A special meeting of the Elkton Town Council was held October 14, 1968 at 7:00 P.M. in the Council Chambers. This was a joint meeting with the Planning Commission. The following council members were present: Mr. I. L. Flory 111, Mr. E. O. Karow, Mr. A. R. Thompson and Mr. H. A. Werkman, Mr. E. F. Garber and Mr. R. G. Harman were absent. Mr. Marvin C. Hillsman, Jr., Town Attorney and Mr. D. C. Liskey, Town Superintendent were also present.

Mr. Charles Smith presented Mr. H. S. Marsh of the State Planning Commission who would answer questions on the new proposed Zoning Ordinance which was presented by the Planning Commission.

Mayor Hensley stated he felt the ordinance needed to be more specific in regards to signs. He also stated he did not see anything pertaining to livestock or house trailers. Mr. Marsh explained that livestock is outside the realm of zoning and that anything not listed in this ordinance is not permitted so this would eliminate trailers.

There was a discussion in regards to page 17, Section 7-3 under Nonconforming Uses.

There was a discussion in regards to abandoned buildings. In order to do away with these, a town must have a Building Code and the building must be condemned.

Mr. Marsh explained the changes in the Zoning Map. He pointed out that argriculture has been eliminated.

It was decided that Section 3-2-3 under Area Regulations - Article 3 Residential, General District R-2 should also be included in Article 2, Residentail, Limited, District R-1 under area regulations as Section 2-2-2.

There was a discussion on Home Occupation Signs.

It was decided that Article 13, Definitions should eliminate Sections 13-1, 13-41 and 13-54.

Mayor Hensley inquired of Mr. Smith as to the filing of the Land Use Map & report with the Clerk of Court. Mr. Smith reported that this is not necessary but can wait until we have the new Zoning Ordinance and Map recorded.

It was decided that it should be added in regards to signs that no sign is to project within one feet of curb line and all signs shall be ten feet above finished grade of sidewalk.

Section 3-1-17 on Page 5 shall be changed to read fifteen (15) square feet in area rather than 24.

Mr. Marsh reported that the next step after all the corrections are made is for the Planning Commission to certify this ordinance to the council and then hold a joint hearing on the Ordinance.

Mayor Hensley requested that a Zoning Map be included in the ordinance and that sufficient copies be made so that the public will be able to look over the ordinance before it is approved.

As there was no further business, the meeting adjourned.

Welty H. Hensley
Mayor, Welty H. Hensley

RECORDER: Norma R. Leap
Norma R. Leap, Clerk