TOWN OF ELKTON

173 WEST SPOTSWOOD AVENUE
ELKTON, VIRGINIA 22827

AREA CODE (703)

MANAGER	298-0597
CLERK/TREASURER	298-1951
POLICE	298-9441
PUBLIC WORKS	298-1330
RECREATION	298-9860
SUPERINTENDENT	298-9480
FAX	298-1270

JUNE 12, 1995 THE ELKTON PLANNING COMMISSION MET AT 7:00 P.M., FOR A REGULARLY SCHEDULED PLANNING COMMISSION MEETING.

MEMBERS PRESENT: TOM WEYRICK, ANDY DIXON, LOU KIRKENDALL, AND JOHN ADAMS.

STAFF MEMBERS: TED COSTIN AND JOE SHIFFLETT

CHAIRMAN TOM WEYRICK CALLED THE MEETING TO ORDER.

THE COMMISSION OPENED WITH COMMENTS CONCERNING THE REZONING REQUEST OF KNIGHT COMMUNICATIONS ON RT. 33 WEST OF ELKTON. ANDY DIXON EXPRESSED A CONCERN ON THE CONTINUAL EXPANSION ON THE 33 WEST CORRIDOR (OUT OF TOWN CORPORATE LIMITS). AMONG HIS CONCERNS WERE LOST TAX BASE AND ADDED CAPACITY TO OUR WATER AND SEWER SYSTEMS.

LOU KIRKENDALL STATED THAT SHE DID NOT THINK THE TOWN COULD EFFICIENTLY ACCOMMODATE A BUSINESS OF THIS TYPE AT THIS TIME, (IN THE CORPORATE LIMITS).

TED COSTIN ADDED THAT WE HAVE TO REALIZE THAT THE TOWN IS NOT RUNNING THESE LINES, THIS IS A COUNTY PROJECT. DIXON STATED THAT THE TOWN STILL SERVES AND MAINTAINS THESE LINES.

WEYRICK STATED THAT THE COMMISSION HAS A VERY REAL CONCERN ABOUT RT. 33 WEST BECOMING A STRIP DEVELOPMENT AND THIS IS WHY CAUTION IS BEING TAKEN ON ALL NEW DEVELOPMENT IN THIS AREA.

LOU KIRKENDALL STATED THAT KNIGHT COMMUNICATIONS PROBABLY MADE SACRIFICES USING EASTERN ROCKINGHAM AS A BASE TO OPERATE VERSES OTHER AREAS SUCH AS CHARLOTTESVILLE AND/OR RICHMOND.

ADAMS MADE THE MOTION TO RECOMMEND APPROVAL OF THE REQUEST WITH THE PROFFERS. KIRKENDALL SECONDED. FOR: ADAMS, KIRKENDALL. AGAINST: DIXON.

WEYRICK COMMENTED THAT WHILE THE SPLIT COMMISSION HAD NO SIGNIFICANT OBJECTIONS TO THIS REQUEST, THEY HAD CONCERNS ABOUT COMMERCIAL STRIP DEVELOPMENT ALONG STATE ROUTE 33.

THE COMMISSION REVIEWED THE REQUEST OF GTE SOUTH FOR A SPECIAL USE PERMIT TO CONSTRUCT A REMOTE TELECOMMUNICATIONS SWITCHING FACILITY ON RT. 754, 500 FT. EAST OF 340.

THE COMMISSION HAD A FAVORABLE RECOMMENDATION ON THIS REQUEST.

THE COMMISSION ALSO REVIEWED A REQUEST BY ASHBY R. LAM ON PROPERTY 1/4 MILE SOUTH OF ELKTON ON RT. 340 TO REZONE FROM R-2 TO B-1.

THE COMMISSION WAS NOT IN FAVOR OF THIS REQUEST AND RECOMMENDED THAT THE ZONING REMAIN AS IT IS.

DIANA COBB OF ROCKINGHAM COUNTY REQUESTED COMMENTS FROM THE PLANNING COMMISSION ON A 44' X 80' WAREHOUSE ADDITION ON THE COUNTRYSIDE MARKET PROPERTY NORTH OF ELKTON ON RT. 340.

