PUBLIC HEARING
August 13, 1979
7:00 P.M.

A joint public hearing of the Elkton Town Council and Elkton Planning Commission was held August 13, 1979 at 7:00 P.M. in the council chambers with the Mayor, Charles E. Dean presiding.

The purpose of the hearing was to consider a proposed amendment to the Elkton Subdivision Ordinance and the Comprehensive Land Use Plan.

Councilman Holt presented and explained the proposed amendment to the subdivision ordinance.

Hazel Crider ask if this would in any way affect the covenants in the subdivisions. Mr. Holt explained that the council has no control over their covenants. The council does not enforce covenants nor can they legislate matters affecting covenants. They can only be enforced in courts of law and can be enforced only when a complainant takes a matter to court.

Mrs. Geneva Baugher ask if this would affect her if she wanted to sell her entire property. Mr. Holt told her it would depend on how she divided it and on what she intended to do. If it is already broken up into lots, this would not affect her as she would not be subdividing. Mr. Monger told Mrs. Baugher it would probably help her in case she wanted to sell the front and back in separate lots.

As there was no further questions on the proposed subdivision ordinance amendment, the hearing went on to the comprehensive land use plan.

Mr. David Frey was present regarding his mother's property and his property located at the intersection of Furnace Road, Rockingham and the Tanyard Bridge Road. Previous to the suggested changes this property at the intersection has been zoned business, there is a business there now and they would like it to remain zoned business. They also requested that the remaining property where Mr. Frey's mother's house is located and Mr. Frey's property is located be zoned high density rather than low or medium density in the event they wished to develop the property for apartments or town houses.

Councilman Holt gave a brief summary on the comprehensive plan, when it started, why it's necessary and the steps required before it is finally adopted.

Mr. D. R. Flory Sr. was present regarding his property known as the old "tannery property" on Rockingham Street. He has been approached about buying it to build a residence on and wanted to know how it would be zoned and could it be utilized for this purpose. Mr. Holt explained that under the proposed plan this would be zoned high density. It would be up to council and the planning commission to define high density, but he could see no problem with him being able to sell his land for this purpose.

As there were no further questions, the public hearing was closed.

RECORDER: Norma R. Leap
Norma R. Leap, Clerk

AAD025