PUBLIC HEARING
August 29, 1994

The Elkton Town Council and Elkton Planning Commission held a joint Public Hearing Monday, August 29, 1994 at 7:00 p.m. in the council chambers with the Mayor Charles E. Dean presiding. The roll call is recorded as follows:

Present

F. A. Bennett
D. H. Dail
W. E. Printz
R. L. Snow
T. R. Whitfield III

Absent

M. B. Fuller

Norma Leap, Clerk, Gerald Monger, Superintendent and Warren Pence, Chief of Police were also present.

Planning Commission members present were Andy Dixon, Benny King, Barry Ream and Tom Weyrick.

Mayor Dean stated that the purpose of the hearing was to hear comments on an application from the Christian Observer, Inc. to change the zoning on Lots 1 through 6, Block 36, Section 2 and addressed as 336 W. Washington Avenue, Elkton, Va. from R-3 Residential to Planned Business District B-3.

Mr. Bill Hitt, representing the neighborhood, spoke in opposition to rezoning. He pointed out that they have nothing against the people who own the building, but are concerned about possibly getting another type of business that would not be compatible with the neighborhood. He pointed out that this area is entirely residential except for the building owned by the Christian Observer. There are many small children and senior citizens living there and they are concerned about the safety issue if there is increased traffic. They also feel their property might go down in value. A petition asking that this area be left R-3 Residential was presented with 39 signatures of the residents who reside on or about W. Washington Avenue. Mr. Hitt stated there had been some talk awhile back about a church and they would not oppose a church going in the building.

Mr. Clyde McDaniel spoke in favor of changing the zoning. He pointed out that it would cost too much money for the owners to remodel the building to be used for residential purposes. He feels B-3 would be much better for the area as council can govern what type of business can go in there. He expressed a desire that the owners and residents can come to some sort of compromise.

Farren McDaniel pointed out that a lot of money has been invested in the building but if the zoning is left R-3 Residential it will not be worth the price the owners are asking for it. He feels the building will just go down.

Elmer Davis of 333 W. Washington Avenue stated he sympathizes with the Christian Observer but that they are the one living there. It is a quiet neighborhood now. Once the Christian Observer sells the property, they will be gone but the residents will still be there. He questioned if council can really control the type of business which would go in there or the increase in traffic and danger to the public.

Mr. Francis Elliott and Dr. Elliott of the Christian Observer pointed out that they stand to take a considerable loss if they are unable to sell the building. They have no intentions of selling to any business that would be a determent to the neighborhood and are eager to work with any plan which might be put forward. They pointed out

that they have to find some way to stop losing money. One option they might have would be to expand the present business, but that would involve more tractor-trailer traffic. They would like to come to a friendly solution for both groups. They requested that council make the zoning change, thus becoming involved in helping them solve their problem.

Mayor Dean stated that this request will be considered by the Elkton Planning Commission on the second Monday in September at their regular meeting. They will present a recommendation to council for consideration at their regular meeting on the third Monday in September.

Mr. Peter Bonavita spoke in favor of the rezoning. He pointed out that a business was there before the residents. He also stated that the McDaniel Brothers did not have the luxury of presenting their views before the zoning was changed to residential. He does not feel this is a good precedent for the town to set. He feels B-3 would offer a compromise as the town could control what goes in there.

Mr. Bill Hitt stated he personally hates to oppose the Christian Observer, but was asked to represent his neighbors. He also questioned if council and the Planning Commission would be able to do exactly what the zoning says if they receive a lot of financial pressure.

As there were no further comments, the Public Hearing adjourned.

MAYOR: Charles E. Dean
Charles E. Dean, Mayor

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