A joint meeting of the Elkton Town Council and the Planning Commission was held March 10, 1969 at 7:00 p.m. in the council chambers of the Municipal Building with Mayor Welty H. Hensley presiding. Members of the Planning Commission that were present were : Mr. William Horne, Mr. James Hammel, Mr. Hiram Monger and Mr. A. H. Louderback. Mr. Charles H. Smith, Chairman and Mr. C. V. Bert were absent. Members of the Town Council that were present are as follows: Mr. I. L. Flory, lll, Mr. Edward Karow, Mr. Alan Thompson, Mr. Rodney Harman and Mr. Harold Workman. Mr. Edward F. Garber was absent.

Mayor Hensley called the meeting to order.

Mr. H. S. Marsh representing the State Planning Commission was present to present the second draft of the proposed Zoning Ordinances.

Mr. Marsh stated that there would be two residential districts namely Residential, Limited R-1 which would be basically limited to single -unit dwellings providing homes for the residents plus certain additional uses such as schools, parks, churches, and certain public facilities that serve the residents of the district. The other is the Residential, General, District R-2 which is a district composed of certain medium to high concentration of residential uses, ordinarily located between residential and commercial areas, plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable enviorment for family life composed of an adult population with some children, and to permit certain commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers, and general outdoor advertising.

In Section 3-2-2 in the second part it was decided that it should read: Two dwelling (2) units instead of Two (2) units.

Mayor Hensley asked Mr. Marsh what would the owners of the lots with 50 foot frontage do? Mr. Marsh stated that if they wished to build they would have to go to the Board of Zoning Appeals and they would have to decide what to do. Then if the Board turned them down and they were not allowed to build, they would have to take the case to court. Mr. Marsh stated that maybe this ordinance could be waived but this might create some problems.

In Section, General, Business, District B-2, Mayor Hensley brought to the attention of Mr. Marsh that Banks and Coal Yards were not provided for in the list of businesses to be allowed in the B-2 Business District.

In the B-2 District in Section 5-1-36, the council and the commission discussed the ordinance which pertains to signs. The ordinance reads as follows:

5-1-36 No sign shall project to within one (1) foot of the curb line. No sign except those suspended from buildings shall be erected or placed between street line and the building line in any Commercial or Manufacturing District. The bottom of any sign suspended from any building shall be not less than ten (10) feet above the finished grade of the sidewalk. Only one projecting sign shall be permitted for each building.

Mayor Hensley suggested that a joint hering of the Town Council and the Planning Commission could be held May 19, 1969 providing that the council and the commission would have the maps and copies of the proposed ordinances by May 1, 1969.

With no further business, the meeting adjourned.

MAYOR: Welty H. Hensley

RECORDER: Francis B. Nicholas
Francis B. Nicholas, Clerk