PLANNING COMMISSION

JANUARY 10, 2012
7:30 PM

Present: Madelyn Dixon, Cole McGregor, Cathy Morrison, Goldie Helsley, Dan Talbot Jason Blose, Margretta Isom
Staff: Charlotte Shifflett Attorney/ Lauri Sigler Kevin Fauber/Town Manager
Guests: Mr. Koogler

The regular meeting of the Elkton Planning Commission began at 7:30 pm. It began immediately following adjournment of the Public Hearing. Dan Talbot/Chairperson led the group by reciting the Pledge of Allegiance.

Cole McGregor made a motion, seconded by Jason Blose to accept the December minutes.
Voice Vote = 7-0
Jason Blose, Madelyn Dixon, Goldie Helsley, Margretta Isom, Cole McGregor, Cathy Morrison, Dan Talbot
Motion Carried

Chairman Talbot noted that two items were listed on the agenda. The Public Hearing has been extended so the Planning Commission will not be making a recommendation tonight. However, Mr. Koogler and town manager Kevin Fauber agreed to stay over to answer member's questions.

- Cole wondered if utilities, including the waste treatment plant, could handle the extra capacity?
  - Mr. Fauber noted he cannot place an exact number on remaining capacity but there is a concern if it is available. It has to be pretty tight! The amount of precipitation plays a factor, during dry season there is much more available capacity. It is close but he has to work on a number. There are projects which have been approved but are incomplete. Once the economy picks up there may be more connections as developers begin to build again. DEQ has been presented with a Plan of Action Report and it should take longer than 30 days for them to review. Hopefully, infiltration will begin to improve.
  - Mr. Fauber continued on to state that he has no good feel for remaining capacity figures regarding water. Most issues are with line sizes. There are areas where small size lines feed into the main. Fire plug pressure remains too low in some identified areas.
- Cole questioned the time line from now until services are needed? Will the completion date be a year from now? Two years from today? Like in January 2014? We know the Town submitted a 5 year plan.
  - Mr. Fauber responded that the sewer line replacement plan is completed for 2011; although there may be another plant expansion required. An expansion would be dependant upon funding since our borrowing level is maxed out. Securing grant money is an option, but there are a lot of variables of funding.
- Cole would be interested in knowing how many police calls were logged to Tannery Apartments and Elkmont Apartments last year?

Tannery Apts				Elkmont Apts.			
2010		Jan 1-Dec 8 ,2011		2010		2011	
EMS	4	EMS	8	EMS	43	EMS	22
LE	61	LE	33	LE	35	LE	27
Total	65	Total	41	Total	78	Total	49

Figures from HRECC

He raised an additional concern about the extra traffic on the roads in that area? With traffic issues and a probable rise in population the Elkton Police Department would probably need

to add an additional officer. With salary, uniforms, benefits and possibly another vehicle we may be looking at budgeting an additional $75,000.00.

- Robert Morris commented on sewer capacity at the waste treatment plant and the additional connections. He would like to reiterate that the Newtown Rd and Mt. Pleasant areas were annexed in 2005 and still have no sewer access as promised in the annexation agreement. He went on to ask if anyone knew the cost of the project yet?
- Reba Breeden/Guest commented that it looks like the Town should be committed to a promise made 7 years ago. Take care of the issue at hand first before accepting additional burdens.
- With most questions having been satisfactorily answered on the subject of water and sewer capacity, Cathy Morrison expounded on the current infrastructure and numerous problems with many, many water leaks occurring.
- Mr. Fauber answered the question by going back to his earlier comments about all the various sizes and types of lines feeding into sometimes, smaller mains. He is not, at this time, familiar with past leaks and sewer issues in her neighborhood over on Sixth Street.
- Cathy's second concern involved Dr. Downey's 5 free sewer connections to property owners and recorded in the proffers. She wanted to know if everyone knew that the last time the Town purchased 10.04 acres for the new cemetery that a 20 foot sewer line easement had been recorded on the official plat?
- The Town Attorney is aware of this easement.
- The sewer line ends on E Rockingham St. so this is where the new tap would be made to extend the sewer lines up Newtown Rd. Chairman Talbot is interested to know who covers costs for the line and installation to the property line, the town or developer?
- Lauri Sigler will research the issue and get back with clarification as to who is responsible.
- Bernice McDonaldson/Guest informed Mr. Koogler that she is a property owner and wanted to say that residents on Newtown Rd. do not want an apartment complex!
- Cathy Morrison wanted to know who would sell electricity to the proposed complex and was advised that area falls under Dominion Power's jurisdiction.
- Mrs. Helsley inquired if a traffic study had been done.
- A Traffic Impact Analysis Study (TIA) is not mandatory by VDOT anymore. However, VDOT will become involved if the plan is approved.
- Mrs. Helsley asked Mr. Bonavita how much space, if any, Dr. Downey was requesting for a Memorial Garden?
- Mr. Bonavita noted that the entire 7 acres would become cemetery property and Dr. Downey only requested the 7 acres be named in memory of his late grandparents.
- Margretta Isom expressed her concern regarding buffers for the existing cemetery. She hoped that residents would not use cemetery streets as a shortcut to Newtown Rd. and the proposed apartments.
- Mr. Koogler advised board members his intent is to fence in the parameter of his property with a choice being cedar fencing or perhaps wrought iron; just something nice to look at.

