

**Town of Elkton
Elkton Town Council
Elkton Planning Commission
Joint Public Hearing
February 21, 2023
6:00 p.m.**

A joint public hearing was held on Tuesday, February 21, 2023, at 6:00 p.m. at the Elkton Area Community Center, located at 20593 Blue and Gold Drive, Elkton, Virginia, to receive comments on the following rezoning requests:

The County of Rockingham's request to rezone real estate consisting of one parcel(s) containing 3.049 acres +/- from R-8 Planned Unit Development to B-2 General Business District. The property was located at 20871 Blue and Gold Drive, in the Town of Elkton, and further described as tax map no. 131-A-34B.

The Town of Elkton's request to rezone real estate consisting of 3.351 +/- acres located on Blue and Gold Drive, 20913, 20939 Blue and Gold Drive also identified as tax map no. 131-(A)-L31, 20995 Blue and Gold Drive also identified as tax map no. 131-(A)-32, 21063 Blue and Gold Drive also identified as tax map no. 131-(A)-L33, rezone to General Business District B-2.

The Town of Elkton's request to rezone real estate consisting of one parcel(s) containing 113 +/- acres from R-8 Planned Unit Development to C-1 Conservation District described as the residue of tax map no. 131-A-34.

Present: Mayor Joshua J. Gooden, Vice-Mayor Rick Workman, Council Member Virginia Fulginiti, Council Member Jan Hensley, Council Member Rachel Michael, and Council Member Aaron Napotnik.

Absent: Council Member Steve America.

Present: Chairman Dan Talbot, Commissioner Donna Mowbray, Commissioner Wesley Walls, Commissioner Gene Kite, and Commissioner Jennifer McDonald

Absent: Commissioner Roy Davis, and Commissioner Dorenda Flick.

Also Present: Town Manager Greg Lunsford, Town Attorney Nathan Miller, Chief of Police Dave Harris, Public Works Director Gaither Hurt, Treasurer Donna Curry, Economic & Community Development Director Delores Hammer, and Deputy Clerk of Council Kim Shifflett.

JOINT PUBLIC HEARING

Citizen Comments

Wayne Printz, 336 W. Washington Avenue, Elkton, questioned if the district would allow hydroponic growing. Mr. Talbot responded it would depend and anything that would be developed would need to meet flood plain restrictions. Mr. Printz spoke regarding the lots on Mt. Pleasant road which were technically not in a flood plain, but everyone knew they could flood. He noted that no information was available to him.

Randall Snow, 121 Clover Lane, Elkton, stated that if you attended the last council meeting you were included, on what this matter was about. He inquired as to what the Town was allowed to do in a conservation district. Mr. Talbot responded agriculture, picnic shelters, boat landings, etc... Mr. Snow inquired about housing or solar panels and why citizens were just hearing about the matter. Citizens needed to have more information available before a public hearing was held. The 113 +/- acres to be rezoned had contributed financially to the Town in the past which would be lost. He recommended rectifying the three minute time limit at public hearings.

Jerry Taylor, Elkton, Virginia, spoke in favor of rezoning to C-1. He noted that the property was in the flood plain.

Dee Flavel, Spotswood Trail, Elkton, Virginia, stated that his property borders the 113 +/- property and asked council who would manage the property. He had been picking up other people's coolers, bottles, and trash.

Sharon Sours, 17656 Mt Pleasant Rd, Elkton, Virginia, spoke in favor of rezoning to C-1. She noted that the 113 acres surrounded her property and she maintained the area behind and beside her by cleaning-up and mowing. Her biggest concern was if the rezoning would change her being allowed to purchase any part of it. She had started a hydroponic farm up from Skyline Storage. She supported the idea of conservation.

Council member Hensley encouraged the commission to take a look at the density of short-term rentals before the Town had issues.

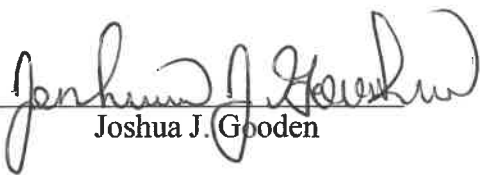
Commissioner Kite moved, seconded by Commissioner McDonald, to close the public hearing for the Planning Commission.


YEAS: D. Moubray, G. Kite, W. Walls, J. McDonald

NAYS: None

VOTE:(4 - 0 voice vote) Motion carried

With no additional business, the meeting was adjourned.

Mayor: 
Joshua J. Gooden

Recorder: 
Denise R. Monger, Clerk