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 August 2, 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:

Roy Davis made a motion, seconded by Cole McGregor, to accept the minutes from June 7, 2016 meeting
Voice Vote 4-0
Dan Talbot, Bobby Morris, Roy Davis, Cole McGregor
Motion Carried

II. PROFFERS

Memorandum distributed by the Town Attorney, on May 23, 2016 .
Re: Prepare now for the *"New Proffer Statue"* **Chapter 322**

- An act to amend the Code of Virginia by adding a section numbered 15.2-2303.4, relating to conditional zoning.
- May not request proffers.
- Proffers have been accepted from developers in the past.
- Downey Knolls Developers offered proffers to begin construction of their sub-division.
  - The town collects $1000.00 for sewer maintenance for each lot sold.
  - The Elkton Volunteer Fire Department and the Fire & Rescue receive a $500.00 proffer to be split between the two organizations.
- Elkton does not have a paid fireman on the payroll. Rockingham County pays salaries for paid firemen.
- The Code requires the developer to pay for streets, sewer, and street lights rather than place a strain on town expenses. Direct link to that project.
- Fire and rescue is harder to correct.
- This information is intended to be an awareness situation; not a code.

SIGNS

- The federal guidelines, set forth by government, is the only issue the Planning Commission has outstanding.
- Size limits do not apply.
- We do not dictate the text on signage. To our knowledge we have no issues relating to text.
- Enter this discussion into the minutes in it's entirety.
- The memo, distributed by the Town Attorney, has been reviewed and the commissioners see no impact.
- Place the conversation on record.

Chairman Talbot emphasized that on August 2, 2016 we discussed the ordinances and we feel the new Legislation on Signs has no effect on our Code.

Roy Davis made a motion, seconded by Bobby Morris, to accept the Sign Ordinance.
Voice Vote: 4-0
Dan Talbot, Roy Davis, Cole McGregor, Robert Morris
Motion Carried.

Lead Member by Category

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					
September					
October					
November					

December					
YTD					

Chairman Talbot offered an opportunity to bring up any other business.

Cole McGregor made a motion to adjourn, seconded by Roy Davis. The next meeting is scheduled for September 6, 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

Secretary