MAY 8, 1995 THE ELKTON PLANNING COMMISSION MET AT 7:00 P.M. TO HOLD A PUBLIC HEARING FOLLOWED BY A REGULARLY SCHEDULED PLANNING COMMISSION MEETING.

MEMBERS PRESENT: DAN DAIL, LOU KIRKENDALL, JOHN ADAMS, THOMAS WEYRICK, BEN KING, AND ANDY DIXON.

STAFF MEMBERS PRESENT: TED COSTIN, GERALD MONGER, AND JOE SHIFFLETT.

CHAIRMAN, TOM WEYRICK OPENED THE PUBLIC HEARING WITH A REQUEST FOR COMMENTS FROM THE AUDIENCE.

AT THIS TIME CLYDE MCDANIEL OF SHEN-VALLEY DRYWALL STATED THAT FROM HIS POINT OF VIEW THERE WAS NOTHING TO DISCUSS AND ADDED THAT ALL THE INFORMATION THAT SHEN-VALLEY COULD PROVIDE HAS ALREADY BEEN SUBMITTED, WITH ONE EXCEPTION, THAT THE PROPOSED PERMITTED USES OF THE PROPERTY ARE STILL NEGOTIABLE AND COULD BE ALTERED OR ADJUSTED IF THIS IS A PROBLEM AREA.

AFTER EXTENSIVE DISCUSSION AMONG COMMISSION MEMBERS, THE ELKTON PLANNING COMMISSION VOTED AS FOLLOWS:

DIXON: NO	KIRKENDALL: NO	KING: YES
ADAMS: YES	DAIL: YES	WEYRICK: YES

AT THIS TIME THE ELKTON PLANNING COMMISSION VOTED TO RECOMMEND A CHANGE OF ZONING ON LOTS 1 THROUGH 6 BLOCK 36, SECTION 6 OF COUNTY LAND MAP 131B1, ADDRESSED 336 W. WASHINGTON AVENUE, ELKTON, VIRGINIA, FROM R-4 RESIDENTIAL TO PLANNED BUSINESS DISTRICT B-3, WITH PROPOSED RESTRICTED USES.

CHAIRMAN, WEYRICK MOVED TO CLOSE THE PUBLIC HEARING. MOTION WAS SECONDED BY DAIL.

PUBLIC HEARING WAS CLOSED AT APPROXIMATELY 7:40 P.M.

THE PLANNING COMMISSION RE-CONVENED AT 7:45 P.M. FOR A BRIEF MEETING.

CHAIRMAN, TOM WEYRICK ASKED MR. COSTIN ABOUT THE STATUS OF MAPPING AND CLASS CODE CONSOLIDATION.

BEN KING STATED THAT THE SETBACK ISSUE IN TOWN SHOULD ALSO BE ADDRESSED IN THE NEAR FUTURE.

AFTER BRIEF DISCUSSION ON BOTH ISSUES, CHAIRMAN WEYRICK MOVED TO ADJOURN. JOHN ADAMS SECONDED THE MOTION.
THE MEETING WAS ADJOURNED AT 7:55P.M.

RESPECTFULLY,

Joseph E. Shiffletti

JOSEPH E. SHIFFLETTI
DIRECTOR OF PUBLIC WORKS/
ZONING ADMINISTRATOR

5-8-95

TOWN OF ELKTON
APPLICATION FOR
ZONING ORDINANCE OR
ZONING MAP AMENDMENT

PLEASE MARK BOX:
ALL ZONES EXCEPT BUSINESS OR INDUSTRIAL [ ]
BUSINESS OR INDUSTRIAL ZONE [x]

FEE: Waived **(TO BE FILLED IN BY ZONING ADMINISTRATOR)**

DATE: 4/20/95 **PHONE:** (703) 298-0597

NAME: Town of Elkton
LAST **FIRST** **MI**

ADDRESS: 173 W. Spotswood Avenue, Elkton, VA 22827
ROUTE **BOX #** **CITY/TOWN** **STATE** **ZIP**

LOT: 1-6 **BLOCK:** 36 **SECTION:** 6

LAND MAP: 131 B3 **PARCEL:** N/A

LOCATION : 336 W. Washington Ave., Elkton, VA 22827

CHANGE FROM : R-4 **TO:** B-3

THE FOLLOWING FEES SHALL BE CHARGED UPON THE FILING OF AN APPLICATION.

A) IN ALL ZONES EXCEPT BUSINESS AND INDUSTRIAL ----- $150.00
PLUS $20.00 PER ACRE.

B) IN BUSINESS AND INDUSTRIAL ZONES ---------- $200.00
PLUS $50.00 PER ACRE.

