Planning Commission

Joint Public Hearing
February 21, 2011
6:30 PM

DRAFT
Roll Call by Charlotte Shifflett

Present: Margretta Isom, Goldie Helsley, Dan Talbot, Madelyn Dixon, Vic Corbo, Cathy Morrison
Excused: Cole McGregor

NOTICE OF JOINT PUBLIC HEARING
TOWN COUNCIL AND PLANNING COMMISSION
FOR THE TOWN OF ELKTON
MONDAY, FEBRUARY 21 at 6:30 p.m.

A Joint Public Hearing will be held in the Council Chambers at the Elkton Area Community Center located at 20593 Blue & Gold Drive, Elkton, at which persons affected may appear and be heard on the Town of Elkton's proposed vacation and transfer of a portion of an alley between N and M Streets behind Lots 9 & 10, Block 2, Section 1, Elkton Improvement Company to Pat G. Grieser at 816 Fourth Street, Elkton, Virginia. The portion of the alley to be vacated is approximately 100 feet by 15 feet and contains 1,500 square feet, more or less. The Town will reserve an access and utility easement within the area to be vacated.
Copies of maps and a drawing regarding the proposed vacation may be obtained in the Elkton Zoning Administrator's Office located at 173 West Spotswood Avenue in Elkton.

[DNR publication dates, February 9th and 16th]
Charlotte logged into GIS and displayed a map of property.

Attorney Sigler advised all in attendance of a mistaken identification of lots.
- This alley is undeveloped.
- Ms. Grieser is in possession of lots 8 and 9.
- Lot 10 should not be included in this request.
- A total of 1,500 square feet will be conveyed to Ms. Grieser and she in turn will give the town a utility easement.

Vice-Mayor Snow commented:
- If approved, alley will be conveyed to Ms. Grieser.
- Ms. Grieser will convey an easement to the Town.
- She cannot build on the property as shown on current plat.

No comments were made.

Dan Talbot accepted a request by Councilman Pence to go into details of the alley closure.
- In this case the request benefits Ms. Grieser. The property is a non-conforming use at this time. At the conclusion of this process it shall become conforming.
- Ms. Grieser cannot build any additions on a non-conforming property. If approved, she could take advantage of setbacks since they will be in compliance if she should build.
- The Planning Commission is okay with the alley closure since it changes no prospective.
- The Town will have an easement to the alley.
- The commission looks at each case individually.

Planning Commission

- The commission always keeps the Town's best interest at heart. It welcomes input from neighbors, maintenance personnel, fire and police departments.
- This situation will allow the town access ay anytime.

Vice Mayor Snow
With no further comments the Public Hearing is closed.

Chairman/Dan Talbot

Secretary/Cathy Morrison