PLANNING COMMISSION JULY 31, 2018

**** Present:**

**	Daniel Talbot/Chairman	Ex:	Margaretta Isom/Council Representative
**	Dorenda Flick/ Secretary	**	Cole McGregor /Vice chair
**	Roy Davis	**	Donna Mowbray

Admin: Charlotte Shifflett / Zoning Administrator – Delores Hammer / Zoning Administrator

Chairman Dan Talbot called the meeting to order at 7 pm. Dan began with the Pledge of Allegiance

Minutes:

Roy Davis made a motion, seconded by Cole McGregor, to approve the minutes for June 5, 2018.

Voice Vote 5-0 all yes

Daniel Talbot, Dorenda Flick, Donna Mowbray, Roy Davis, Cole McGregor

Motion Carried

I. Rezoning of Mt. Pleasant Road property

Dan Talbot proposed a joint public hearing on August 20th at 6:45 to rezone a parcel of land located on Mt. Pleasant Road, identified as Tax Map 131(A) L34 on a plat dated 4/20/2018 and signed by Hal Benner. The proposed zoning plat displays 2.643 acres requesting R 8 zoning to be rezoned as R 4 and a portion containing 8.843 acres to be rezoned from R 8 to C1.

Motion made by Cole McGregor and seconded by Roy Davis to recommend a joint public hearing on August 20, 2018 at 6:45 to rezone Tax Map 131 (A) L34.

Voice Vote 5-0 all yes

Daniel Talbot, Dorenda Flick, Donna Mowbray, Roy Davis, Cole McGregor

Motion Carried

II. **Sign Code**

Dan presented the revised sign ordinance prepared by Linda Elliott. Not a lot of changes to the sign code. Cannot limit content on sign, cannot limit freedom of speech. The code specifies size, length of time the sign is up and setbacks. Discussed lighting of sign and light pollution. This was addressed in section 16. The time frame for which a sign can be up was also clarified. Dan suggested that the revised sign code be set for a public hearing on August 20. Cole McGregor made a motion for the revised sign code to be set for a public hearing on August 20. Donna Mowbray seconded the motion.

Voice Vote 5-0 all yes

Daniel Talbot, Dorenda Flick, Donna Mowbray, Roy Davis, Cole McGregor

Motion Carried

III. Comprehensive Plan

Charlotte continues to work on the Comprehensive Plan. Dan ask for volunteers to review the plan when ready. Dan suggested that a date in September be scheduled. Charlotte will schedule a date and confirm with everyone.

IV. Air B & B

Dan presented the ordinance prepared by Linda Elliott amending Chapter 110 (Land Development) and Chapter 148 (Taxation). The code list R-1, R-2, R-3 and R-4 also list minimum and maximum amount of days. Number 6 is a new section that outlines the steps necessary and what is required to place a property in the short term rental program. A public hearing is required prior to a property being placed in the program. Cole expressed concern about impact on neighbors. Dan said that a public hearing would give all neighbors an opportunity to express concerns. Letters will be mailed to all neighbors notifying them of the public hearing. Roy Davis made a motion for the short term rental public hearing on August 20 Cole McGregor seconded the motion.

Voice Vote 5-0 all yes

Daniel Talbot, Dorenda Flick, Donna Mowbray, Roy Davis, Cole McGregor

Motion Carried

V. Demolition Permit

Dan Talbot ask that everyone review chapter 59 regarding demolition. He ask if a section should be added in the Code Book requiring a permit for demolition. All agreed that a section should be added. Dan will work with Linda Elliott on preparing a demolition ordinance.

Residential 1-4, flood hazard, Yard Sales	Roy Davis
Residential 5-6 (includes: Townhouse & Apts.)Agriculture	Dan Talbot
Residential 7-8, and Conservation	Dorenda Flick
Business, Industrial. Telecommunications	
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	Donna Mowbray

Please reference the above table when you receive your agenda each month

.Track Permits issued for 2018

Month	Business	Residential	Single family	Duplex/Single family attached	Incomplete
Jan	2	1			
Feb			1		
Mar	2	4			
Apr	1	6			
May	3	4			
Jun	0	5			
Jul		6			
Aug					
Sep					
Oct					
Nov					
Dec					
YTD					

Cole McGregor made a motion to adjourn, seconded by Dorenda Flick.

The next regular meeting is scheduled for September 4, 2018 @ 7 pm in Council Chambers located at the Elkton Area Community Center on 20593 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 Dorenda Flick

Dan Talbot Dorenda Flick