**PUBLIC HEARING**
**February 12, 1996**

The Elkton Town Council and Elkton Planning Commission held a Public Hearing February 12, 1996 at 7:00 p.m. in the council chambers. Mr. John Adams, Assistant Chairman of the Planning Commission presided over the hearing. The following council members were present:

PRESENT

C. E. Dean, Mayor
D. H. Dail
M. B. Fuller
T. R. Whitfield III

ABSENT

F. A. Bennett
W. E. Printz
R. L. Snow

Ted Costin, Manager, Kelly Downey, Administrative Assistant to the Town Manager and Joseph Shifflett, Director of Public Works were also present.

The purpose of the Public Hearing was to discuss and receive comments on the following two request:

1. A request by Shen-Elk Enterprises, L. C. (Bernard A. Womack) for a special exception permit to allow all Town of Elkton B-1 permitted uses in Shen-Elk Plaza, located 550 feet west of the intersection of Route 1706 and Route 340, East of Norfolk Southern Railroad property.

2. To discuss and receive comment on closure of an unopened dedicated twenty foot wide alley located southeast of intersection of Route 340 and Blue and Gold Drive. Said alley adjoins those public thoroughfares and is adjacent to lands owned by Cline Energy Corporation being the same lands formally owned by L. G. Hensley and Lonnie and Betty Shifflett.

**Issue #1 - Discussion on Special Exception Request (Bernard A. Womack)**

Mr. Womack stated that two questions asked when a tenant first inquires about renting is "How much is my rent a month and when can I move in? He asked that the Planning Commission approve the special exception permit to allow B-1 permitted uses in Shen-Elk Plaza so that they will not have to get the Planning Commission and Council's approval to let someone begin moving in.

Mr. Adams, Assistant Chairman Planning Commission, questioned Mr. Womack as to whether or not the permit he is asking for will be on the existing building only? The response was that they were just concerned about the existing building being zoned B-1. The existing land would still be zoned B-3.

Mr. Barry Ream, Planning Commission member, questioned the reasoning for B-3 zoning in the first place? Mr. Costin explained that the adjacent property was zoned residential and B-3 fits businesses in residential districts. He feels it is possible that this is why this parcel was zoned B-3.

Ms. Lou Kirkendall, Planning Commission member, suggested that they approve a B-2 zoning as opposed to B-1 as she felt more comfortable with that.

Mr. Joseph Shifflett stated that B-1 would be more suited for what exists there now.

**Issue #2 - Town of Elkton/Cline Energy Alley Vacation**

Mr. Ted Costin stated that it was not necessary for the Planning Commission to make a recommendation tonight as Council will take this up at their next meeting and appoint viewers.

Mr. Andy Dixon, Planning Commission member, questioned what the Town would get in exchange for vacating the said alley. Mr. Costin stated that the Town would get a sewer easement to replace the sewer line that would be good for at least thirty years.

As there were no further comments, the Public Hearing adjourned.

MAYOR: Charles E Dean
Charles E. Dean, Mayor

RECORDER: _____
Kelly Downey, Adm Asst. to
the Town Manager