

Town of Elkton Code

Rezoning Requests

Reference § 110-602

D.

Application procedures for ordinance or map amendment. The Elkton Town Council may from time to time, amend these regulations or district maps whenever the public necessity, convenience, general welfare, or good zoning practice require.

(1) Initiation of applications.

(a) Applications for amendments initiated by any person, firm, or corporation owning the subject property shall be submitted in writing to the Zoning Administrator and shall be accompanied by two copies of an acceptable site plan, where applicable, of the proposed amendment with such reasonable information shown thereon as shall be required by the Zoning Administrator. Where site plans are required, they shall show, as a minimum, the following:

[1] Lot dimensions with property line monuments located thereon.

[2] Location and size of existing and proposed structures.

[3] Yard dimension and the use of structures.

[4] Easements (private and public) watercourses, fences.

[5] Street names and street right-of-way lines.

[6] Such other information regarding abutting property as directly affects the application.

(b) Proposals for amendments not initiated by either the Commission or the Town Council shall be accompanied by payment of a fee as set forth in Article X.

(c) If the amendment sought is to change the district designation of land on the Zoning Map to R-8, then an application for approval of a master plan pursuant to § **110-609F(3)** shall accompany the application for amendment. In such event the application for approval of a master plan shall be considered simultaneously with the application for amendment of the Zoning Map, according to the regulations applicable to planned unit developments, but the time requirements of this section shall apply.

[Added 12-18-2000]

(2) The Commission shall consider the proposed amendment after notice and public hearing in accordance with § 15.2-2204 of the Code of Virginia, as amended. The Commission shall then present the proposed amendment along with site plans and explanatory materials, where applicable, to the Town Council with its recommendations. If the Commission fails to submit its recommendations within 60 days of the first meeting of the Commission after the proposed amendment has been referred to it, the Commission shall be deemed to have approved the proposed amendment.

(3) The Elkton Town Council shall consider the proposed amendment after notice and public hearing in accordance with § 15.2-2204 of the Code of Virginia, 1950, as amended, and shall take action on the proposed amendment within 30 days from the date of the public hearing. The Town Council and the Commission may hold a joint public hearing in accordance with § 15.2-2204 of the Code of Virginia.

- (4) Any petition for an amendment may be withdrawn prior to action thereon by the Town Council at the discretion of the person, firm or corporation initiating such a request, upon written notice to the Zoning Administrator.
- (5) No more than one application for any amendment affecting a specific parcel of land may be initiated during any single twelve-month period.