PLANNING COMMISSION November 5, 2019

**** Present:**

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

Admin: Delores Hammer/ Zoning Administrator

Guest: Tanner Johnson, Jacob Johnson, Abner Johnson, Alan "Butch" Strawderman

Chairman Talbot opened the meeting and led the Pledge of Allegiance

I. Chairman Talbot asked if everyone had reviewed the October 1, 2019 minutes. Everyone responded yes.

A motion was made by Joey Merica to approve the October 1, 2019 minutes

Jodi Gooden seconded the motion.

Voice Vote 4-0 all in favor

Daniel Talbot, Roy Gene Davis, Joey Merica, Jodi Gooden

Motion Carries October 1, 2019 minutes approved

II. Shenandoah Valley Hemp LLC's request for a special exception permit to process in a B1 zone located at 154 W. Spotswood Avenue. Tanner Johnson spoke regarding the proposal to process hemp into CBD oil. Jacob Johnson spoke about the regulations and guidelines that are required to grow and process hemp in the state of Virginia. Abner Johnson then spoke about the equipment that would be used for the processing. Alan "Butch" Strawderman the owner of the property located at 154 W. Spotswood Avenue spoke and said that he had researched and spoken to an attorney and that the business was a viable and legal business. Mr. Strawderman said that he has owned property for 40 years in the Town of Elkton and would like to see Elkton continue to grow and allowing this business to operate in Town is a step in that direction.

Joey Merica made a motion to schedule a joint public hearing with Town Council for the special exception permit.

Jodi Gooden seconded the motion

Voice Vote 4-0 all in favor

Daniel Talbot, Roy Gene Davis, Joey Merica, Jodi Gooden

Motion Carries a joint public hearing will be scheduled with Elkton Town Council

III. Special Exception request from Elliott Diamond for a ground floor rear apartment at 311 West Spotswood Trail.

Commissioners reviewed the request and the submitted floor plan.

Roy Gene Davis made a motion to schedule a joint public hearing with Town Council
Joey Merica seconded the motion

Voice Vote 3-1

Yeas: Daniel Talbot, Roy Gene Davis, Joey Merica

Nays: Jodi Gooden

Motion Carries a joint public hearing will be scheduled with Elkton Town Council

Roy Gene Davis made a motion to adjourn

Joey Gooden seconded the motion

Voice Vote 4-0 all in favor

Daniel Talbot, Roy Gene Davis, Joey Merica, Jodi Gooden

Meeting adjourned

The next regular meeting is scheduled for December 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

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	9	4	1		
Sep	3	2			
Oct	10	2			
Nov					
Dec					
YTD	49	32	3		