OCTOBER 24, 2012
7:20 PM

Present: Margretta Isom, Madelyn Dixon, Cole McGregor, Dan Talbot, Jason Blose,
Excused: Goldie Helsley, Cathy Morrison
Staff: Charlotte Shifflett, Kevin Fauber
Guests: Walter Shifflett, Randell Snow, Jimmy Russell, Tyler Craddock, Paige Blose, Robert Moore, Cindy Tomlin

The meeting of the Elkton Planning Commission began at 7:20 pm; immediately following the joint public hearing. The November meeting was rescheduled to October 24, 2012 to avoid conflict on Election Day, November 6, 2012. Dan Talbot/Chairperson called the meeting to order and led the group by reciting the Pledge of Allegiance.

Cole McGregor made a motion to accept the October Oct. 2nd minutes as read, seconded by Margretta Isom.
Voice Vote Yes =5-0
Margretta Isom, Madelyn Dixon, Cole McGregor, Dan Talbot, Jason Blose
Motion Carried

Discussion:
The Planning Commission began their meeting by dedicating time to discuss comments made during the joint public hearing. The guests were invited to join the Planning Commission meeting and be available to answer questions.

- ***Dan Talbot/Chairman*** expressed his opinion by noting that concerns seemed to be more of the ascetics nature rather than building.
- The modular home industry makes a modular that looks and smells like a (doublewide) manufactured home.
- The quality of the modular homes is in question by the governing body?
- What, as a member, is the reflection of your thoughts? Do you have any interest to pursue this issue further?
- ***Margretta Isom/***Council

Representative, noted that the definition given by Mr. Craddock was sufficient for her to make a decision against entertaining the thought of a *"Special Use Permit"*. She went on to note that some people (such as council) would have the responsibility to make a determination whether the placement of a modular home meets characteristics of their choice of a neighborhood? Personally, she has heard of no complaints or problems with the house located on High Street and therefore as far as she is concerned *"Special Use Permit" is dead*, Low and/or high end homes moving into Elkton may help us? A governing body cannot dictate the amount of money an individual spends on a home. Mrs. Isom reiterated she will not vote for any changes that would move modular homes to a *"Special Use Permit"*.

- ***Jason Blose*** has looked at the house on High Street surrounding the controversy. He commented that it looked better than most of the existing houses.
- Jason owns and lives in a modular home on E Spring Avenue and relayed that his roof pitch is 4/12.
- ***Cole McGregor*** believes after hearing the comments the *"Special Use Permit"* issue is dead.
- ***Madelyn Dixon*** commented that decisions should be made by *"Special Use Permit"* as to which districts modular homes may be built. In addition, she felt that people should be able to express themselves by choosing their exterior ascetics. She commented that she

remembers when modular homes were first introduced to the area they did not arrive on frames and wheels. Madelyn noted she is aware and has read the definition of a manufactured home in the code book.

- ***Margretta Isom***/Council Representative, interjected another fact, noting that not too many available lots exist in town. If a client intends to build a $350,000 to $400,000 home they should look in a neighborhood where homes in this price range exist already. If you chose to build a higher priced home in a neighborhood with existing lower cost homes then you should not complain about home values falling.

Roof Pitch

- Dan Talbot/Chairperson opened a new discussion by simplifying his question to inquire if there is a way of looking at a minimum roof pitch requirement?
- Seeking an opinion from the audience in response to the question?
- In response, a figure of $5,000 may be added to the price of a modular to obtain a higher roof pitch.
- What if a community wanted to entertain a required roof pitch? Would they be allowed to have input on some things?
- Mr. Craddock answered the question by stating that "building preempts specifications and policy considerations".
- May the two be separated? Is roof pitch addressed in Virginia Code?
- Can anyone clarify what may happen if the town entertained the idea of a required roof pitch of 4/12?
- Roof pitch has nothing to do with an **on** and/or **off** frame
- The lower roof pitch holds the buyer's costs to a minimum. Too add a new code when too many exist already is troubling to industry.
- Margretta Isom was not familiar with roof pitch terms. Selecting a roof pitch is no different than selecting colors.
- An architectural standard should be considered being placed into our community while adhering to a minimum set of rules.
- If regulatory roof pitch codes should be implemented what effect-if any-does it have on our neighborhoods?
  a. The reason to stay away from low roof pitched housing is that it tends to devaluate other property.
  b. Mr. Tomlin informed the group that the county has guidelines in place for snow load requirements. The number varies from 43 psf to 75 psf depending on which side of the Blue Ridge the home is to be located. The western part of the state requires the 43 psf snow load.
- Mrs. Tomlin noted they have placed many homes within the Harrisonburg city limits and she is unaware of any issues created by this practice
  a. Some rules regarding roof pitches may be controlled thru covenants as set forth by developers of sub-divisions.
- Councilman Snow is still concerned with property devaluation issues if and when a $75,000 is built in a community where most home values begin around $250,000.
- The Elkton Planning Commission will continue to investigate the roof pitch requirements at a future meeting.
- Jimmy Russell informed members that modular homes are very popular because of the faster turn-around-time versus the stick built homes. An option allows clients to build in the price range they can afford or go to a high end product.
- Mrs. Tomlin mentioned that her company is in the process of placing an on-frame modular in Weyers Cave, Va. This home will be second to none upon completion. Final appraisal value of any completed home is always a concern to the distributor.

