Special Meeting Following Joint Public Hearing
7:00 PM

Present: Cole McGregor, Dan Talbot, Cathy Morrison, Margretta Isom
Guest: Tim Reamer
Staff: Charlotte Shifflett

The Elkton Planning Commission went into the special meeting immediately following adjournment of the joint public hearings.

Chairman Talbot called the meeting to order and advised the members that the following three items will be discussed:

1) Consider rezoning of 1.2 acres, located in Quail Run, from R 5 Residential to B 2 Business
2) Consider rezoning of 3.54 acres, a portion of Tax Map 1321-(A) L34, and south of East Rockingham St. from R 8 Planned Unit Development to R 6 High Density Residential District.
3) Discuss consideration of 3.54 acres, a portion of Tax Map 131-(A) L34, to issue a Special Exception Permit which would allow construction of an office building and mini storage facilities.

Chairman Talbot opened the floor for discussion of the first item, requested by Spotswood Trail Developers LLC. He gave members an opportunity to ask questions regarding the proposal to rezone approximately 1.2 acres from R 5 Residential to B 2 Business.

Cole McGregor made a motion seconded by Margaretta Isom, to rezone Tax Map 130F-(5) Lots 10-21 from R 5 residential to B 2 Business.
Voice Vote **Yes** **4-0**
Cole McGregor, Dan Talbot, Cathy Morrison, Margretta Isom
Motion Carried

Chairman Talbot relayed to members he felt it best not to vote tonight on rezoning 3.54 acres, a portion of Tax Map 131-(A) L34, from R 8 Planned Unit Development to R 6 Residential as requested by Michael Bros. He feels the commission should wait until the regular meeting scheduled for February 3, 2015 @ 7:00 pm and take the comments made at the joint public hearing into consideration.

Councilwoman Isom feels there are issues that need to be addressed. She emphasized that she feels the Planning Commission was rushed into this issue and did not have sufficient review time. The town wanted the deal and when she was first approached she felt it was a good thing for the town. However, after attending the joint public hearing she would like to see the issue tabled until the February 3rd meeting.

Cole McGregor noted that if a vote were taken tonight he would say "no" to the rezoning. Chairman Talbot agreed that after the meeting he feels a "no" is the only vote that can be made tonight. He is unsure if the construction of mini storage facilities on the lot is the best alternative. He went on to note that Mr. Duman made some good points during the public comment period.

Ref: *Mr. Duman pointed out that the town has a $5,000,000 budget and should pay for installation of sewer lines rather than do a land exchange.*

Councilwoman Isom continued the conversation by offering a piece of advice noting that if the town received $123,000 cash for property it could be spent in a hurry as opposed to the fact that the East Rockingham Street residents would be living with the commission's decision forever.

Cathy Morrison reminded attendees that East Rockingham St. is one of the town's historic districts with mostly elegant older homes including the Miller/Kite House Museum.

Councilwoman Isom was concerned regarding usage of the narrow entrance leading into the back of the Tannery Apartments. She made a recent observation that not much routine traffic exists at the other storage facilities in the area.

Chairman Talbot advised members that the existing entrance could be addressed at the next meeting. In reference to the Special Exception Permit he wondered:

- If construction of storage facilities is allowed would this be compounding a bad situation?
- After reviewing the overlay zoning map, along with the letter presented by an East Rockingham St resident, he struggles to see how we can issue an exception based on hardship.
- In fact, Mr. Talbot does not like the letter presented to the Elkton Town Council and the Elkton Planning Commission personally signed by Erwin Michael. It does not contain explicit language to prevent future non-compliant issues on the future land use.

Chairwoman Isom questioned if this letter were to be attached to a special exception as a condition, would it be grandfathered to Mr. Michael's heirs at his death?

Cole McGregor mentioned the fact that owners cannot change the water flow. Secondly, he was curious as to why the contract can't be revised by the town attorney to specify the conditions that will be applicable to issuance of a Special Exception Permit.

Chairman Talbot was curious if a price per lot has been established for the 10 proposed lots that lie along Mt. Pleasant Rd.? The Planning Commission is open to discussions relative to the council's future business plans in that area.

Cathy Morrison wanted to note publically that as a Planning Commission we care about zoning and the affect on neighbors. Town finances are not the concern of commission members. Decisions are made according to the best use of the land at the costs of residents living in the affected neighborhoods. However, Cathy wondered if Mr. Michael was willing to upgrade cosmetic appearances on the back façade of the Tannery Apartments?

Margretta Isom made a motion that rezoning of 3.54 acres, a portion of Tax Map 131-(A) L34, from R 8 Planned Unit Development to R 6 Residential as requested by Michael Bros., be tabled along with the special exception request until the next regular meeting which is scheduled for February 3, 2015 at 7:00 pm. The motion was seconded by Cathy Morrison

Voice Vote All **Yes** **4-0**

Cole McGregor, Dan Talbot, Cathy Morrison, Margretta Isom

Motion Carried

Chairman Talbot hopes to have additional documentation regarding construction of an office and mini storage facilities in the floodplain to present at the February 3, 2015 meeting to be held at 7:00 pm in the Council Chambers of the Elkton Area Community Center located on 20593 Blue & Gold Dr.

Dan Talbot/Chairman

Cathy Morrison/Secretary