PLANNING COMMISSION FEBRUARY 7, 2017

Present:

Margaretta Isom/Council Representative

Daniel Talbot/Chairman

Cole McGregor/Vice Chairman

Cathy Morrison/Secretary

Roy Davis

Robert Morris

vacancy

Admin: Charlotte Shifflett/Zoning Administrator, Mary Shifflett/Zoning Trainee

Guests: Mr. Long, Kenny May, J. W. Gordon and Pete Bonavita

Chairman Talbot called the meeting to order at 7 pm. All in attendance were invited to stand for "*The Pledge of Allegiance*"

Minutes: Cole McGregor, seconded by Cathy Morrison, made a motion to accept the minutes from December 6, 2016 minutes.

Voice Vote 6-0 All yes

Margaretta Isom, Roy Davis, Cathy Morrison, Dan Talbot, Cole McGregor, Robert "Bobby" Morris

Motion Carried

I. **Rhonda Meredith Subdivision**

- 686 East "F" St.
- This property is located in R 2 Zoning District and requires 100 ft. road frontage.
- Councilmember Isom made motion, seconded by Cole McGregor, to recommend The sub division of Tax Map 131-(9) L5 containing 4.10 acres to divide and create a new lot containing 1.50 acres and the residue of 131-(9) L 5 remains at 2.604 acres as shown on a plat by Newman Surveying dated November 14, 2016.

Voice Vote 6-0 All yes

Margaretta Isom, Roy Davis, Cathy Morrison, Dan Talbot, Cole McGregor, Robert "Bobby" Morris

Motion Carried

III. Chad Kite Synopsis

- No minimum lot size was found in A I zoning District. We did not know how to subdivide.
- 207 N Eastside H/Way
- A 1 Zoning District
- Mr. Talbot referred to the discussion held at the December meeting regarding this request. He briefed on the existing issues that were researched by Mr. Kite and shared with Dan Talbot and Charlotte Shifflett.
- The key issue discussed was lot requirements. Mr. Kite's findings began by noting the definition of a lot clearly allows multiple structures ("A parcel of land occupied, which may be occupied by, a main structure or group of structures and accessory structures"). He advanced to A-I zoning section to see if it was further restricted there.
- **110-616 Agriculture and Limited Use District** identifies "single family dwellings" as a permitted use, but does not lay out specific lot requirements as listed in the other districts.
- **110-701 Area Regulations** specifies that "area and density regulations are provided by district in the lot regulations in the individual districts and in **Table 2**, Lot Regulations for Manufactured Homes, Parks and Subdivisions and **Table 3** Lot Regulations by District, incorporated herein as **Subsection C.**

- **110-702 Additional Buildings and Structures on a Single Lot** specifies that town council may permit additional buildings on the same lot or parcel as long as they are in accordance with VDOT and VA Dept. of health, if there is enough room for more than 2 structures, that no substandard lots would be created by subdivision.

Discussion:

- Chairman Talbot found a copy of **Table 3** referenced in 110-701
- Mr. Kite is currently refurbishing the Adam Miller House, a historical landmark, to original condition.
- He plans to keep the log cabin but the rest of the story is none of the houses are inhabitable so he needs a new house.
- He would like to subdivide a lot from his 10.72 acreage.
- He plans to demolish the brown shingled house and rebuild on the proposed subdivided lot.
- Members reviewed the plat, displaying a proposed lot. Mr. Kite may be attempting to maintain some pasture but he cannot chip out a lot in the middle.
- Mr. Kite will be able to subdivide but not as drawn on the preliminary drawing. Proceed by marking off a lot with 175 footage.
- The Code refers to Table 3, which we need to fix and enter in the book. We do have a copy of Table 3 so this will not be an issue and will not keep the Kite's from subdividing.
- Bobby Morris mentioned that 3 houses already sit on the Kite acreage. Dan responded that none of them were livable.

- **Path forward: Please retype Table 3 to a legible document and place on March Agenda. Also, retype a draft of A-I Agriculture and Limited Use District Lot requirements for the existing Code to be revised.**

IV. Kenny May

Clover Ln Tax Map 115 A- 250 in R 3 Zoning District

- Planning Commission reviewed a plat showing proposed Subdivision on the residue of Tax Map 115-A- 250. The property backs up to Elmwood & Virginia Ave.
- Mr. May is requesting to extend Clover Ln approximately 430 ft with a cul-de-sac at the end.
- He recently revised the plat and took the Planning Commission's advice to downsize the request to 9 lots.
- Reference Article IX-110-904 {F} Block length. The maximum length of blocks shall be 1,200 feet and the minimum length of blocks upon which lots have frontage shall be 500 ft.
- Mr. May will have a new proposed plat ready by our next meeting.

Path forward: Charlotte will have Clover Ln footage verified from the intersection of North St to the May boundary line.

V. Pete Bonavita

Downey Knolls Subdivision

Woodvane Dr located in R 4 Zoning

Mr. Bonavita presented a request on behalf of BBWL. On Woodvane Dr they would like to decrease from 4 lots to 3 lots.

- Would this be redefining the master plan? It has already been filed.
- Total lots would be decreased from 76 lots down to 75 lots.

Cole McGregor made a motion, seconded by Cathy Morrison, to redraw Woodvane Dr as shown on plat by Basil Hamrick dated July 10, 2010, to eliminate Lot 69 and expand Lots 70, 71, and 72.

