SPECIAL PLANNING COMMISSION MEETING
TOWN OF ELKTON
June 15, 2010 at 7:00 p.m.

Present:
Margretta Isom, Goldie Helsley, Dan Talbot, Vic Corbo, Cole McGregor

Excused:
Cathy Morrison, Madelyn Dixon

Dan Talbot./Chairman opened the meeting at 7 pm. Revised plats of the Downey Knolls Sub-Division were distributed.

Foundation Survey:
The Council will hold a first reading of the Foundation Survey on June 21st at the regular meeting. A joint Public Hearing will need to be scheduled afterward.

Downey Knolls:
- Charlotte received an electronic copy of the revised plat
- Some lots were revised to accommodate duplexes.
- These lots are displayed on streets "D" and "E".
  - (2) lots will be required per structure (1 duplex with 2 units -includes common wall).
- Lot 83 has increased in size.
- Lot 84 is a new lot.
- Lots 44 and 45 are adjacent to the Emergency Access Road as displayed.
- Lots 43 and 46 may not have required road frontage.
- Look into the overall density.
- Business District should be B 2, Residential District should be defined as R 4 and the open area should be zoned as A 1.
- R 8 zoning will need to be revised if assigned.
  - Single family attached as amended in R 4 may become a permitted use in R 8.
- The developers would like to continue to handle zoning according to County Codes. R 8 Code versus Rockingham County R 5.
- In Downey Knolls a single family attached will be (2) lots added together.
- Development project will have a 55 years old and older project.
  - Will side yard set backs be lowered in the senior area?
- Developers do not have duplex designs yet.
  - Will homes be designed to fit existing lots?
- When the county passed the Master Plan the developer could call his setbacks. Under Town Codes the developer cannot change his setbacks .
  - The Town would like to make ***minimal*** changes to our code.
- Mr. Beatty feels comfortable with existing side yard setbacks.

Bompiani Plat
Vic Corbo made a recommendation to send the plat of Tax Map #130A-(A)-L 12, 270 Millbank Ln zoned as R 2 as presented by Surveyor, Randy Newman, dated May 27, 2010 which displays a Boundary Line Adjustment. In addition the plat includes a lot line vacation of Tax Map 130A-(A) L 13. The motion was seconded by Goldie Helsley.
Voice Vote 5-0 (yeas)
Margretta Isom, Goldie Helsley, Dan Talbot, Vic Corbo, Cole McGregor
Motion Carried

Downey Knolls Discussion Continuation
Emergency Access Road
- The developers are open to combining Lots 44 and 45 –if deemed necessary.
  - An emergency access road is displayed on the Plan.
  - Charlotte will check with Chief Kibler of the Elkton Fire & Rescue to see if removing the emergency access road from plans would create a problem. The developer's noted it was not a requirement from the county or the Fire Marshall's Office.
  - If permission is granted to remove the emergency access road from the existing plan the developer's agree to combining lots 44 and 45 and make it (1) lot.

Community Center Discussion
- The Community Center will require a Special Exception Permit.
- The Community Center is for Downey Knoll's residents, not for use by the public.
- Could the lot the center will sit on be moved to the East?
- The center will be constructed when it is economically feasible.
- Is there a plan to have covenants?
- What is the actual lot size? Parking requirements will depend on the square footage of the lot. Our Code specifies 1 space per 50 Sq. Ft.
  - This subject will require more discussion although Mr. Bonavita feels the Community Center will be conforming as displayed.
  - May the lot line be adjusted if needed?

Cul-de-sac
- The proposed 120 ft diameter temporary Cul-de-sac will exist under VDOT Codes.
- The Town Code has surface specifications.

Bond Issue
- Final Master Plan—post bond for entire project?
- Requirement does not kick in for Business District.
- No timing required as to when the Final Plan is filed.
- Approved Plan vs. Final Master Plan
  - 1 year limitation.

Rezoning
- Rezone property as R 4 with Special Exception Permit/
- Approve plat as shown for sub-division?
- Modify R 4?

Questions and/or Discussion
Bobbi Rae Monger/Guest inquired what changed with lot size and house size.
- Plan shows lots for proposed duplexes.

- The engineer laid out proposed lots for duplexes and met Town Code requirements.
- Changes were made to make 42 duplex lots rather than 28 single lots.

Derek/Guest questioned if we were proposing to rezone to R 4 or R 8?

- Either zoning selected will require implementation of a revision (s).

Master Plan

- R 4 won't have approval of a Master Plan
- R 8 requires Master Plan approval.
- Issues needed to be Resolved:
  - Road issue
  - Community Center lot

Master Plan (con't)

  - Proffer relative to livestock. None shall be placed in the adjoining field zoned as A 1.
  - Cul-de-sac specifications need to be discussed in a future meeting.
  - R 4 seems to be the correct zoning. Special Exception Permits will be required for the Community Center.

With no further business to discuss, the meeting was adjourned. The next meeting is scheduled for July 6, 2010 at 7 pm. A joint Public Hearing is scheduled for July 13, 2010 at 6 pm. Schedules are subject to change until the Downey Knolls issue is resolved.

Submitted By;
Charlotte Shifflett/Zoning Administrator