Cole McGregor, seconded by Madelyn Dixon, made a motion to approve and send to Council the revised definition of Lot, Corner and a new definition of Lot, Address.
Voice Vote Yes =5-0
Margretta Isom, Madelyn Dixon, Cole McGregor, Dan Talbot, Jason Blose
Motion Carried

110-302 LOT, CORNER A lot abutting upon two or more streets at their intersection. The shortest side fronting upon a street shall be considered the front of the lot. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost point of the lot meet an interior angle of less than 135 degrees.
Revise definition 110-302

110-302 Lot, Address For new construction, the physical address of a lot shall be the street deemed as the front of the lot.
A new revised definition will be added to 110-302

Cole McGregor made a motion, seconded by Margretta Isom to adopt Virgina State Code as definition for Modular Home.

Modular buildings and **modular homes** are sectional prefabricated buildings, or houses, that consist of multiple sections called modules. The modules are six sided boxes constructed in a remote facility, then delivered to their intended site of use. Using a crane, the modules are set onto the building's foundation and joined together to make a single residential, or commercial, building. The modules can be placed side-by-side, end-to-end, or stacked up to 6 stories in height, allowing a wide variety of configurations and styles in the building layout.

Modular buildings, also called prefabricated buildings, differ from mobile homes, which are also called manufactured homes, in two ways. First, modular homes do not have axles or a frame, meaning that they are typically transported to their site by means of flat-bed trucks. Secondly, modular buildings must conform to all local building codes for their proposed use, while mobile homes, made in the United States, are required to conform to federal codes governed by HUD (U.S. Department of Housing and Urban Development). There are some residential modular buildings that are built on a steel frame (referred to as on-frame modular) that do meet local building codes and are considered modular homes, rather than mobile homes. [1] A key point to be reiterated is that modular is a construction method and not a type of home.

Committee Lead Members:

Category	Lead member
Residential 1-4, flood hazard, Yard Sales	*Madelyn Dixon*
Residential 5-6 (includes: Townhouse & Apts.)Agriculture	*Dan Talbot*
Residential 7-8, and Conservation	*Goldie Helsley*
Business, Industrial. Telecommunications	*Cathy Morrison*

Subdivisions	*Margretta Isom*
Sigs, Parking, Definitions, Streets and Alleys	*Cole McGregor*
Zoning Map, Annexation, Home Occupations, Non-conforming Uses, Fences and Exceptions	*Jason Blose*

Please reference the above table when you receive your agenda each month. Match up your category and be prepared to lead a group discussion on your selected subject if it appears on the agenda.

2012 Zoning Permits Issued YTD

Month	*Bus*	*Res*	*Singe Family*	*)* *(duplex) single family attached*
January	2	3	0	0
February	5	4	0	0
March	1	3	0	0
April	8	2	0	0
May	5	0	0	1
June	4	2	1	0
July	4	2	0	0
August	4	4	2	0
September	4	3	0	0
October				
November				
December				

The meeting adjourned at 9:00 pm. The next meeting will tentatively be a public hearing to be scheduled on October 24, 2012 at 6:30 pm located in Council Chambers at 20593 Blue & Gold Dr., Elkton Area Community Center. Meeting immediately following the public hearing.

Dan Talbot/Chairman

Cathy Morrison/Secretary