PLANNING COMMISSION MINUTES
March 17, 2008
Joint Public Hearing
6:00 PM

Attendance:

Talbot, Dan – Chair
Armbruster, Harry – Vice-Chair
Laurie Sigler- Town Attorney
Morrison, Cathy – Commissioner
Shifflett, Charlotte – Admin Rep
Dixon, Madelyn – Secretary
Ream, Jeremy – Commissioner*
Pence, Theodore – Council Rep*

(*) denotes absence of member

The Public Hearing began promptly at 6:00 PM with Benny King approaching the podium to speak to Council and Planning Commission members regarding his request to rezone from R5 and CI to R6. The reasoning behind the rezoning is to proceed with plans to construct a rental complex on Wirt Avenue for seniors 55 and older.

The following points of interest were noted:

1) Mr. King personally visited with Wirt Avenue residents and presented a petition signed by 6 citizens who were in agreement with the project.
2) Wirt Avenue residents received certified letters of notification of King Construction's intent.
3) The complex will provide housing strictly for seniors 55 and older.
4) Proffers have been written and distributed.
5) The next step is to apply to VHDA for approval.
6) In comparison to Downey Knolls housing which will be for sale, these apartments will be rental only!
7) If Mr. King's proposal is rejected for any reason he will revert back to constructing townhouses on the lots.
8) Any applications submitted by Mr. King will restrict the age limit to 55 years and older.
9) Attorney will check and see if any flood ordinances have changed with the latest approved ordinance.
10) All FEMA Regulations will apply to this construction.
11) Rockingham County issues flood plain permits
12) A Certified Engineer will come in and verify flood level.
13) Police Chief and Town Superintendent need to check out parking spaces which currently allows (1) space per apartment.
14) A council member inquired if R6 zoning would meet Mr. King's needs?
15) A company has been paid by the requestor to do an analysis relative to rental fees. The results would be around $700.00/month
16) A similar unit in Petersburg houses mostly 2 bedrooms. In this area, a 1 bedroom will possibly fulfill single clients. In today's society a lot of children move elderly parents near them and set them up in apartments and oversee their needs.

Planning Commission members held a brief meeting to review Jeff and Lynda Dean's lot line vacation. Cathy Morrison made a motion to approve the lot line vacation and forward the recommendation to Council. Harry seconded the motion.
4-0 Voice Vote
Motion Carried

The April meeting was moved back a day and will be held on March 31st @ 7:00 pm in the new Council chambers located in the Elkton Area Community Center on Blue & Gold Dr.

Daniel Talbot/Chair

Madelyn Dixon/Secretary