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

The regular meeting of the Elkton Planning Commission was held on May 3, 2016 in the Council Chambers located at the Elkton Area Community Center with Dan Talbot/Chairman presiding.

He 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 to accept the April 2, 2016 meeting minutes, seconded by Margaretta Isom.

Voice Vote **6-0**
Dan Talbot, Cole McGregor, Bobby Morris, Roy Davis, Margaretta Isom, Cathy Morrison
Motion Carried

II **AGENDA**

Cole McGregor made a motion to add an item to the agenda. Jim Lowe presented a request to discuss rezoning Tax Map 131(A) L 1from B 2 Business to R 4 or R 5 Residential. Cathy Morrison seconded the motion.

Voice Vote **6-0**
Dan Talbot, Cole McGregor, Bobby Morris, Roy Davis, Margaretta Isom, Cathy Morrison
Motion Carried

Sub Division of Property

The property is owned by Dan & Alesia Talbot and is located on Park Avenue. Mr. Talbot advised members he will sustain from the vote but is willing to answer questions.

Tax Map Nos. 131B-(3) B with 0.619 acres and 131B3-(3) B1 with 0.400 acres are located in a flood way and may not be developed so they are being added to 131B3-(3) A and 131B3-(3) A1 respectively.

Cathy Morrison seconded by Roy Davis, made a recommendation to council to sub divide property, including a lot line revision, as shown on a plat by Newman Surveying dated April 20, 2016 {Job R131B3(3) Vacation of the lot line increases the size of Tax Map 131B3-(3) A from 2.549 acres to 2.886 acres.

Tax Map 131B3-(3) B, containing 0.619 acres to be added to 131B3-(3) A, to make a new area of 3.505 acres.
In addition, Tax Map 131B3-(3)-A1 containing 0.564 acres is a new division and was a portion of 131B3-(3) –A1.
Tax Map 131B3-(3) B 1 containing 0.40 acres shall be added to a portion of Tax Map 131B3- (3) A1 which contains 0.577 acres creating a new area for 0.977 acres +/-.

Voice Vote 5-0
Cole McGregor, Bobby Morris, Roy Davis, Margaretta Isom, Cathy Morrison
Motion Carried

III. Boundary Line Adjustment

A request for a boundary line adjustment as shown on plat by Jerry Sheffer dated April 15, 2016. Tax Map 130G2-(2) L 25 containing 5912 sq. ft; add **3 ft** to make a new area of 6211 sq ft. Tax Map 130G-(2) L 26 and Tax Map 130G-(2) L 26 move boundary lines 3 ft to the west on both lots.

a. This item was tabled until next month's meeting. Charlotte needs to get with Hamrick Engineering and have the plat redrawn to make the minimum 6,250 sq. footage on each lot.

IV Discussion

Jim Lowe is the owner of a vacant lot identified as Tax Map 130A (3) L 1 located on Old Spotswood Tr. Currently, the property is zoned B 2 Business. He expressed an interest in rezoning to R 4 or R 5 Residential.

After a brief discussion, Chairman Talbot advised Charlotte to inform Mr. Lowe the commission would consider a request to rezone to R 2 Residential since it is located in the area of Woodbridge Sub Division. Additionally, he would like to advise Mr. Lowe that the rezoning may depend on Eddie and Shellie Cave's consideration to rezone from B 2 Business to R 2 Residential. No further action was taken.

A. Proposed Change Meetings to Monday vs. Tuesday

- Public Works will be constructing additional parking on the east end of the building. No tentative date as of yet.
- The music will be disbanded during the summer months. Perhaps the parking will be constructed by that time. No action was taken tonight.

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					
June					
July					
August					
September					
October					
November					
December					
YTD					

Cole McGregor made a motion, seconded by Roy Davis to adjourn the meeting

The next meeting Planning Commission Meeting is scheduled for June 7, 2016 @ 7pm in the Council Chambers 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 CRS.
Secretary