THE COMMISSION HAD NO COMMENTS ON THIS REQUEST.

AFTER FURTHER DISCUSSION, THE MEETING WAS ADJOURNED.

RESPECTFULLY,

Joseph E. Shifflett

JOSEPH E. SHIFFLETT
DIRECTOR OF PUBLIC WORKS/
ZONING ADMINISTRATOR

ELKTON PLANNING COMMISSION
AGENDA
6/12/95

1. Minutes
2. Knight Communications County rezoning
3. GTE rezoning
4. Elkton Comp Plan Schedule
5. Review of comp plan draft I
6. Review of Land Use
7. Other business

TENTATIVE SCHEDULE: ELKTON COMP PLA
6/12/95

June 95
Finalize Draft I chapters
Review Land Use Map

July 95
Receive Draft II chapters
Discuss relation to future annexation study
Finalize Land Use Map
Problem Statements
Goals and Objectives

August 95
Finalize Dragt II chapters
Finalize Existing Land Use Chapter
Finalize Goals and Objectives
Plan Public Meeting

September 95
Hold Public Meeting

October 95
Finalize Comp Plan
Submit to Council for October

November 95
CIP (Capital Improvement Plan)

January 95
Annexation

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TRANSPORTATION

Streets and highways

Classifications: (See Town Zoning Ordinance Book 301.222)

Maintenance program:
Elkton assumes responsibility for the maintenance of all streets except Stuart Avenue (Rt. 340) and Spotswood Trail (Business 33).

Current Status:
Detailed traffic counts throughout the town have not been recently completed. The latest state counts are a follows:

Policies/Plans:
A second entrance to Elkwood Subdivision is recommended.

The Fifth Street bridge will be improved to include two lanes.

Issues:
The possible Rt.. 340 bypass around Elkton should remain a concern.
Long range plan for State Route 340 to make it an alternate truck route for I 81.

Curbs and sidewalks

Sidewalks in the Main Street area have been improved; however, some remain to be repaired. Storm sewers need to also be improved.

Consideration should be given to installing sidewalks on both sides of Stuart Ave. from E Street to Hillside Ave. This would provide pedestrian access to the Little League fields. Include Warren Street and Terrace Ave.

Parking: (leave as is)

Problem Areas

1. The "Y" at the Spotswood Trail and Spotswood Ave. Intersection.
2. The intersection of North St. and F Street.
3. The railroad crossing on Spotswood.
4. The railroad crossing on 5th Street.
5. 5th Street north and Spotswood
6. Terrace ave and Spotswood Ave intersection
7. Overall plan for sidewalks.

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COUNTY of ROCKINGHAM
Department of Planning and Zoning

June 5, 1995

MEMORANDUM TO: DIRECTOR OF PUBLIC WORKS
DIRECTOR OF PLANNING
ZONING INSPECTOR
EMERGENCY OPERATIONS SUPERVISOR
TOWN OF ELKTON

FROM: DIANA M. COBB, ZONING ADMINISTRATOR

SUBJECT: SITE PLAN -- ELKTON PLAZA (VACANT JAMESWAY BLDG.)

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Attached is a site plan submitted to this office by R. E. Lee & Son, Inc. for the vacant Jamesway Building in the Elkton Plaza. The subject property is shown on Rockingham County tax maps as parcel #130-(11)-4 and is located on Route 33 west of Elkton.

According to the applicant, it is their desire to convert the 43,020 square foot area that previously housed the Jamesway store into three smaller stores. It is their intention for these to consist of a video store, variety store and a furniture store. However, at this time, they are uncertain who would rent them or how many employees there would be. According to the applicant, they will file a separate plan for each tenant as it comes in to keep us informed as to those matters.

Please review the attached site plan and submit any comments back to me in writing no later than June 16, 1995.

dmc
D M. C.

