SPECIAL
COUNCIL MEETING
December 15, 1986

A special meeting of the Elkton Town Council was held December 15, 1986 at 7:30 P.M. in the council chambers with the Elkton Planning Commission and Mr. Kerry Potter, our representative on the Rockingham County Planning Commission. Mayor Charles E. Dean presided over the meeting. The following council members were present: B. B. Holt, H. W. Leap, H. A. Leet and L. C. Life. R. E. Davis and R. L. Snow were absent. Norma Leap, Clerk and Gerald Monger, Town Superintendent were also present.

Mr. Potter was present to discuss with council the request by Mr. Larry Winegard to have an area west of the Elkton town limits rezoned for the purpose of building a western apparel retail store. Mr. Potter stated he knew the Town Council and Elkton Planning Commission are both interested in the development of the area west of Elkton. He had a couple of reasons for wanting to get together. First of all, to discuss what kind of development the town wants to the west. The second was to give Mr. Winegard the opportunity to explain why he withdrew his first request for rezoning and then resubmitted his request. The third reason was to continue a town/county interaction relationship.

Mr. Winegard explained that he was told that his original request was not going to be passed so he withdrew it. Mr. Hulings, Chairman of the Board of Supervisors, told him to resubmit his request. His first application had included an apartment over the store. Mr. Hulings suggested he resubmit his request for a business only and this is what he did. This is the difference between the first request and the second.

Mr. Winegard and Mr. Potter reviewed what had taken place regarding this request and answered questions raised by council.

Mr. Monger stated the concern the Elkton Planning Commission had before is with apartments over businesses where there is no space available for parking. This would not be a problem where Mr. Winegard wants to build. Mr. Monger also felt that the boundary line for development west of Elkton had been established, but it doesn't appear now that it has.

Councilman Holt and Councilwoman Life both stated they felt council should go on record supporting Mr. Winegard's request. No one voiced any opposition to the request.

Councilman Leet stated that he felt industrial development along Route 33 should be permitted and that while he would not prohibit housing development we should not protect housing development by zoning that would prohibit industrial development along the highway. If we want to develop residential development, it would be better for it to be back from the highway a half mile or so.

Councilman Holt stated that he feels any professional planner or anyone else who opposes growth between Elkton and Harrisonburg on the grounds of strip development is out of his mind. He is not living in the real world because that is where the growth is going to go, along the highway. You can call it strip development or whatever you want to; professional planners say it's a bad deal, it may well be, but that's the way it is going to happen.

Mr. Potter stated that the Rockingham County Planning Commission has recognized this fact for the past couple of years. Councilman Holt stated that may be so but the staff people who provide for the background information have not recognized this fact.

Mr. Potter thanked council for giving him this time and Mayor Dean thanked Mr. Potter for giving council the opportunity to have some input in this situation.

As there was no further business, the meeting adjourned.

MAYOR: Charles E. Dean
Charles E. Dean, Mayor

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