PLANNING COMMISSION

April 1, 2014
7:00 PM

Present: Margretta Isom, Cole McGregor, Dan Talbot, Cathy Morrison
Excused: Madelyn Dixon
Staff: Charlotte Shifflett
Guest: Roger Gochenour, Raymond Gochenour, Natasha Pike
Lise Beaudette, Jeff Crider

Dan Talbot/Chairman called the regular meeting to order and led the group by reciting the Pledge of Allegiance.

Members held a *"Moment of Silence"* in honor of their colleague, Goldie Helsley who passed away March 22, 2014.

Cole McGregor made a motion to accept the March meeting minutes, seconded by Margretta Isom.
Margretta Isom, Cole McGregor, Dan Talbot, Cathy Morrison
Voice Vote 4-0
Motion Carried

Planning Commission Vacancies

The Planning Commission has (2) vacancies due to the death of Mrs. Helsley and the resignation of Jason Blose. Mr. Jim Berg submitted an application but was unable to attend tonight's meeting.

Pathforward: **Charlotte will re-run the advertisement and hopefully we will have some tentative candidates at the May meeting.**

Old Business:
Rezoning of Wirt Avenue Properties

On March 5, 2014 Country Estates LLC, spokesman Raymond Gochenour, submitted an application requesting that property located at 444/446 Wirt Ave. and 10 Shenandoah Ave. be rezoned from B 2 Business to R 5 Residential. **Tax Map # 131B1-(1) B 18 L 1**

The Requestor appeared before the Planning Commission on March 11, 2014 to present his case to the governing body.

- He emphasized that potential businesses do not want to locate on Wirt Avenue away from the flow of traffic traveling on Spotswood Ave. (the main thoroughfare thru town). Most of the business has migrated west of town over near the Food Lion Plaza or along Rt 340 (aka Stuart Ave.).
- The Gochenour family, owners of Country Estates, would like to work with the town governing bodies for the good of all involved.

Chairman Talbot advised Mr. Gochenour and other family members he would take the request into consideration and have it placed on the April agenda. He reiterated the fact that even though Elkton is struggling, the Gochenour property located on the corner lot of Wirt/Shenandoah Ave. is a complicated piece of property and has been an issue for quite some time. A stick built apartment building, which was never completed, was added on to an existing two story house by the previous owner.

Councilwoman Isom noted, during that same meeting, she would like the remaining western end of Wirt Avenue, from Lawson's Garage to the corner of Wirt/Shenandoah Ave., be placed under consideration to be rezoned from business to residential.
Tax Map Nos. 131B1-(1)-B 18 L 1-11

Zoning Administrator/Charlotte Shifflett advised members that Mary Ann Baugher, property owner on the south side of Wirt Avenue had expressed an interest, in the past, to rezone her lots from B 2 Business to R 5 Residential. Tax Map Nos. 131B1-(1)-B 14 L 15-24

Cathy Morrison made a motion, seconded by Cole McGregor, to recommend a public hearing to rezone lots from B2 Business to R 5 Residential. Lots are located on the north side of Wirt Avenue **Tax Map nos. 131B1-(1)-B 18 L 1-11** (*west to the corner of Wirt Ave./Shenandoah Ave.*) and lots on the south side of Wirt Avenue **Tax Map nos. 131B1-(1)-B 14 L 15-24** (*east to 5th Street*)

Voice Vote 4-0 Yes

Margretta Isom, Cole McGregor, Dan Talbot, Cathy Morrison

Motion Carried

- Reference Rockingham County GIS to see Wirt Avenue properties.

196 W Spotswood Avenue

Old Business

Continuation of **a** discussion regarding 196 W Spotswood Avenue as resolved at the March 11, 2014 meeting.

Cathy Morrison made a motion, seconded by Cole McGregor to hold a public hearing to receive comments on § 110-610,

C. Special Exception,

(20) Ground floor rear apartment providing the following:

a. The primary purpose of the ground floor remains the operation of a 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 be contiguous and integrated. No portion of the unit (residential or commercial) may be separately leased or sold.

This additional language added to the Code would allow Lise Beaudette, South River Properties LLC, an opportunity to apply for a Special Exception Permit allowing construction of an apartment, in rear of the first floor property, which is zoned B 1 Downtown Business District.

Lise Beaudette and Jeff Crider came forward to discuss the proposed ordinance relative to a special exception.

- The property owners were concerned that the living area could not exceed 50% of the ground floor.
- Their concerns were based on the fact that with bedroom closets, firewall, stairwell, hallway running the whole length of the building as needed for an escape route, and a door for egress the apartment size would be less than 1000 sq. ft.
- The Leesee controls the ground floor level.
- The owner of the business in front may lease to the ground floor apartment tenant or the tenant of the ground floor apartment may lease to the business proprietor.
- The exterior footprint is okay to use in determining the 50% factor.
- An ad is scheduled to run in the Daily News Record editions April 3rd and April 10th, 2014.
- A joint public hearing with Elkton Town Council and Elkton Planning Commission will be held on April 21st at 6pm in the Council Chambers located at 20593 Blue & Gold Dr in the Elkton Area Community Center.

With no further business, Cole McGregor, seconded by Cathy Morrison, made a motion to adjourn. A public hearing is scheduled for April 21, 2014 at 6pm with a voting session immediately following the public hearing.

Our regular meeting is scheduled for May 6, 2014 at 7 pm in the Council Chambers located at 20593 Blue & Gold Dr in the Elkton Area Community Center.

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	
Business, Industrial. Telecommunications	*Cathy Morrison*
Subdivisions	*Margretta Isom*
Signs, Parking, Definitions, Streets and Alleys	*Cole McGregor*
Zoning Map, Annexation, Home Occupations, Non-conforming Uses, Fences and Exceptions	

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	3	3	1	
February	2	2	1	
March	1	5		
April				
May				
June				
July				
August				
September				
October				
November				
December				
Total YTD				

Dan Talbot/Chairman

Cathy Morrison/Secretary