Other Town Property

- Chairman Talbot addressed Mr. Koogler and asked "Why did you chose this particular piece of property?"
- Mr. Koogler clarified the fact he had been approached by Dr. Downey with an offer to purchase the proposed property. He continued by stating he has always been fond of Elkton. He made reference to his last project and the failure to receive the credits. At that time he spoke with the town manager, Reid Wodicka and informed him "I would like to pursue this another time."
- Chairman Talbot continued by noting that the "Mt. Pleasant Rd property is already zoned R 6 for 55 and older citizens. Why do find the Downey property more attractive?"
- "The Downey property is a good building location" replied Mr. Koogler. I know it is a big concern but they are ill-placed." He proceeded to tell the audience that when in the process of constructing Exmore Village property his most emphatic opposition came from a lady

living in the neighborhood. Later on when the project was to be expanded she came to the public hearing and became his most staunch supporter of the project because she liked the fact he did what he promised to do!

- Cole McGregor had one last question "Would you be interested in building on Mt. Pleasant Rd" to which Mr. Koogler replied "I might."

With this statement the question/answer period closed; Mr. Koogler and Mr. Bonavita were "Thanked" and invited to apply again in 2013.

Vacate Lot Lines/Boundary Line Adjustment on Mt. Pleasant Rd

- Each member received a copy of the plat presented by Mr. Bonavita for Tax Map 131(A) lot 21 and 131 (A) lot 21B located at 17119 Mt. Pleasant Rd.
- Cathy Morrison made a motion, seconded by Cole McGregor to approve a lot line vacation and adjust lot lines as recorded by surveyor Randell Newman for Job No. 131A23 and dated December 21, 2011

Voice Vote = 7-0

Jason Blose, Madelyn Dixon, Goldie Helsley, Margretta Isom, Cole McGregor, Cathy Morrison, Dan Talbot

Motion Carried

Discussion

Each member was polled and answered as follows:

- Cole would like for the Commission to go ahead and pursue the original piece of property.
- R 6 re-zonings are almost always "*spot zoning*"
- This proposed project will effect schools so the required notice will be given to Rockingham County.
- This re-zoning, if approved, will have a definite impact on the town.
- Margretta has a big concern with water/sewer issues, although, the dollar amount looks good.
- Don't allow this project to impact current citizens with utility increases.
- Prior commitments have not been fulfilled.
- Large problems exist with fire hydrant water pressure. Lets not add to misery. Any sewer updates will be open to Mt. Pleasant Rd. as well.
- Dan wonders if this is appropriate growth? He feels the DEQ Report, which is forthcoming, is almost necessary to make a decision.

Handout

The meeting proceeded with a brief discussion on a preliminary map presented by SCVPD and a report displaying local nearby towns and criteria for existing apartment complexes.