/dmc

Attachment

20 E. Gay Street ◦ P.O. Box 1252 ◦ Harrisonburg, VA 22801-1252
(703) 564-3000 FAX (703) 434-7163

COUNTY of ROCKINGHAM
Department of Planning and Zoning

May 15, 1995

Mr. Gerald Monger
173 W. Spotswood Ave.
Elkton, VA 22827

RE: REZONING REQUEST NEAR ELKTON

Dear Mr. Monger:

Enclosed is a copy of a rezoning request located near the Town of Elkton.

The Town is being notified so the County can learn of any viewpoints or comments the Town wishes the County to consider in evaluating the following request:

The request is from Knight Communications, inc., c/o David Dean, P.O. Box 81, Elkton, to rezone 2.42 acres from A2 (General Agriculture) to B1 (General Business), located on the east side of Route 829 north of Route 33 in Stonewall Magisterial District, Election District #5.

A public hearing before the Rockingham County Planning Commission will be held on this request on June 6 at 7:00 p.m. in the Board of Supervisors meeting room in the County Administration Center at 20 East Gay Street, Harrisonburg. We would appreciate receiving any viewpoints or concerns in writing prior to the hearing.

Should you wish to discuss this matter, please contact this office at 564-3030.

Sincerely,

William Vaughn
Director of Planning

enclosures

20 E. Gay Street ◦ P.O. Box 1252 ◦ Harrisonburg, VA 22801-1252
(703) 564-3000 FAX (703) 434-7163

ROCKINGHAM COUNTY REZONING APPLICATION

FOR OFFICE USE ONLY

FEE: $ 150.00

DEADLINE DATE 4/4/95

RECEIPT # 4295

HEARING DATE: 5/2/95

DATE REC. 4/6/95

RZ # 95-17

Pre-application conference date w/Planning Staff [illegible]

Property must be staked before _____ (date).

APPLICANT: Knight Communications Inc.
Indicate ☐ owner or ☐ contract purchaser

ADDRESS: Rt 636 (Route) PO Box 81 (Box Number) Elkton. Va (City/Town) 22827 (Zip)

CONTACT PERSON: David Dean, Carolyn Taylor Daytime No. 298-9812

LOCATION (N S (E) W) of Route No. 829 approximately 0 miles/feet (N) E S W) of Route No. 33, Stonewall Magisterial Dist., Election Dist. # 5.

The property is owned by Heusel + Shirley Dean as conveyed by deed from Bobby Shiffett recorded in Deed Book 1877 Page 675.

TAX MAP #: 130(A) 34, 35, 36 PRESENT USE: Home

NUMBER ACRES REQUESTED REZONED: 2.42 FROM A2 TO B-1

INDICATE METHOD OF:

Water Supply:	Community System ☐	Well ☐	Cistern ☑
Sewage Disposal:	Community System ☐	Septic System ☑	Alternative (specify) _____

