PLANNING COMMISSION November 6, 2018

**** Present:**

**	Daniel Talbot / Chairman	**	Donna Mowbray
**	Roy Davis	**	Joey Merica
	Dorenda Flick/Secretary/ absent	**	Jodi Gooden
**	Margaretta Isom/Council Representative		

Admin: Delores Hammer/ Zoning Administrator- Charlotte Shifflett/ Zoning Administrator Assistant

Guest: Pete Bonavita and Gary Beatty

Chairman Talbot led the Pledge of Allegiance

I. Chairman Talbot asked if everyone had reviewed the minutes. Everyone responded yes.

A motion was made by Margaretta Isom to accept the October 2, 2018 meeting minutes

Jodi Gooden seconded the motion.

Voice Vote 6-0 all in favor

Daniel Talbot, Roy Davis, Donna Mowbray, Joey Merica, Jodi Gooden, Margaretta Isom

Motion Carries October 2, 2018 minutes approved

II. Joey Merica was confirmed by Council to a 4 year term expiring 11/30/22

III. Jodi Gooden was confirmed by Council to a 4 year term expiring 9/30/22

IV. Pete Bonavita spoke regarding his request to rezone 15.272 acres tax map: 130- (A) L9 currently zoned as A-1. Mr. Bonavita is requesting R-5 zoning. Mr. Bonavita presented a plan of a proposed subdivision which would include townhomes, duplexes and single family homes. Mr. Bonavita stated that the proposed subdivision will not be a part of Downey Knolls. The facilities already in place example community center, walking trails etc., will not be shared with the new proposed subdivision. Mr. Bonavita said that the demand for the 55+ community was not as successful as the owners had hoped therefore they were exploring other options for the 15.272 acres. The 15.272 acres will not have an age restriction. He said roads will be built and sidewalks installed to meet all requirements. He said he envisioned this subdivision be similar to the Quail Run Subdivision. Chairman Talbot asked what percentage of Downey Knolls was sold. Mr. Bonavita said that 15 of the 75 lots have been sold. Chairman Talbot stated that if about 20% of Downey Knolls is currently sold this equates to about 3 units per year. Mr. Bonavita confirmed this number was correct. Charlotte Shifflett asked about the proffers for Downey Knolls. Mr. Bonavita said that the proffers for Downey Knolls do not apply because this is a separate subdivision. Charlotte Shifflett said that when Downey Knolls was created an age restriction was placed should this also apply to the new subdivision? Mr. Bonavita said that the Downey Knolls proffers do not apply because this will be a separate subdivision from Downey Knolls. Chairman Talbot provided some background on the Downey Knolls project and what transpired that led to the approval of Downey Knolls. Chairman Talbot asked why Mr. Bonavita was requesting R-5 zoning. Mr. Bonavita stated he requested R-5 after a discussion with Charlotte Shifflett because he would like to build duplexes, townhomes and single family homes. Chairman Talbot then asked the total acreage of the lot in question? Because 30.64 acres was set aside for Downey Knolls and 9.049 acres B2 Business. Mr.

Bonavita said that his request was not for the same acreage that he had 15.272 additional acres. Chairman Talbot explained that the duplexes and townhomes would not be in compliance with the Comprehensive plan. Chairman Talbot asked if Mr. Bonavita and his group would consider a different zoning with less density and include more single family homes. Chairman Talbot asked if anyone had questions. No one did. Margaretta Isom stated that she did not have questions but would need to review the information more closely before making a decision. Mr. Bonavita said the plan is to build more affordable housing. Jodi Gooden asked if everyone would use the same entrance. Mr. Bonavita confirmed that everyone would use the same entrance and then branch off once entered. Chairman Talbot suggested that maybe Mr. Bonavita and his group review the plan and try to create a plan that would be more in line with the comprehensive plan. Because the current request for zoning does not fit the density plan for Elkton. Mr. Bonavita asked what density would fit. Chairman Talbot suggested a lower zoning perhaps R-3 or R-4 something with less duplexes and more houses. Chairman Talbot informed Mr. Bonavita that the proper procedure would be to apply for a subdivision first and then submit a rezoning request. Mr. Bonavita said he is not making a formal request for anything at this time. He said tonight was merely a discussion, fact finding meeting and a training session for him and Mr. Beatty. Mr. Bonavita said he and his group would speak with the engineer and design a new plan more in line with the comprehensive plan. Once the new plan is completed Mr. Bonavita will submit an application for a subdivision and rezoning permit. Mr. Bonavita and his group would like to begin the project in the spring.

V. The commission then discussed code book sections. It was decided that everyone would continue with the section they currently have and that Jodi Gooden will be responsible for Signs, Parking, Definitions, Streets and Alleys. Joey Merica is responsible for Business, Industrial, and Telecommunications.

VI. Comprehensive Plan was discussed. Chairman Talbot suggested that a few corrections and changes be made before a public hearing is scheduled. Chairman Talbot said the Comprehensive plan should only include positive things nothing negative. He stated that the Comprehensive plan is a selling tool for the town.

VII. The December 4 meeting was discussed and Chairman Talbot said he would review the agenda closer to the date to determine if the commission will meet.

VIII. Delores Hammer brought up the fact that the January meeting was scheduled for New Year's Day. It was discussed and agreed on that the January meeting will be held on Wednesday, January 2.

Margaretta Isom made a motion to adjourn the meeting.

Roy Davis seconded the motion.

Voice Vote 6-0 all in favor

Daniel Talbot, Roy Davis, Donna Mowbray, Joey Merica, Jodi Gooden, Margaretta Isom

Motion Carries meeting adjourned.

PLANNING COMMISSION November 6, 2018

The next regular meeting is scheduled for December 4 at 7:00 pm. The meeting will be held in Council Chambers located at 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

Daniel Talbot Dorenda Flick

Residential 1-4, flood hazard, Yard Sales	Roy Davis
Residential 5-6 (includes: Townhouse & Apts.)Agriculture	Daniel Talbot
Residential 7-8, and Conservation	Dorenda Flick
Business, Industrial. Telecommunications	Joey Merica
Subdivisions, including Lot Line Adjustments	Margaretta Isom
Signs, Parking, Definitions, Streets and Alleys	Jodi Gooden
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	9	2	1		
Sep	5	7			

Oct	7	3			
Nov					
Dec					
YTD					