Vote 6-0 all yes

Margaretta Isom, Roy Davis, Cathy Morrison, Dan Talbot, Cole McGregor, Robert "Bobby" Morris

Motion Carried

VI. **J.W. Gordon**

J.W. attended the meeting to inform members of the latest presentation of Pham Chopra's future endeavors.

- The Kite Mansion is owned by Mr. Chopra and other acreage on the north side of Mt. Pleasant Rd...
- Future plans include requesting a Boundary Line Adjustment from Rockingham County.
- A rendition of concept plans aka *Charette* are on line.
- Elkwood II is vacant and will be potential development.
- The first project begins with Wellness Park.
- Project will contain a Rehabilitation Center for head trauma. This will be a priority project.
- The owners believe this will be a multi-million undertaking.
    - Athletic
    - Restaurant at Kite House
- All of these properties are located in R-8 Planned Unit Development zoning.
- A House of Worship is allowed by rights in this district.
- When rezoning requests are submitted the public will want details.
- The public hearing will be hard.
- Rezoning requests shall be specific.
- The Council never moved forward to rezone the land at the Kite House. They did not want to subject themselves to controversy.
- The governing bodies will want to know what will be occupying the Kite House.
- There is a vacant field located between the Kite House and the school.
- The factors are not relevant.
- Mr. Gordon prefers to request rezoning for the acreage across from Rt 33, along with the Kite House property as a whole project.
- R 8 is zoned for residential single family/multifamily dwellings, but rezoning is an option for businesses. The commission would recommend B 3 Business for all the Kite property. The final plan would need to be approved by Elkton Town Council.
- This option should make town residents feel better.
- Not a building by rights; all must be approved first.

Chairman Talbot proceeded with the meeting by suggesting the construction should take place in sections or phases. This would not require the whole master plan.

- An example would be to provide parcels for ball fields.
- Any construction must be compatible with the existing neighborhood.
- Councilmember Isom question purpose of B 3?
- Mr. Talbot informed her it is commercial. R 8 is primarily for Single/multifamily dwellings.
- Nothing in the proposal to justify what Mr. Chopra is proposing to build.
- Elkwood II is zoned R 8, ready for residential.
- Boundary Line Adjustment, if it occurs, should be rezoned to B 3 Business to line-up with the Comprehensive Plan
- The Developer and Elkton Town Council must meet with Board of Supervisors for Rockingham County to secure an agreement for a Boundary Line Adjustment. A public hearing is required for these two governing bodies. If finalized a document is filed with the Civil Court by the Town Attorney.

- In the past Rockingham County has been reluctant to discuss a BLA since the town has not fulfilled an annexation agreement which required sewer lines be run for Mt. Pleasant Rd., Newtown Rd., and Rt 340 residents.
- Once the courts document an agreement the Elkton Planning Commission will meet and make a recommendation for rezoning, which requires a joint public hearing.
- The next step will be a vote by Elkton Town Council on the area designated to be annexed.

• Category	Lead member
Residential 1-4, flood hazard, Yard Sales	Roy Davis
Residential 5-6 (includes: Townhouse & Apts.)Agriculture	Dan Talbot
Residential 7-8, and Conservation	
Business, Industrial. Telecommunications	Cathy Morrison
Subdivisions, including Lot Line Adjustments	Margaretta Isom
Signs, Parking, Definitions, Streets and Alleys	Cole McGregor
Zoning Map, Annexation, Home Occupations, Non-conforming Uses, Fences and Exceptions	Robert Morris

Please reference the above table when you receive your agenda each month. Match up your category and be prepared to lead a group discussion on your selected subject if it appears on the agenda.

Cole McGregor made a motion, seconded by Cathy Morrison, to amend Chapter 110-616, A-1 Zoning {Table 3} by adding Table 3 with contents to Code Book as a page.
Vote = 6-0 All Yes

Margaretta Isom, Roy Davis, Cathy Morrison, Dan Talbot, Cole McGregor, Robert "Bobby" Morris

Motion Carried

Cole McGregor made a motion to discuss at the next meeting, amending Chapter 110-616 of the Code Book by placing Table 3 as a part of the requirements for A-I Agriculture Zoning District. The motion was seconded by Cathy Morrison.
Vote = 6-0 All Yes

Margaretta Isom, Roy Davis, Cathy Morrison, Dan Talbot, Cole McGregor, Robert "Bobby" Morris

Motion Carried

Track Permits Issued

Month	Bus	Res	Single family	Duplex/Single family attached	Incomplete
Jan	1	3			
Feb					
Mar					
Apr					
May					
Jun					
Jul					
Aug					
Sep					
Oct					
Nov					
Dec					
YTD					

A motion was made by Cole McGregor, seconded by Cathy Morrison, to adjourn.
Vote = 6-0 All Yes

Margaretta Isom, Roy Davis, Cathy Morrison, Dan Talbot, Cole McGregor, Robert "Bobby" Morris

Motion Carried

The next meeting is scheduled for March7, 2017 @ 7 pm and will be held in the Council Chambers at the Elkton Community Center, 20593 Blue & Gold Dr., Elkton, and VA.

Submitted by: Charlotte Shifflett

Chairman

Cathy Morrison

Secretary