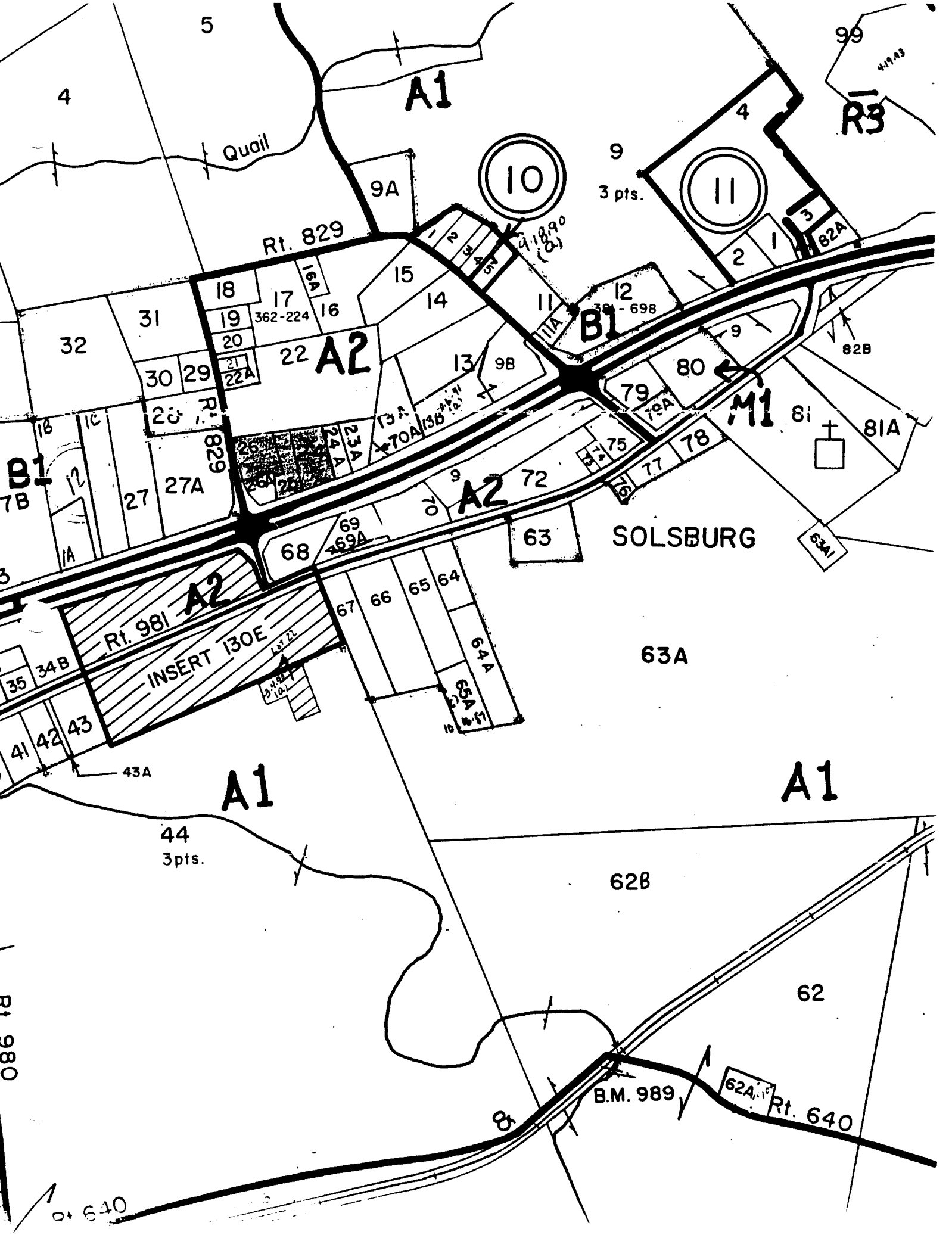
Have offered to help with water + sewer for Hospital.

Virginia law permits the landowner to offer conditions (proffers) governing the use of the property. The conditions (proffers) would add to, or modify, the use of the property which the landowner is requesting to be rezoned. These conditions (proffers) must be presented to the Planning and Zoning Office in letter form.

Along with completing pages 1 & 2 of this application, submit one boundary map of requested property showing metes and bounds description of the area to be rezoned. Map cannot be larger than 8 1/2 x 14.

_____
Signature of Landowner

_____
Signature of Applicant or Agent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Rezoning Proffers
May 3, 1995
KNIGHT COMMUNICATIONS, INC.

As part of the rezoning request, the following conditions and proffers are made part of the application and are to be incorporated in the requested approval:

1. Proffers for B1 zoning of area on Route 33 and Route 829, west of Elkton, Virginia.

   A. The entrance on Route 33 will be closed and the only entrance to this property will come from Route 829.

   B. Evergreen trees will be planted around the property. To Provide a Visual Buffer. David Rhodes 5-4-1995

   C. There will be no storage of recycling materials on site.

   D. There will be an area designated for storage of Communications materials.

RECEIVED
MAY 4 1995
ROCKINGHAM COUNTY
PLANNING DEPARTMENT

Knight Communications, Inc
Knight Communications, Inc.

David Rhodes
Signature

5-4-1995
Date