Joint Public Hearing
April 21, 2014
6:30 p.m.

A Joint Public Hearing of the Elkton Town Council and Elkton Planning Commission was held to receive public comments regarding a request from Country Estates, LLC and the Elkton Planning Commission to rezone lots from B-2 Business to R-5 Residential. Lots were located in the Town of Elkton on the north side of Wirt Avenue beginning with Lot 11 continuing west to the corner of Wirt & Shenandoah Avenue. Tax Map Nos. 131B1-(1)-B 18 L 1-11. Lots located on the south side of Wirt Avenue beginning with Lot 15 continuing east to 5th Street. Tax Map Nos. 131B1-(1)-B 14 L 15-24.

The hearing was held at approximately 6:30 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
Nathan H. Miller, Town Attorney
Charlotte Shifflett, Zoning Administrator
Denise R. Monger, Clerk of Council
Diane Johnson, Recreation Director

ABSENT
Aaron Hammer, Chief of Police
Timmy Turner, Public Works Dir.
Clairen Sipe, Town Treasurer
Allison Morris, EACC Administrator

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

ABSENT
None

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 discuss the rezoning of certain B-2 zoned lots to residential R-5 located on the north side of Wirt Avenue beginning with Lot 11 and continuing west to the corner of Wirt & Shenandoah Avenue. Tax Map Nos. 131B1-(1)-B 18 Lot 1-11. Lots located on the south side of Wirt Avenue beginning with Lot 15 and continuing east to 5th Street. Tax Map Nos. 131B1-(1)-14 L 15-24.

Mr. Talbot stated that the purpose of the General Business District B-2 is to cover that portion of the Town intended for the conduct for general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as, but is not limited to, retail stores, banks, theaters, business offices, hotels, churches and other places of worship, laundered and dry cleaning shops, restaurants and taverns and garage and service stations.

Mr. Talbot stated that the purpose of R-5 zoning district is to protect the residential character of the established neighborhoods and communities. The regulations for this district tend to reflect and protect established neighborhoods which reflect on long standing character.

Mr. Talbot read a letter submitted by Mary Ann Baugher. (A copy of the correspondence is appended to the minutes and marked as "Appendix A".)

Raymond Gochenour, of Country Estates, LLC, stated that he had converted some property into office units. He noted that only one person had showed any interest in the converted units.

Mr. Gochenour was requesting certain property be rezoned from business to residential. He noted that he would be purchasing one additional electrical connection from the Town. He noted the rezoning would allow him three residential units.

Mr. Talbot briefly showed Council on a map the areas to be rezoned.

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

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

NAYS: None

VOTE: (5–0 voice vote) Motion carried

The Mayor closed the public hearing.