Joint Public Hearing
April 21, 2014
6:00 p.m.

A Joint Public Hearing of the Elkton Town Council and Elkton Planning Commission was held to receive public comments regarding the adoption of the following zoning amendment to Chapter 110, Land Development; Section 610 C. Special Exceptions with the following:

(20) Ground floor rear apartment providing the following:

a. The primary purpose of the ground floor remains the operation of business.
b. The living area cannot be seen from the area that the business is operated from.
c. The living area does not exceed 50% of the ground floor.
d. Only one such apartment can exist on the ground floor.
e. The residential space and the commercial space must contiguous and integrated. No portion of the unit (residential or commercial) may be separately leased or sold.

The hearing was held at approximately 6:00 p.m. on April 21, 2014, at the Elkton Area Community Center with Mayor Roy E. Davis presiding. The following Council members, staff, and Planning Commissioners were present:

PRESENT
Roy E. Davis, Mayor
Jay Dean, Vice Mayor
Margaretta Isom, Council Member
Harry Armbruster, Council Member
Theodore Pence, Council Member
Joshua Gooden, Council Member
Wayne Printz, Council Member

ABSENT
None

PRESENT
Kevin Whitfield, Town Manager
Denise R. Monger, Clerk of Council
Charlotte Shifflett, Zoning Administrator

ABSENT
Nathan H. Miller, Town Attorney
Aaron Hammer, Chief of Police
Timmy Turner, Public Works Dir.
Clairen Sipe, Town Treasurer
Allison Morris, EACC Administrator
Diane Johnson, Recreation Director

PLANNING COMMISSION
Dan Talbot, Chair
Richard McGregor, Commissioner
Cathy Morrison, Commissioner
Margaretta Isom, Council Representative

ABSENT
Madelyn Dixon, Commissioner

JOINT PUBLIC HEARING

Mayor Davis opened the public hearing and the clerk was asked to call the roll for the Elkton Town Council. Charlotte Shifflett called the roll for the Elkton Planning Commission.

Dan Talbot, Chair of the Elkton Planning Commission, stated that the purpose of the Joint Public Hearing was to approve a zoning amendment allowing rear floor ground apartments in the Downtown Business District zoned B-1 under the special exception section of Chapter 110 Land Development in the Town's Code.

There were no public comments.

Mr. Talbot stated that upon approval of the new zoning provision, an application would be submitted for a permit under a special exception. He noted the application would be presented before the Elkton Planning Commission for review. He noted that a public hearing would need to be held. A recommendation from the Planning Commission would be presented to the Town Council for approval.

Council member Isom moved, seconded by Planning Commissioner McGregor, and carried to close the public hearing.

YEAS: D. Talbot, R. McGregor, C. Morrison, and M. Isom

NAYS: None

VOTE: (4–0 voice vote) Motion carried

The Mayor closed the public hearing.