- Data from a survey conducted by the Town Zoning Administrator show that 19% of the town's population currently dwell in an apartment.
- The number of apartments per person in Elkton is **up to 3 times above neighboring or comparable towns.**
- Data from Rockingham County Tax records show that **58%** of Elkton housing is either apartments or accessed at < $100,000.
- In 2010 a Zoning Survey resulted in a figure of 1,625 vacant lots with the potential to become developed at any time in the future. This does not include the latest request from Mark/Dana Corporation.

Elkton Housing Value Distribution	Housing Value Count	Housing Value Percentage of total structures
Apartment units	201	17%
$1,300 - $50,000	74	6%
$50,001 - $100,000	393	34%
$100,001 - $150,000	308	27%
$150,001 - $200,000	105	9%
$200,001 - $250,000	42	4%
$251,000 -$465,900	27	2%
TOTALS	1150	100%

* Data from Rockingham County Tax records

58% of Elkton housing is either apartments or assesed at less than $100,000.

a 30 year mortgage for $100,000 at 4% interest has a monthly pmt of **477.42**

The number of appartments per person in Elkton is **up to 3 times higher than** the neighboring or comparable towns

Grottoes, Va 249-3060		*Bridgewater, Va 828-3705*		*Shenandoah, Va 652-6134*		*Elkton, Va*		
Grottoes Apts	103	Northgrove Apts	32	Autumn Ridge	34	Lucas ln	22	
Cambridge Apts	39	Bridgeport	140	Columns	12	Tannery Apts	102	
		Penny Ln	72			Elkmont Apts	44	
		Ashby Apts	27			North St Apts	16	
		Eagles Nest	22			Gooden Apts	10	
						B W Gooden	7	
Total appt dwellings	142		243		46		201	
Population	2201		5,420		1878		2726	
Percent units to population	6%		4%		2%		7%	
						8 acres of kite property already zoned R6 max density 12 units/acre	60	Not yet developed
						Total Approved appts	261	
						population with approved appartments 3.5 people /unit	2936	
						Percent units to population	8%	
						Downey request 72 units (max density 12 units/acre or 120 units)	72	
						Total Approved appts if request granted	333	
						population with approved appartments 3.5 people /unit	3188	
						Percent units to population	10%	

* Data from Survey by Town Zoning administator

** percentage of residents living in appartment complexes today

19%

*** total potential percentage of residents living in appartment complexes if request is passed

32%

Sign Ordinance

Margretta Isom/Council Representative relayed a message from Town Council to the Planning Commission as follows:

- Please review § 110-706 Rev. April, 18, 2011.
  G. Special Exception
- Can the Planning Commission make it more liberal?
- The fact is its too hard to obtain a Special Exception Permit.
- § 110-706, G, Omit c and d
  Using the Bible Holiness Church as an example, *would the requested sign have impacted the residents at that location?*
- Council would like to see additional text added which truly makes the permit at the discretion of the Council:
  Reference § 110-802 C
  Language was derived from this chapter which pertains to items other than signs.
- Reference § 110-706, G, 2, 3
  Please change the word *shall* to *may* in both sentences.
- The Sign Ordinance has more to it than changing a word.
- Council members and the mayor normally, are subject to change, every 2 years. This means there may always be some possible disagreement relative to the ordinance.
- Environmental changes may have an affect on the way we view issues in several years.
- The public felt the banners were mishandled when they were advised to remove them. However, individuals were given a choice to leave them if they submitted an application along with a $20.00/fee (4 times per year).
  a. One concept may be to offer the permit per year basis instead of charging a fee and tracking up to 4 times per year.
- Revisit the requirements to post a political poster.
- Revisit the ordinance and discuss requirements for civic organizations wishing to install portable signs, banners, etc. Council is given the option to waive fees for civic organizations. Reference § 86-10.

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				
March				
April				
May				
June				
July				
August				
September				
October				
November				
December				

Members were advised to keep January 31, 2012 open in case any dates were changed, otherwise, our regular meeting will be held February 7, 2012 @ 7 pm in the council chambers located in the Elkton Area Community Center located on 20593 Blue & Gold Dr. The meeting adjourned approximately 9:10 pm.

Dan Talbot/Chairman

Cathy Morrison/Secretary