PLANNING COMMISSION August 20, 2018

**** Present:**

**	Daniel Talbot/Chairman	**	Margaretta Isom/Council Representative
**	Dorenda Flick/ Secretary	**	Cole McGregor/Vice chair (7:15 pm)
**	Roy Davis	**	Donna Mowbray

Guest: Clifford Shifflett

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

Meeting began at 6:45 pm with Public Hearing for Mt. Pleasant rezoning.

Chairman Talbot opened the meeting requesting roll call

Delores Hammer conducted roll call with all members present except Cole McGregor

Chairman Talbot gave a brief explanation that the public hearing was being held for discussion on the rezoning of land located on Mt. Pleasant Rd., The proposal requests rezoning 2.643 acres from R 8 zoning to R 4; and a portion containing 8.843 acres to be rezoned from R 8 to C 1.

Clifford Shifflett approached the podium and said he had a few questions and addressed the Planning Commission and Council. He noted he was not a town resident but was speaking on behalf of his Mother Sylvia Shifflett who lives at 17099 Mt. Pleasant Road. He asked if it was going to be 14 lots, Chairman Talbot explained that R 4 would allow for duplexes or single family homes. Mr. Shifflett asked if the homes built would be kept out of the flood zone. Chairman Talbot said yes that they would be out of the flood zone. Mr. Shifflett asked if the rezoning would infringe on the easement that would allow Mrs. Shifflett to have access to a sewer connection. Troy Shifflett the Public Works Director for Elkton asked the Commission to address the question. Troy explained that the town was waiting on a survey plat once the plat was completed he would proceed with the sewer project. Mr. Shifflett asked again if the land was for duplexes and single families. Chairman Talbot explained that the public hearing was addressing only the rezoning. Elkton Town Council would need to apply to subdivide the lot if the rezoning was approved.

Mr. Shifflett said his questions were answered and returned to his seat.

Mayor Printz asked Chairman Talbot a question regarding the width of the road. Mayor Printz stated "If the road along the property is required to be 50' wide but farther down it narrows." He continued by asking "Is the road grandfathered in, if so no changes would need to be made." Chairman Talbot said that street would be widened to 50' as required by code. Troy Shifflett said that 50' is a state requirement. Chairman Talbot said the road would be widened as it is developed.

Roy Gene made a motion to close the public hearing.

Chairman Talbot adjourned the public hearing.

Chairman _____ Secretary_____

Dan Talbot Dorenda Flick