Elkton Planning Commission

Original

September 13-2006

In Attendance:

Dan Talbot, Chairman
Madelyn Dixon, Secretary
Charlotte Shifflett, Town Clerk
Harry Armbruster, Vice-Chairman
Marty Shifflett, Admin. Representative

Guest: Attorney, Tom Miller

Absent:

Jeremy Ream
Wake Gooden
Theo Pence, Council Rep
John Huddle, Rockingham County Assistant Fire Marshall

Agenda:

Approval of Minutes – Marty proposed to accept the June minutes, seconded by Harry Armbruster.

Motion Carried- 4-0 (voice vote)

Zoning Permit:

2006-57 Jacklene Dovel Request for Home Occupancy Permit

Ms. Dovel approached the Commission requesting a Home Occupancy Permit to operate a Hair Shop from the residence located at 15758 Morning Dove Ln in Quail Run Sub-Division

After a brief question and answer period the Commission decided to recommend the issuance of a permit pending permission by the County Fire Marshall

Marty made a proposal to recommend approval for Ms. Dovel to receive a permit pending permission by the Co. Fire Marshall. She shall place the call. The proposal was seconded by Harry.

Motion Carried- 4-0 (voice vote)

Zoning Permit Approval:

Council member Pence, moved at the Council meeting, by the request of the Planning Commission, that Dan Talbot sign all permits.

Vice Mayor, Lee Dearing, stated Mr. Talbot is a volunteer, whereas the Mayor is an elected official with Council authorization to serve as Town Manager and Zoning official.

When questioned by Mr. Printz what was the purpose of the motion, Council member Pence responded that the opinion was Mayor Printz lacked the expertise of a zoning official.

Vice Mayor Dearing argued that the "checks and balances" in the system would be by-passed by removing the mayor from the process. Mayor Printz protested the statement and was willing to Debate whoever made it.

There was no second to the motion.

Code Book Changes:

Town Attorney, Tom Miller, was in attendance and addressed the group on the issue of changing text in zoning ordinances.

- Grandfather is a term for pre-existing, non-conforming use; especially when annexation occurs.
- If you change the text of a zoning ordinance to the extent of reducing residences, notices should be mailed to the owner as it shows on the current tax record.
- Make an effort not to spot zone!
- In instances, where property is re-zoned, it will never be acceptable to all parties involved, however, it could be ~~could be~~ defined as a "**just**" law.

Electrical:
Electrical issues continue to exist at the Country Inn located on Spotswood Avenue. Marty will be typing up notes addressing current problems

Status: King Construction Phase 5 at Quail Run
The Planning Commission recommended to deny the request, as presented. Daniel Talbot signed the denial on January 11, 2006. Mr. Donachy proceeded with the correspondence after that date but a hard copy has not been found in the Town Manager files. There are no official minutes on file for January 2006.

Town Attorney, Tom Miller, will be consulting with Benny King and requesting any copies he may be able to present to the Planning Commission addressing this issue. Hopefully, this action will clear the issue or at least allow Mr. King to be informed of the next step he will need to take in addressing and bringing a resolution to this outstanding issue.

Urban Growth:
The Planning Commission needs to determine where future growth will be occurring in and around the Elkton area. The Commissioner's agree that we need an established, recorded growth plan. A decision should be made where to locate the areas and what will be allowed on them. The members agreed that a map needs to be inserted in the Draft of the Comprehensive Plan. This plan should be submitted for a 20 year time frame so our successor's will have guidelines in place.

A possible work session date will be scheduled before our regular meeting next month. Meantime, Marty will have maps for reference to bring to the work session.

Charlotte is including new Zoning Permits in the packets.

Pathforward:

- Marty will issue statement to Country Inn
- Tom Miller will consult with Benny King regarding Phase 5 in Quail Run
- Marty will get an updated map and bring to the work session for reference on establishing urban growth areas.

Daniel Talbot/Chairman

Madelyn Dixon/ Secretary

Original permit

Town of Elkton
ZONING PERMIT

ZP 2006-57

This permit shall be posted in a conspicuous place

Application is hereby made for a Zoning Permit, and Certificate of Zoning Compliance, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all local and state laws and ordinances, which are hereby agreed to by the undersigned, and which shall be deemed a condition entering into the exercise of this permit.

