PLANNING COMMISSION JUNE 5, 2018

**** Present:**

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

Admin: Donna Gooden/Deputy Treasurer

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

Minutes:

Margaretta Isom made a motion, seconded by Donna Mowbray, to approve the minutes for May 1, 2018. Cole McGregor abstained.

Voice Vote 4-0 all yes

Margaretta Isom, Daniel Talbot, Dorenda Flick, Donna Mowbray,

I. **Rezoning of Mt. Pleasant Road property**

There was a discussion on the land to be rezoned. Dan Talbot said he would recommend that the 4.029 acres be rezoned C1 instead of R6. It was questioned why you would need to rezone the area where the water hauling station is. This is already a separate lot and would never be sold there is no reason to rezone. The actual lots that was cleared is what they are wanting to rezone. The proposed map is still not accurate and would need to be redrawn before a public hearing could be held.

Dan Talbot proposed a joint public hearing on August 13th at 6:00 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 Dorenda Flick to recommend a joint public hearing on August 13, 2018 at 6:00 to rezone Tax Map 131 (A) L34.

Voice Vote 5-0

II. **Sign Code**

Cole McGregor suggested maybe putting in a Chapter 77 listing what permits are required and the prices. There could also be a table added to Chapter 86 with the prices listed. Dan Talbot suggested that some of the fees be raised as they have not been raised in years. Dan Talbot will be contacting Linda Elliott with changes. Under C general requirements #5 change to read without a permit and cannot obstruct pedestrian or vehicle traffic. #8 is legitimate with the wording, #10 should say " must be one foot from the property line'" #16 needs to be included in the ordinance. #17 and 18 can be taken out. They are trying to get away with saying Real Estate Signs and just saying Temporary signs. Under D The following signs do not need a permit #9 should read "total area of no more than 3 square feet, and which are removed within 25 days". #10B should read "signs are removed by the sign owner within 45 calendar days".

III. Comprehensive Plan

Charlotte continues to work on the Comprehensive Plan. Dan suggested that under #4 Maintain Small Town Atmosphere check and make sure the percentage of proposed multifamily attached dwelling is updated. Under accomplishments it should read since 2013.

IV. Air B & B

Donna Mowbray talked to Grottoes and asked how they had found out about the Air B & B, it was brought to their attention after it was seen on the internet. Grottoes had the person come to a special meeting, fill out an application and pay a fee, then a Public Hearing was held given the neighbors a chance for expressing their concerns or asking any questions they may have. Grottoes Mayor said it is working great and no one has complained. Grottoes now has an ordinance for Air B & B's. They will hold a Public Hearing each time someone applies so the neighbors have a chance to address concerns or ask questions. Dan Talbot recommends this is something that we continue with. Single dwellings in R1, 2, 3 and 5 should be allowed to have an Air B & B. There should be a minimum of 2 nights and a maximum of 15 nights. There should be no more than 2 per bedroom allowed. Attached an emergency evacuation to the permit when applying for permit. There should be a minimal penalty for not filing lodging tax. This tax should be paid quarterly and should be at least 5%. This was written to match Grottoes code will need to be re written to match our code.

V. Demolition Permit

Dan Talbot recommended that we put a section in the Code Book requiring a permit for demolition. The county already requires a permit and they inspect demolitions.

Hardees is supposedly coming to town across from Burger King.. They are getting close to starting. There has been no paper work submitted yet, just word of mouth.

Delores Hammer has been hired to replace Charlotte Shifflett as Zoning Administrator. She will be starting as soon as possible.

Cole McGregor made a motion seconded by Dorenda Flick to advertise for 2 openings on the Planning Commission.

Voice Vote 5-0 all yes

Margaretta Isom, Daniel Talbot, Dorenda Flick, Donna Mowbray, Cole McGregor

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	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	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					
Aug					
Sep					
Oct					
Nov					
Dec					
YTD					

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

The next regular meeting is scheduled for July 3, 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