Planning Commission Minutes
April 14, 2004

Planning Commission Members Present: Wake Gooden, Daniel Talbot, and Thomas Schroeder, Troy Lester, Tom Weyrick,

Council Representatives Present: Wayne Printz

Staff Present: Karin Eppard

Call To Order
Daniel Talbot called the meeting to order at 7 :05 pm.

Minutes
Thomas Schroeder moved, seconded by Troy Lester to approve the minutes for March 10, 2004. The motion was passed.

Business

The Commission reviewed a plan for a proposed townhouse complex on North Street. This topic was originally brought up at the last meeting of the Commission and was held over pending further information from the landowner and developer. Concerned parties, Sherry Hall of Four Star Realty, Jerry Brunk of Brunk & Hilton, Inc., and George McDaniel of McDaniel Brothers, were in attendance to answer questions regarding the plan. There were several topics that were discussed including concerns brought up by the Commission during the March 10th meeting, as well as recommendations made by Gerald Monger (see attached). After a lengthy discussion on these points, Troy Lester moved, seconded by Tom Weyrick to recommend the plan to the council for their review, with the following concerns attached:

1. Check utilities right of way preferences with the town.
2. Explain duplex parking in comments section of preliminary plan.
3. Concern over the width of North Street being only a 30' right of way.
4. Section 110-709C of the town Code is interpreted to say that private streets only need to meet VDOT codes; therefore the preliminary plan is in compliance.
5. The rules concerning cul-de-sac radius is interpreted to be a right of way of 100' not paved.

Due to Commission member Thomas Schroeder's involvement in the planned complex, and Wake Gooden's interest in the issue as a nearby property owner, both members abstained from a vote. The motion was voted on and passed.

Wayne Printz then recommended that the issue be presented at the next Committees meeting scheduled for May 11, 2004. The concerned parties present at the meeting also requested a copy of the minutes from this Commission meeting be sent to them so that they could prepare for the committee meeting. It was stated to them that this could be done but that the minutes would not become official until they are read and approved at the next meeting of the Commission on May 12th.

Next the Commission discussed the rezoning of recently annexed properties within the Town. The commission agreed that, based on their interpretation of Section 110-406 of the Town of Elkton Code book, the properties are currently zoned as R-1 and will remain as such until they are rezoned otherwise. The commissioners requested copies of a

more detailed map before any discussion could be held on the matter. Wayne Printz stated that Councilman Randall Snow had a more detailed map showing streets and property lines, and that he would be contacted to see if copies could be made for the commission.

In other business, a resident had contacted Wayne Printz with the question of whether areas zoned as B-1 could be used for modular business buildings without being subdivided provided that all the buildings are used for the same single business. The commission agreed that according to the Code book, the land would need to be subdivided for each building if they are to be used for separate and different businesses in each and that each one would be required to be placed on a permanent foundation. Mr. Printz stated that he would inform the resident of those rules.

As there was no further business the meeting was adjourned at 9:30 pm.

Signature-Chairman

Signature-Secretary