

**TOWN OF ELKTON  
PLANNING COMMISSION  
AUGUST 13, 2012**

**PRESENT:** David Wiseman, (Chair); Asma Manejwala; Sue Whitaker; Brad Carrillo; G. Edward Ginder; Commissioner Mary Jo Jablonski; Clara Campbell, Esquire; Jeanne D. Minner, Director of Planning; Theresa Thomas, Planner

**ABSENT:** H. Fred Thomas, II

Mr. Wiseman called the meeting to order at 7:00 p.m.

**ACTION:** Motion was made by Mr. Ginder to approve the minutes from the July 16, 2012 Planning Commission meeting with the noted correction. The motion was seconded by Mr. Carrillo and unanimously approved.

**CASE # 1438 – REQUEST OF CRACKER BARREL OLD COUNTRY STORE, 307 HARTMANN DRIVE, LEBANON, TENNESSEE FOR A SPECIAL EXCEPTION TO PERMIT PLACEMENT OF A TRAILER FOR STORAGE OF STORE MERCHANDISE. THIS ACTION CONCERNS PROPERTY LOCATED AT 300 BELLE HILL ROAD, ELKTON, MARYLAND, TAX MAP 304, PARCEL 2117, ZONED C-3**

Mr. John Pyles of Cracker Barrel was in attendance to address this request. He stated that the reason for the request is to store product for the holiday season. Due to the volume of product they receive they are unable to store it within the restaurant building.

Mr. Wiseman asked if they would be placing the same type of trailer and at the same location. Mr. Pyles answered affirmatively. Mr. Pyles added that they plan to place the trailer in late September or early October to approximately the end of January of the following year.

Discussion ensued regarding the number of years that the trailer had been approved in the past. Ms. Whitaker asked if any complaints had been received regarding the placement of the trailer at this location.

Mr. Wiseman entertained any additional questions or comments from the Board. There were none. Mr. Wiseman entertained question or comment from the audience. There was no one in attendance that spoke either for or against this request.

**MOTION:** Motion was made by Mr. Ginder to recommend approval of the special exception for placement of a trailer at the Cracker Barrel located at 300 Belle Hill Road for a period of three years. The motion was seconded by Mr. Carrillo and unanimously approved.

**PUBLIC HEARING ANNEXATION, BELLE HILL DEVELOPMENT, LLC, STAVROU ASSOCIATES, INC. AND BELLE HILL MANOR LP, TAX MAP 303, PARCELS 1128, 1131 AND 1132, CURRENTLY ZONED RM (RESIDENTIAL MULTIFAMILY) IN CECIL COUNTY AND REQUESTING AN R-3 (URBAN RESIDENTIAL) TOWN ZONING CLASSIFICATION**

Mr. Dwight Thomey, Esquire and Mr. Scott Link of Stavrou Associates were in attendance to address this request. Mr. Thomey stated the purpose of the annexation was for development of workforce housing. The property in question is approximately 11-12 acres and they are proposing 84 housing units. They have presented preliminary plans before the Mayor & Commissioners previously and worked through issues with water and sewer capacity. Artesian assures them they are ready to go and have acquired easements as needed.

Mr. Thomey stated their intention is to submit plans for the next Planning Commission meeting. Mr. Link provided handouts to the Board. He noted the location of the project will be in the area of Route 279, Belle Hill Road and Appleton Road. He stated that all vehicular access would be from Belle Hill Road. There will be seven (7) buildings, with twelve (12) units in each building, similar to those in the handout as well as a community building. There will be 14 one-bedroom units, 56 two-bedroom units and 14 three-bedroom units. The community building will be furnished with a fitness room, community gathering room with a small kitchen and a classroom. Forty-two of the units will have private garages and all apartments will have separate entrances. He presented floor plans for the different units.

Mr. Thomey pointed out that this project is adjacent to an annexation of a commercial site on Belle Hill Road. This location was chosen due to its access to major transportation arteries and the fact that it is in the development corridor for both the County and the Town and is in the future growth area for the Town. They are hoping to move along with the plan review of this project and have already done a good bit of it at their own risk in order to get the project underway. Mr. Thomey said they would be happy to answer any questions the Board might have.

There was a question about tax credit financing which allows the developer to obtain funding at a reduced cost. Several projects using these funds have been developed in the Elkton area. One of those is the Elkton Senior Apartments on High Street. Foxridge Manor and Chesapeake Apartments are also funded with tax credit financing. These funds also require a specific timeframe for completion.

Mr. Thomey stated that the nice thing about these particular projects mentioned is that they are normally built, owned and managed by the same company. He noted that he has worked with this company in the past and is excited about the project and its asset to Elkton.

A question was raised regarding the timeframe and what might happen if they are unable to meet that deadline. There were comments regarding traffic impact studies and traffic impacts to Belle Hill Road, Appleton Road and/or Route 279. The developer would prefer not to put any access from the project on to Appleton Road.

Ms. Minner stated they have already begun traffic impact studies and sewer analysis studies. There was a question whether a specific parcel in that area was also part of their development. It was stated that the parcel does not belong to this development.

Mr. Wiseman entertained any additional questions or comment from the Board. There were none. He entertained questions from the audience. There were no questions from the audience.

**MOTION: Motion was made by Ms. Manejwala to recommend approval of the annexation for this project to the Mayor & Commissioners. The motion was seconded by Ms. Whitaker and unanimously approved.**

Mr. Wiseman noted that the Zoning Ordinance discussion was withdrawn until the September meeting.

**OLD BUSINESS** – Ms. Minner said Permissible Uses Table and Supplementary Use Regulations would be presented at the September meeting. Discussion ensued regarding the status of the PUD.

**NEW BUSINESS** – Ms. Minner informed the Board of a possible project at the old jail property on North Street. Discussion ensued regarding the type of use being proposed and other projects similar to this in the area.

#### **NEXT MEETING – SEPTEMBER 10, 2012**

There were no additional items for discussion and Mr. Wiseman adjourned the meeting at 7:40 p.m.

Respectfully submitted,

Brenda Humphreys