PLANNING COMMISSION

August 7, 2012
7 PM

Present: Margretta Isom, Madelyn Dixon, Cole McGregor, Jason Blose, Dan Talbot (7:30 pm)

Excused: Goldie Helsley, Cathy Morrison
Staff: Charlotte Shifflett Attorney/ Lauri Sigler
Guests: Pete Bonavita Gary Beaty

The regular meeting of the Elkton Planning Commission began at 7:00 pm. Cole McGregor/Vice Chairperson called the meeting to order and led the group by reciting the Pledge of Allegiance.

Margretta Isom made a motion to accept the June 5, 2012 minutes as read, seconded by Jason Blose
Voice Vote Yes =4-0
Madelyn Dixon, Cole McGregor, Margretta Isom, Jason Blose
Motion Carried

New Business:
Downey Knolls Site Plan Revision
Pete Bonavita presented a revised site plan dated July 20, 2012 signed by Brasil Hamerick Engineering

1) The revision reduced the number of duplex lots from 28 originally requested down to 22.
2) The lot size was adjusted on lots 73 and 74 to make them slightly larger.
3) Parking spaces were designated for RV's.

- Attorney Sigler noted that the site plan was proffered and specifically incorporated into the original plan.
- Cole sees no problems with the request since it is a reduction of duplex units.
- Attorney Sigler advised the members and requestors that she needs to check and confirm the procedure.
- Pete Bonavita will be notified of the attorney's final decision and will be able to contact the engineer for finalization of the revised plan.
- Jason Blose made a motion to approve the modification of the plan dated July 20, 2012 and signed by Brasil Hamerick.

Voice Vote Yes =4-0
Madelyn Dixon, Cole McGregor, Margretta Isom, Jason Blose
Motion Carried

- Jason Blose made an additional motion, seconded by Madelyn, to hold a public hearing if necessary for modification of the site plan dated July 20, 2012.

Voice Vote Yes =5-0
Madelyn Dixon, Cole McGregor, Margretta Isom, Jason Blose, Dan Talbot
Motion Carried

Sign at Little League Ball Park

- A request was presented to the Zoning Administrator to allow Drayer Physical Therapy to place a sign on the press box for advertisement purposes.
- Charlotte shared a copy of a rejection letter written to Bill Davis/ Chairman of Little League advising him of his right to request a special exception permit.

- Mr. Davis raised concerns regarding the sign located at the car wash located on S Eastside H/Way (Rt 340).
- Signs are located on the inside fence of the ball park but are not in violation.
- *Interputation by Lauri Sigler:*
  1) After review of original documents and permits it was determined that approval was not granted for an off site advertisement sign to the car wash owners.
  2) The messages change and/or scroll but the sign remains the same.
  3) Lauri will continue to investigate the issue of usage for off-site advertising on the sign and a decision will be forthcoming.
- Mr. Davis has not returned to the office to submit a request for the special exception.

Comprehensive Plan

Land Use Map

Dan Talbot had a preliminary map drawn by CSPDC (Central Shenandoah Valley Planning District Commission) and identified as future growth plan for comprehensive plan.

- The Elkton Planning Commission perceives land developed according to the map.
- Rockingham County references the town comprehensive plan as needed.
- Petitions presented by people may be checked on the map.
- Map displays land of interest for development.
- Most desirable land for development.

Affordable Housing

- Attorney Sigler will check with Rhonda Cooper, of Rockingham County Planning, and see if they have an established format when presenting statistics for affordable housing.
- Individuals who spend 25% to 30 % of gross pay on housing fit the criteria for affordable housing.
- The recent down turn in economy makes the latest figures recorded by CSPDC in 2007 reports unrealistic.
- Data was collected and presented at a recent public hearing where a developer wanted to build affordable housing within boundaries of town. Those statistics determined that the Town of Elkton is far ahead of the comprehensive plan's recommended 12 % of duplexes, apartments, etc.
- Elkton is unique due to the fact that a large number of retirees live in town and a high percentage have their home paid for and have no mortgage payments.

Gateway Park Study

All Planning Commission members are invited to attend the Council Workshop meeting scheduled for August 14, 2012 @ 3:15 pm to be held in the Elkton Area Community Center Council Chambers at 20593 Blue/Gold Dr.

- A presentation will be presented by Elizabeth McCarty of the CSPDC.
- Advice will be given how to take advantage of park tourists, hikers, and visitors to the park.

R V Parking

Cole McGregor noted he had received a phone call from a citizen inquiring if the town code has ordinances on parking of R V recreation vehicles?

- A comment was made by a member as to where do we draw the line regarding parking of recreational vehicles?
- Are citizens upset because they are ugly?
- Is someone living in them?
- Currently, no ordinance exists that prevents the owner of an R V from parking the vehicle in his/her driveway.

Signs

- Banners are beginning to be displayed throughout town with no permit on file.
- The first step is having the Zoning Administrator send out a letter of violation.

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				
October				
November				
December				

The meeting adjourned at 8:15 pm. The next meeting will be held Sept. 4, 2012 at 7 pm in Council Chambers located at 20593 Blue & Gold Dr., Elkton Area Community Center.

Dan Talbot/Chairman

Cathy Morrison

Cathy Morrison/Secretary