

PLANNING COMMISSION January 31, 2023

**** Present:**

** Daniel Talbot / Chairman	** Donna Mowbray
Roy Gene Davis	** Dwight Gene Kite
** Dorenda Flick / Secretary	Wesley Walls
** Jennifer McDonald	

Admin: Delores Hammer/ Zoning Administrator

Chairman Talbot opened the meeting

I. Minutes

Dwight "Gene" Kite made a motion to approve August 2, 2022 minutes

Donna Mowbray seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Motion Carries

Dwight "Gene" Kite made a motion to approve November 1, 2022 minutes

Jennifer McDonald seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Jennifer McDonald made a motion to approve November 21, 2022 joint public hearing minutes

Dwight "Gene" Kite seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Dwight "Gene" Kite made a motion to approve November 21, 2022 minutes

Jennifer McDonald seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

II. Jennifer McDonald reappointment

Dorenda Flick made a motion to recommend to Council to reappoint Jennifer McDonald to the Planning Commission for the term of January 31, 2023 – January 31, 2027

Donna Mowbray seconded the motion

Voice Vote: 4-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray

Motion Carries

A recommendation will be given to Elkton Town Council

III. Dorenda Flick's reappointment

Dwight "Gene" Kite made a motion to recommend to Council to reappoint Dorenda Flick to the Planning Commission for the term of January 31, 2023 – January 31, 2027

Jennifer McDonald seconded the motion

Voice Vote: 4-0 in favor

Daniel Talbot, Jennifer McDonald, Dwight "Gene" Kite, Donna Mowbray

Motion Carries

A recommendation will be given to Elkton Town Council

IV. Wesley Walls reappointment

Donna Mowbray made a motion to recommend to Council to reappoint Wesley Walls to the Planning Commission for the term of January 31, 2023 – January 31, 2027

Dorenda Flick seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Motion Carries

A recommendation will be given to Elkton Town Council

V. Short-term rental request: 101 Tamarack

Jennifer McDonald made a motion to recommend a joint public hearing with Town Council provided the rules of use were received prior to the recommended hearing date of February 21, 2023 @ 6 pm.

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Motion Carries

A recommendation will be given to Elkton Town Council

VI. Short-term rental request: 252 Kensington

Jennifer McDonald made a motion to recommend a joint public hearing with Town Council provided the rules of use which listed minimum and maximum night's stay were received prior to the recommended hearing date of February 21, 2023 @ 6 pm.

Donna Mowbray seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Motion Carries

A recommendation will be given to Elkton Town Council

VII. Short-term rental request 101 Hill Avenue

Dorenda Flick made a motion to recommend a joint public hearing with Town Council provided the rules of use which listed minimum and maximum night's stay were received prior to the recommended hearing date of February 21, 2023 @ 6 pm.

Dwight "Gene" Kite seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Motion Carries

A recommendation will be given to Elkton Town Council

VIII. County of Rockingham zoning map amendment request: 20871 Blue and Gold Drive

Year on the application is incorrect. Zoning Administrator will ask Rockingham County to correct.

Dwight "Gene" Kite made a motion to recommend a joint public hearing with Town Council to receive comments on a request from County of Rockingham to rezone one parcel containing 3.049 +/- acres located at 20871 Blue and Gold Drive, Elkton from R-8 Planned Unit Development to B-2 General Business District.

Jennifer McDonald seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Motion Carries

A recommendation will be given to Elkton Town Council

IX. Town of Elkton zoning map amendment Blue and Gold Drive

Dorenda Flick made a motion to recommend a joint public hearing with Town Council to receive comments on a request from the Town of Elkton to rezone the residue of tax map # 131-A-34 real estate consisting of one parcel containing 113 +/- acres located on Blue and Gold Drive, from R-8 Planned Unit Development to C-1 Conservation District. Also, 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)-L32, 21063 Blue and Gold Drive also identified as tax map 131-(A)-L33, rezone from R-8 Planned Unit Development to General Business District B-2.

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Dwight "Gene" Kite seconded the motion

Voice Vote: 5-0 in favor

Daniel Talbot, Dorenda Flick, Dwight "Gene" Kite, Donna Mowbray, Jennifer McDonald

Motion Carries

A recommendation will be given to Elkton Town Council

X. Sign Code 110-706

A brief discussion took place reviewing the sign code. Commissioners will review and the item will be placed on the March 7, 2023 agenda.

Dwight "Gene" Kite made a motion to adjourn

Donna Mowbray seconded the motion

Motion Carries meeting adjourned

The next regular meeting is scheduled for March 7, 2023 at 7:00 pm. 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



Daniel Talbot

Secretary



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	Wesley Walls
Subdivisions, including Lot Line Adjustments, short term rentals	Jennifer McDonald
Signs, Parking, Definitions, Streets and Alleys	Dwight "Gene" Kite
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

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Track Permits issued for 2023

Month	Business	Residential	Single family	Duplex/Single family attached	Incomplete
Jan	10	6	3		
Feb					
Mar					
Apr					
May					
Jun					
Jul					
Aug					
Sep					
Oct					
Nov					
Dec					
YTD	10	6	3		