Joint Public Hearing
March 16, 2015
7:00 p.m.

A Joint Public Hearing of the Elkton Town Council and Elkton Planning Commission was held to receive comments regarding a request submitted to the Elkton Planning Commission and Elkton Town Council regarding an application for a Special Exception Permit from Auto Zone, owner of property located in the Town of Elkton, at the intersection of U.S. Route 33 (aka) Spotswood Trail and Old Spotswood Trail on the western end of Town. The property is identified as Tax Map No. 130 (A)-L 84. The requestor had applied for an increase of the overall height of a freestanding sign to be increased from 20 ft. to 40 ft. and the number of attached signs per the business to be increased from two to three as defined in Code § 110-706.

The hearing was held at approximately 7:00 p.m. on March 16, 2015, at the Elkton Area Community Center with Mayor Wayne E. Printz presiding. The following Council members, staff, and Planning Commissioners were present:

PRESENT
Wayne Printz, Mayor
Jay Dean, Vice Mayor
Margaretta Isom, Council Member
Harry Armbruster, Council Member
Jeffrey Jones, Council Member
Joshua Gooden, Council Member
Gerry Comer, Council Member

PRESENT
Dan Talbot, Chair
Richard McGregor, Vice Chair
Cathy Morrison, Commissioner
Michael Sipe, Commissioner
Margaretta Isom, Council Representative
Charlotte Shifflett, Zoning Administrator

PRESENT
Nathan H. Miller, Town Attorney
Kevin Whitfield, Town Manager
Aaron Hammer, Chief of Police
Troy Shifflett, Public Works Director
Clairen Sipe, Town Treasurer
Allison Morris, EACC Administrator
Denise Monger, Clerk of Council

ABSENT
Diane Johnson, Recreation Director

JOINT PUBLIC HEARING

All present were asked to join in the Pledge of Allegiance.

Vice Mayor Dean gave the Invocation.

Charlotte Shifflett called roll for the Elkton Planning Commission.

Dan Talbot, Chair of the Planning Commission, stated the public hearing was to hear comments regarding an application for a special exception permit for signs for the new Auto Zone which would be located at the intersection of U.S. 33 and Business 33. He noted that one special exception requested was to increase the overall height of a freestanding sign from 20 ft. to 40 ft. The second request was for the approval of three attached signs to the building.

Craig Baugher, Elkton, supported an ordinance where signs were more at eye level. He noted that in some cities or towns, signs were not allowed to be over 8 ft. He opposed the special exception permit being approved to increase the sign height.

Brian Siddell, Auto Zone, stated that the area in which the sign would be erected was significantly below street grade. He noted that the taller pylon sign would allow drivers to identify the sign from a safe distance. He noted that the building sign request allowed for two attached signs. He was requesting a third sign.

A brief discussion took place regarding the street grade level and location of the signs on the building.

Mr. Talbot closed the public hearing for the Planning Commission.

Mayor Printz closed the public hearing for the Town Council.