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
Administrative** Charlotte Shifflett

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

I MINUTES:

Cole McGregor made a motion, seconded by Cathy Morrison to accept the minutes from Aug. 30, 2016, meeting; with (1) correction to be made on Pg 1, Item II, Para. 3
Voice Vote 5-0
Dan Talbot, Margaretta Isom, Cathy Morrison, Cole McGregor, Bobby Morris
Motion Carried

II. Boundary Line Adjusted With Rockingham County
2016 Annexation for the Town of Elkton
Tax Maps 130-(A) Lot 9E, 130- (A) Lot 80, 130- (A) Lot 79, 130- (A) Lot 79A
Notice of Intent to Approve Agreement Changing Boundary Line Between Rockingham County, VA and The Town of Elkton, VA
A Public Hearing on the proposed change will be held by the Elkton Town Council as follows:

Date: October 17, 2016
Time: 7 PM
Location: Town Council Chambers, Elkton Community Center, 20593 Blue & Gold Dr., Elkton, VA 22827

- Chairman Talbot opened the discussion by informing members it is not only important to follow code; but we need to be responsible for the Comprehensive Plan.
- Do not forget the Planning Commission is looking at the future of the town, not present.
- The town submitted a 2026 Annexation Plan in the Comprehensive Plan.
- The original Comprehensive Plan was implemented in 2004
- Rt. 33 corridor is potentially the growth area since it's where the water/sewer lines are located. The pipes are already run.
- Do not be naïve when property is annexed.
- Review "Area of Zoning Interest Map"
- The property being annexed is designated on the map to become M I. Reference Town Code § 110-613.
- The planning commission will hold another meeting before the annexation is finalized. Chairman Talbot inquired of Council member Isom if council is voting this month? If not, when?

- Council member Isom replied, "No, not voting this month. However, they have begun the discussions and are moving along fairly quickly. The town and county need approval but the preliminary paperwork is complete."
- The zoning administrator noted a lot of the work is completed, including presentation of the site plans.
- Chairman Talbot feels there is no rush to decide zoning but feels use of the Comprehensive Plan sets a good precedent. The M I Zoning allows flexible setbacks as opposed to B 2 Zoning.
- M I zoning requires the zoning administrator and the Planning Commission to be involved by reviewing plans before they are approved. M I zoning follows everything that is going on at that location
- M I zoning falls in Cathy's category. The criteria for M I follows B 2 zoning district. As a Lead Member she agrees this area should lie in the M I District.
- Cole McGregor sees no reason to wait until the next meeting to make a recommendation.
- Cole McGregor made a motion, seconded by Cathy Morrison, to recommend the proposed annexation area be zoned as M I-Light Industrial.

Voice Vote 5-0 yes
Dan Talbot, Margaretta Isom, Cathy Morrison, Cole McGregor, Bobby Morris
Motion Carried

III. Signs

Chairman Talbot implemented the discussion regarding the placement of "Terri's Café" sign located on US Rt 33 (aka Spotswood Tr.) in Rockingham County. At the last meeting he advised the Zoning Administrator to take care of its removal.

- It is advertising off premises and should have requested a permit from VDOT.
- In addition to sitting on VDOT right-of-way it is in Rockingham County.
- Two civic organization signs are placed at the same site.
- The Zoning Administrator contacted a VDOT official, who responded by advising her that the town needed to move the (2) signs placed there.
- Of course, the town gave no permission to any organization.
- Several Elkton Town Council members became aware of the incident and expressed disappointment the town became involved in an issue that was not related to our code nor the local Planning Commission.
- The restaurant owner feels he was singled out and will cause him a loss of customers. No one on town council gave permission to become involved.
- Chairman Talbot feels, technically, it is the Planning Commission's business. He reiterated the town has an informal gentlemen's agreement with Rockingham County that they will respect our input on matters regarding any property shown on the "areas of interest" Map in the 2014 comprehensive plan page 89. This means that these "areas" should comply with Elkton Town Code Reference § 110-706
- It is irresponsible to place a sign across the street and put it in the VDOT right-of-way knowing it is against code. Although we can't dictate to other government entities, to knowingly allow this situation to continue is not in our best interest. Some other restaurants are located in the same area and could have done the same thing but instead worked with the Planning Commission and followed our code.

restaurants are located in the same area and could have done the same thing but instead worked with the Planning Commission and followed our code.

- The VDOT representative talked to the owners of Terri's Café while Charlotte notified EPIC/Jr. Order members to remove the signs.
- The newly proposed annexation will shorten the boundaries of Rockingham County on the south side of the US 33 corridor thus eliminating some of this confusion.

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*	*YTD Single Family*	*(duplex) single family attached*	*Incomplete*
January	2	1	1		Reject
February	6	3	1		
March	3	6	1		
April	5	8	1		
May	1	6	2		
June	5	4	1		
July	6	5	1		
August	4	8			
September	5	8	1		
October					
November					
December					
YTD	39	49			

With further business, the meeting adjourned.

The next meeting is scheduled for November 1, 2016@ 7 pm in the Council Chambers located at the Elkton Area Community Center on 20593, 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