PLEASE INCLUDE TWO COPIES OF AN ACCEPTABLE SITE PLAN.
PLAN SHALL INCLUDE THE FOLLOWING:
1: LOT DIMENSIONS WITH PROPERTY LINE MONUMENTS LOCATED THEREON.
2: LOCATION AND SIZE OF EXISTING AND PROPOSED STRUCTURES.
3: YARD DIMENSIONS AND THE USE OF STRUCTURES.
4: EASEMENTS (PUBLIC AND PRIVATE).
5: WATER COURSES, FENCES, STREET NAMES AND STREET RIGHT OF WAY LINES.
6: OFF-STREET PARKING.
7: PROPOSED USE OF LAND.
8: OTHER INFORMATION AS MAY BE REQUESTED.
ON A SEPERATE SHEET OF PAPER, LIST NAMES AND ADDRESSES OF ALL ADJOINING PROPERTY OWNERS.

GRANTED: _____

DATE: _____

Attachment to Application for Zoning Map Amendment
Application Date: 4/20/95

1: See Attached Plat.
2: See Attached Plat.
3: See Attached Plat.
4: See Attached Plat.
5: See Attached Plat.
6: Eight (8) parking spaces.
7: See companion application for B-3 Use Permit.
8: N/A

Attachment to B-3 Permitted Use Application
Date of Submission: 4/20/95

1: See Attached Plat.
2: See Attached Plat.
3: See Attached Plat.
4: See Attached Plat.
5: See Attached Plat.
6: Eight (8) off-street parking spaces.
7: N/A

Only the following uses are permitted, and the following restrictions apply:

A. Uses permitted:

1. Specialty shops.

2. Bakeries.

3. Laundries.

4. One (1) or two (2) family dwellings with lot requirements being the same as in the R-4 Zoning District.

5. Retail stores.

6. Churches and other places of worship, and church school buildings.

7. Libraries.

8. Automobile detailing and reconditioning, with storage in a building; but automobile service stations and public garages and the outside storage of inoperable automobiles, which would not be economically practical to make operative, are prohibited.

9. Clubs and lodges, restricted to clubs and lodges for community service that do not provide alcohol on premises as part of their regular activities, such as a Masonic lodge or Ruritan club, but excluding lodges and clubs such as a Moose lodge or an Elks club.

10. Plumbing and electrical supply, with storage in a building.

11. Carpentry, cabinet making, furniture refinishing, woodworking, electrical, plumbing, heating, welding sheet metal, appliance, bicycle, watch and shoe repair, painting, publishing, lithographing, upholstering, gunsmith or similar shops, provided that any use shall be conducted within a completely enclosed building, and provided that no part of a building for such use shall have any opening other than stationary windows or required fire exits, within one hundred (100) feet of any Residential District.

12. Newspaper offices and printing shops.

13. Business and professional offices.

14. Public buildings and properties of a cultural, administrative, or service type.

15. Schools, inclusive of child care centers and family day care homes.

16. Picture frame manufacturing and assembling.

B. That the hours of operation of any business conducted upon the property shall be open to the public no earlier than 7:00 o'clock a.m. and no later than 7:00 o'clock p.m., excepting only business or professional offices under Section 610.02-24. In addition, no truck deliveries of any equipment, inventory, goods or other items of personal property will be made to the property except when the business is open to the public.

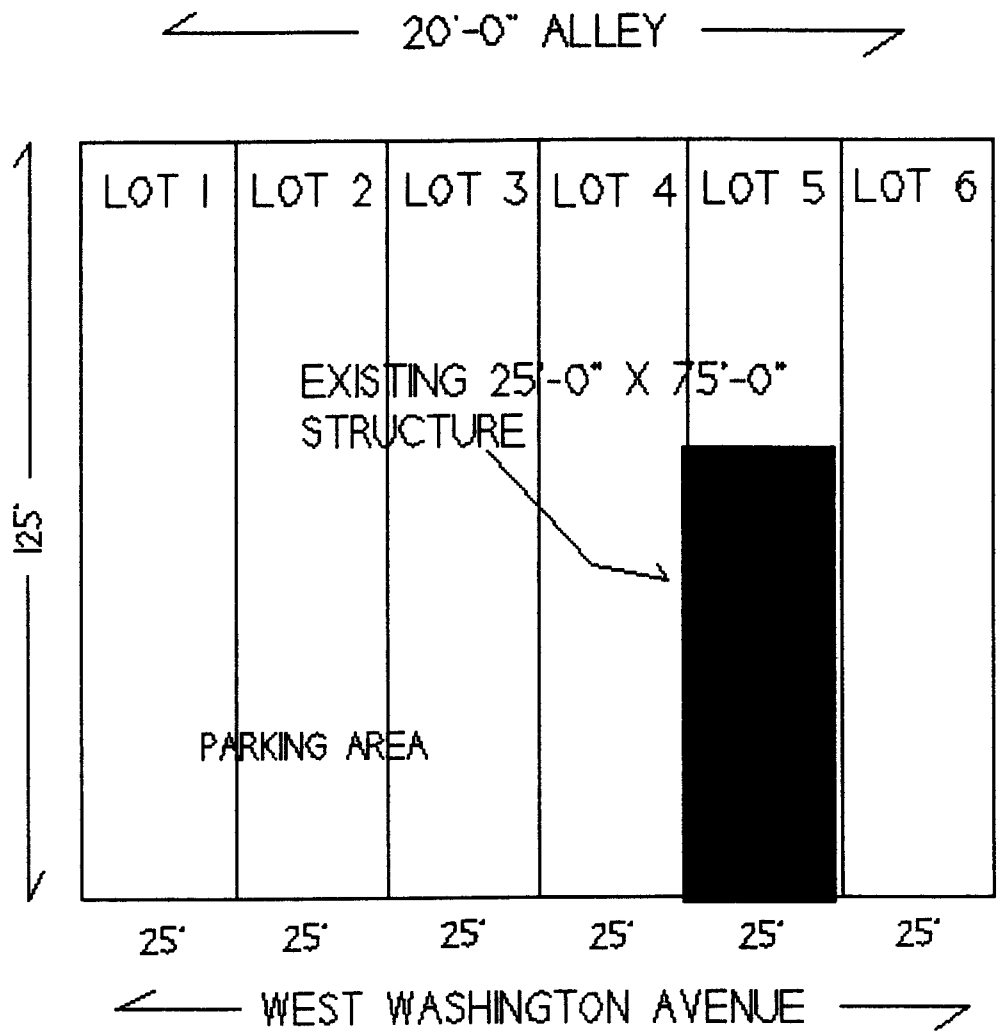
C. That no trucks having more than two (2) axles shall be allowed to make any deliveries to or from the property.

