Donates Present **

Present:
** Dan Talbot/Chairman
** R. Cole McGregor/Vice Chairman
Cathy Morrison/Secretary
Margaretta Isom/Council Repre.
** Roy Davis
** Robert "Bobby" Morris
** Mike Sipe

The regular meeting of the Elkton Planning Commission was held on February 2, 2016 in the Council Chambers located at the Elkton Area Community Center with Dan Talbot/Chairman presiding.

Chairman Talbot called the meeting to order at 7:00 pm. All present were invited to stand and join in the Pledge of Allegiance.

A. MINUTES:

Cole McGregor made a motion to accept the January 5, 2016 minutes, seconded by Roy Davis.

Voice Vote 5-0

Dan Talbot, Cole McGregor, Roy Davis, Bobby" Morris, Mike Sipe
Motion Carried

B. Rezoning Request
Doug Berry on behalf of Valley Grocery/Owner: Dorothy Hammer

On January 15, 2016, a request was submitted to the Zoning Administrator requesting to change the following Tax Map No.s from R 2 Low Density Residential to B 2 Business:
131B4-(3) B 1 Lots 23, 24, and 24B. These (3) three lots are located on the north side of East Summit Ave.

Discussion:

a. A lack of cooperation in the past to resolve parking issues adjacent to South Eastside H/Way.
b. Investigate the land use prospective.
c. Would this action appear to be spot zoning?
d. Lot 23 may be considered; but Lots 24 and 24 B are getting further from the highway. The lots near or adjacent to Rt 340 are designated in the Comprehensive Plan to be zoned B2.

Cole McGregor made a motion to table the request until more information is provided as to what will be constructed on the property, in future plans. The motion was seconded by Mike Sipe.

Voice Vote 5-0

Dan Talbot, Cole McGregor, Roy Davis, Bobby" Morris, Mike Sipe
Motion Carried

C. Joint Public Hearing
February 15, 2016 at 6:15 pm.

a. The advertisement ran in the Daily News Record on Saturday, Jan 30, 2016. It was very much abbreviated.
b. Charlotte will have a full page print-out to be shared at the joint public hearing.
c. The code updates, recommended by the Planning Commission, have been reviewed by the Elkton Town Council and the Town attorney.
d. Process works as follows:
110-802 Zoning and Building Permit Procedures
Application Procedures for ordinance map amendment.

D-2 The Commission shall consider the proposed amendment after notice and public hearing in accordance with § 15.2-2204 of the Code of Virginia, as amended. The Commission shall then present the proposed amendment along with site plans and explanatory materials, where applicable, to the Town Council with its recommendations. If the Commission fails to submit its recommendations **within 60 days** of the first meeting of the Commission after the proposed amendment has been referred to it, the Commission shall be deemed to have approved the proposed amendment.

D-3 The Elkton Town Council shall consider the proposed amendment after notice and public hearing in accordance with § 15.2-2204 of the Code of Virginia, 1950, as amended, and shall take action on the proposed amendment **within 30 days** from the date of the public hearing. The Town Council and the Commission may hold a joint public hearing in accordance with § 15.2-2204 of the Code of Virginia.

e. The Elkton Planning Commission is preparing the town for a zoning outlet by addressing Transitional Living.
f. It needs to become code to avoid future conflicts.
g. We prefer not to get blind-sided without some language in the code.
h. We do not want to wait until a request is presented, likely placing the commission under pressure to come up with resolutions.
i. In 2002 the commission heard rumblings regarding Adult Businesses wishing to locate in town business districts. There was nothing in code to prevent this type business so an ordinance was created and implemented into code.
j. Jurisdictions may not override state codes.

VDOT Held a Public Hearing
with the Elkton Town Council at 6 pm on Monday, January 11, 2016 in the Elkton Area Community Center in the Council Chambers. Dan Talbot and Bobby Morris attended the meeting. Chairman Talbot shared the following information relative to the public hearing.

a. The presentation offered was a continuation of the Gateway Project extending into the downtown area. It was compiled by the Central Shenandoah Valley Planning District. (CSVPD)
b. It was an un-previewed draft and was not well received by the audience.
c. Mr. Talbot inquired how they determined which area to designate as part of the proposed project?
d. The Transportation Plan moved forward to cover a time frame thru 2040.
e. The town does not have any bike trails. The idea is attempt to draw bikers from the Shenandoah National Park.
f. The plan needs to allow input from town officials.
g. A term has been introduced into VDOT language known as "Road Dieting".

Category	Lead member
Residential 1-4, flood hazard, Yard Sales	Roy Davis
Residential 5-6 (includes: Townhouse & Apts.)Agriculture	Dan Talbot
Residential 7-8, and Conservation	Michael Sipe
Business, Industrial. Telecommunications	Cathy Morrison
Subdivisions, including Lot Line Adjustments	Margaretta Isom
Signs, Parking, Definitions, Streets and Alleys	Cole McGregor
Zoning Map, Annexation, Home Occupations, Non-conforming Uses, Fences and Exceptions	Robert Morris

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.

2016 Zoning Permits Issued YTD

Month	*Bus*	*Res*	*Singe Family*	*(duplex) single family attached*	*Incomplete*
January					
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
YTD					

Cole McGregor made a motion, seconded by Mike Sipe to adjourn the meeting

The next meeting Planning Commission Meeting is scheduled for March 1, 2016 @ 7pm in the Council Chambers located in the Elkton Area Community Center located on Blue & Gold Dr. If a cancellation occurs you will be notified at least 48 hours prior to the meeting as written in By-Laws, Article VII 7-3.

Chairman

Cathy Morrison
Secretary