PLANNING COMMISSION MARCH 7, 2017

**** Present:**

**	Margaretta Isom/Council Representative		
**	Daniel Talbot/Chairman		Roy Davis
**	Cole McGregor/Vice Chairman	**	Robert Morris
	Cathy Morrison/Secretary		vacancy

Admin: Charlotte Shifflett/Zoning Administrator,

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 made a motion, seconded by Margaretta Isom to accept the February 7, 2017 minutes as written.

Voice Vote 4-0 All yes

Margaretta Isom, Dan Talbot, Cole McGregor, Robert "Bobby" Morris

Motion Carried

I. Discussion

Charlotte offered the following information to members:

- Excuse Roy Davis for tonight's meeting.
- Doug Gooden was invited to the meeting for an interview, to become a member. His work schedule prevented him from attending.
- Pete Bonavita called and cancelled his agenda item about 4 pm.
- Mr. Elliott Diamond decided not to pursue a rezoning request for vacant property he owns on Gibbons Ave. The Zoning Administrator advised him of goals listed in the Comprehensive Plan. The Goal for apartments, duplexes, etc. is established at 12%, and is already in the upper 20% range. This diminishes changes to get property changed from M I (Light Industrial) to R 4 or R 5 (High Density Residential Districts).

Pathforward: Invite Doug Gooden to a meeting immediately following the public hearing on March 20, 2017 at pm.

II. A I Agriculture and Limited Use District

At the February meeting a recommendation was made and passed by the Planning Commission to schedule a public hearing to amend chapter 110-616 by placing Table 3 with contents into the Code Book as a page.

III. A I Agriculture and Limited Use District and Chapter 110-701 Area Regulations

Cole McGregor made a motion to recommend a public hearing to amend **chapter 110-616** by adding Sections D and E into the A I Zoning District Chapter and to amend chapter 110-701 by removing all references to Table 2. The motion was seconded by Councilmember Isom.

Voice Vote 4-0 All yes

Margaretta Isom, Dan Talbot, Cole McGregor, Robert "Bobby" Morris

Motion Carried

Iv. Dan briefed the members on a meeting he, Charlotte and Mary attended with officials from Department of Conservation & Recreation relative to fill dirt which was placed on (2) two Wirt Avenue properties with dirt & asphalt removed from the tennis court makeover.

- Gina Dicicco, Charley Banks, and Kristen Owen of (DRC) visited at the invitation of the Zoning Administrator and the property owners. This issue of fill dirt in a Floodway/Floodplain was brought to light by a disgruntled town resident.
- It was mentioned that Wirt Ave. on the old FEMA Map does not agree with the current map as displayed on the FEMA web site.
- Mr. Banks expressed the fact the first maps were created by existing records but the digitized maps were made in 2010. CLS.
- The Zoning Administrator decides issues that arise in the 100 year floodplain where a 1 ft. rise is acceptable.
- Basically, Mayor Printz was given 3 options:
    - Remove the fill.
    - Have an engineer certify that the fill is not causing any rise in the base flood elevation (BFE) of the floodway (and not more than 1 ft of cumulative rise in the AE zone.)
    - Request a letter of Map Revision base on fill. This requires an engineering study, but could still be used as if the project causes a rise in the BFE within the floodway and/or greater than a 1 ft in the AE zone.

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.

Track Permits Issued

Month	Bus	Res	Single family	Duplex/Single family attached	Incomplete
Jan	1	3			
Feb	3	2			
Mar					
Apr					
May					
Jun					
Jul					
Aug					
Sep					
Oct					
Nov					
Dec					
YTD					

With the conclusion of discussions, the meeting adjourned. The next regular meeting is scheduled for April 4, 2017@ 7 pm in Council Chambers located at the Elkton Area Community Center on 10593 Blue & Gold Dr. in Elkton, VA. If a cancellation occurs you will be notified at least 48 hours prior to the meeting as written in By-Laws, Article VII 7-3.

Chairman

Secretary