Owner

Name: Jack lene Dovel

Daytime Telephone Number: 540-298-0770

Mailing Address: PO Box 358 Elkton

Applicant/Builder

Name: JACKlene Dovel

Daytime Telephone Number: 540 298-0770

☑ Same as owner

Mailing Address: 15768 Morning Dove LN

Property Information

Tax Map/Parcel Number: 1

Existing Use/Zoning: R5 (MR)

Address/Location (use street names):

Existing Structures (number and type):

Type of Permit

Please check appropriate box(s)

☑ Residential ☐ Commercial

- ☑ Single Family
- ☐ Multi-Family No. of units _____
- ☐ Garage/Carport
- ☐ Addition Specify _____
- ☐ Shed/Storage Building
- ☐ Commercial/Industrial Structure Specify _____
- ☐ Alteration
- ☐ Reroof
- ☐ Sign
- ☐ Special Use Permit Specify _____
- ☐ Verification of Non Conforming Use
- ☐ Other Specify Home Occupancy

What is your water supply source?

☑ Municipal ☐ Private Well

What is your sewage disposal source?

☑ Municipal ☐ Septic Tank

TOWN OF ELKTON, VIRGINIA

APPLICATION FOR BUSINESS LICENSE FOR 2006

TREASURER'S OFFICE
173 W SPOTSWOOD TRAIL

10% PENALTY OF INTEREST AND 10% ANNUM INTEREST SHALL BE ADDED AFTER June 1st

ELKTON, VA 22827

Jacklene Davel
PLEASE TYPE OR PRINT

CHECK ONE:
INDIVIDUAL
PARTNERSHIP
CORPORATION
LLC

NAME OF APPLICANT: Jacklene Davel

TRADE NAME: Jackie's Little Touch

ADDRESS: 15760 Manning Dave Lane
(LOCAL) (HOME OFFICE)

TYPE OF BUSINESS OR PROFESSION Hair Stylist
PLEASE TYPE OR PRINT

DATE STARTED

THE INFORMATION FURNISHED BY YOU UPON THIS FORM IS THE BASIS USED IN ASSESSING YOUR BUSINESS LICENSE IN THE TOWN OF ELKTON, VIRGINIA

1	COIN OPERATED OR DEVICES TOTAL GROSS RECEIPTS FOR PAST CALENDAR YEAR NUMBER OF MACHINES (A LIST OF MACHINE TYPE LOCATION AND ADDRESS MUST ACCOMPANY THIS APPLICATION)	$	
2	CONTRACTORS (ALL TYPES0 TOTAL GROSS RECEIPTS FOR PAST CALENDAR YEAR	$	
3	FINANCIAL, REAL ESTATE & OTHER PROFESSIONAL SERVICES *TOTAL GROSS RECEIPTS FOR PAST CALENDAR YEAR*	$	
4	REPAIR, PERSONAL, AND BUSINESS SERVICE *TOTAL GROSS RECEIPTS FOR PAST CALENDAR YEAR*	$	
5	RETAIL MERCHANTS *TOTAL GROSS RECEIPTS FOR PAST CALENDAR YEAR*	$	
6	TELEPHONE, TELEGRAPH, WATER OR HEAT, LIGHT AND POWER COMPANIES *TOTAL GROSS RECEIPTS FROM BUSINESS IN TOWN DURING* PRECEDING CALENDAR YEAR	$	
7	WHOLESALE MERCHANTS *TOTAL PURCHASES*	$	
8	OTHER BUSINESS OR SERVICES *SPECIFY TYPE OF BUSINESS*	$	

IMPORTANT

I HEREBY SWEAR OR AFFIRM THAT THE ABOVE INFORMATION AS TO GROSS RECEIPTS, SALES AND CONTRACTS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Jacklene E Davel 8/22/06
SIGNATURE OF APPLICANT DATE

227-94-0707
(FEDERAL I.D. NO. OR SOCIAL SECURITY NO.)

FORM MUST BE COMPLETED IN FULL AND A FEDERAL I.D. OR SS# MUST BE FURNISHED BEFORE BUSINESS LICENSE WILL BE ISSUED.

The above location is zoned for thee business that is requested

ZONING ADMINISTRATOR DATE