PLANNING COMMISSION August 1, 2019

**** Present:**

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

Admin: Delores Hammer/ Zoning Administrator

Guest: Mayor Joshua Gooden, Stephen and Leah Napotnik

Chairman Talbot opened the meeting and led the Pledge of Allegiance

I. Chairman Talbot asked if everyone had reviewed the July 2, 2019 minutes. Everyone responded yes.

A motion was made by Margaretta Isom to accept the July 2, 2019 minutes

Joey Merica seconded the motion.

Voice Vote 7-0 all in favor

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

Motion Carries July 2, 2019 minutes approved

II. Stephen Napotnik presented his proposal for a microbrewery at 100 N. Fifth Street. The microbrewery will be an artisan small batch brewing. Producing 35-140 gallons monthly. It will offer a tasting room. Mr. Napotnik stated that the microbrewery will produce very little waste. All natural hops, barley, and other grains will be used on their own farm for livestock, chickens, hogs, sheep, and/or composted. There will not be any liquid waste other than the washing of equipment/glassware and no air pollutants.

After discussion if the microbrewery met requirements as a permitted use in M-1

Joey Merica made a motion to approve the microbrewery as a permitted use based on code 110-613 M-1 Light Industrial /Business District B-5 Manufacture, compounding processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products.

Dorenda Flick seconded the motion

Voice Vote:

Joey Merica – yes	Roy Gene Davis - yes
Donna Mowbray – yes	Jodi Gooden - yes
Dorenda Flick – yes	Margaretta Isom - no
Daniel Talbot - abstain	

Motion Carries 5-1 Microbrewery approved

III. Recommend a Joint Public Hearing with Town Council to amend Chapter 110-302, Land Development, Article III, Definition of Terms, §110-302. Terms defined. Amending the definition of dwelling and manufactured home (Mobile Home).

Joey Merica made a motion to schedule a joint public hearing with Town Council to amend Chapter 110-302, Land Development, Article III, Definition of Terms, §110-302. Terms defined. Amending the definition of dwelling and manufactured home (Mobile Home).

Jodi Gooden seconded the motion

Voice Vote 7-0 all in favor

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

Motion Carries

IV. Recommend approval of 2018 Comprehensive Plan

Jodi Gooden made a motion to approve 2018 Comprehensive Plan

Roy Gene Davis seconded the motion

Voice Vote 7-0 all in favor

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

Motion Carries

V. Chairman Talbot suggested the Commission discuss the Town of Elkton possibly allowing a single family apartment with a house (apartment over the garage or in the basement or second floor).

After discussion the Commission ask the Zoning Administrator to contact Linda Elliott with guidelines to be incorporated into a code:

1. If it is two families in a single dwelling than there will not be any additional meter requirements.
   If it is a person or family renting an accessory building on the property than separate meters will be required.
2. Four off street parking spaces will be required
3. If the property is zoned R-1, R-2 or R-3 it will be a permitted use
4. If the property is zoned R-4, R-5, or R-6 or other zone it will be listed as a special exception.
5. All will need to register. Licensing will go through the Treasurer's office. A fee will not be required for registering

Roy Gene Davis made a motion to adjourn
Dorenda Flick seconded the motion

Voice Vote 7-0 all in favor

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

Motion Carries meeting adjourned

The next regular meeting is scheduled for September 3, 2019 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

PLANNING COMMISSION August 1, 2019

Track Permits issued for 2019

Month	Business	Residential	Single family	Duplex/Single family attached	Incomplete
Jan	7	3			
Feb	3	3			
Mar	4				
Apr	4	6	1		
May	1	2	1		
Jun	3	6			
Jul	5	4			
Aug					
Sep					
Oct					
Nov					
Dec					
YTD	27	24	2		