14-0021 FULMER MINOR 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-14-0022 is approved rezoning the property to A-2; 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 May 16, 2017, 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 5-0, with 2 abstentions, 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-14-0022 FULMER REZONE AND MD-14-0021 FULMER MINOR DEVELOPMENT with conditions of approval to include:

RZ-14-0022 FULMER 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 recordation
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. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval.



4. The following documents shall be provided to the Board of County Commissioners in the packet:
  - a. A current tax statement
  - b. Correct/final acreages on all exhibits
  - c. Justification for not conducting referrals again
  - d. That all application forms will be recompleted and resubmitted

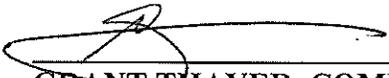
**MD-14-0021 FULMER MINOR DEVELOPMENT**

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 recordation; and
2. The minor development shall not be recorded prior to approval of rezoning case RZ-14-0022, rezoning the property to A-2; and
3. The minor development will not become effective until all fees are paid, conditions of approval are met, and the minor development documents are recorded; and
4. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
5. The minor development plat will comply with the submittal requirements specified in the Subdivision Regulations, Section XV including requirements for digital submittal.
6. The following documents shall be provided to the Board of County Commissioners in the packet:
  - a. A current tax statement
  - b. Correct/final acreages on all exhibits
  - c. Justification for not conducting referrals again
  - d. That all application forms will be recompleted and resubmitted

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

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

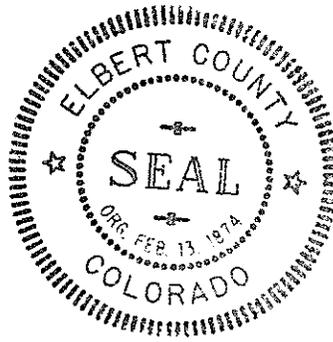
  
\_\_\_\_\_ Aye  
CHRISTOPHER RICHARDSON, VICE CHAIR

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

*Dallas Sch*

**ATTEST: DALLAS SCHROEDER  
COUNTY CLERK**

**BY:  
Clerk to the Board**



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Dallas Schroeder Recorder, Elbert County, Co