D. That off-street parking shall be required in conformity with the Zoning Ordinances of the Town of Elkton, Virginia.

E. This permit is subject to the other regulations of the B-3 Planned Business District or other applicable provisions of the Zoning Ordinances of the Town of Elkton, Virginia.

F. Any violation of the terms and conditions of this Permit also constitutes a violation of the Zoning Ordinances of the Town of Elkton, Virginia, and may be abated or otherwise remedied by the appropriate Town officials as provided by Town Ordinances, or by general law.

G. The terms used herein shall be as defined in the Code of Ordinances of the Town of Elkton, Virginia, the Zoning Ordinance of the Town of Elkton, Virginia, or general law.


20'-0" ALLEY
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
EXISTING 25'-0" X 75'-0"
STRUCTURE
125'
PARKING AREA
25'
25'
25'
25'
25'
25'
WEST WASHINGTON AVENUE

TOWN OF ELKTON

SPECIAL EXCEPTION PERMIT APPLICATION (PUBLIC HEARING)
LIMITED BED AND BREAKFAST PERMIT APPLICATION
HOME OCCUPATION PERMIT APPLICATION
B-3 DISTRICT PERMITTED USE APPLICATION

Please Mark Box:

Special Exception [ ] Bed and Breakfast [ ]

Home Occupation [ ] B-3 Permitted Use [x]

FEE: $100.00 (To be filled in by Zoning Administration)

DATE: 4/20/95 **Phone:** (703) 298-9476

NAME: Shen-Valley Drywall
Last **First** **MI**

ADDRESS: P. O. Box 61 Elkton, VA 22827
Route **Box #** **City/Town** **State** **ZIP**

LOT: 1 through 6 **BLOCK:** 36 **SECTION:** 6

LAND MAP: 131 B3 **PARCEL:** N/A **ZONE:** B-3 (Pending)

LOCATION: 336 W. Washington Ave., Elkton, VA 22827

APPLICANT'S SIGNATURE: Clyde E McDaniel **DATE:** 4-20-95

The following fees shall be charged upon the filing of an application:

A) Special Exception Permit $100.00
B) Limited Bed and Breakfast Permit $100.00
C) Home Occupation Permit $100.00
D) B-3 Permitted Use Permit $100.00

Please include two copies of an acceptable site plan. Plan shall include the following:

1) Lot dimensions with property line monuments located thereon.
2) Location and size of existing and proposed structures.
3) Yard dimensions and the use of structures.
4) Easements (public and private).
5) Water courses, fences, street names and street right of way lines.
6) Off-street parking.
7) Other information as may be requested.

On a separate sheet of paper, list names and addresses of all adjoining property owners.

Permit Granted:

_____ **Date:** _____

5-8-95

April 21, 1995

We, the following residents of Elkton, Va., who reside on or about W. Washington Ave, have reviewed the usage proposal which was submitted by Shen Valley Drywall for the property known as Lots 1 thru 6, Block 36, Section Two (addressed as 336 West Washington Avenue, Elkton, Va.).

The usages submitted are viewed as a favorable compromise and a solution to the zoning of this property .

NAME	ADDRESS
Garland Williams	319 W. WASHINGTON AVE.
Shelby Williams	319 W. Washington Ave
William C. Hutt	323 W. SPRING ST.
Virginia Hutt	323 W Spring St
James W. Hutt	325 W. Spring Ave.
Jan M. Hutt	325 West Spring Ave.
Ernest Allen	328 West Wash Ave
Lorraine Allen	328 West Wash Ave
Kelly Hammer	327 West Wash. Ave.
Jewel Hammer	327 West Wash. Ave.
Kitty Hensley	318 WEST WASH AVE.
Debbie Hutt	322 West Wash Ave
[illegible]	322 West Wash. Ave.
Dwight E. "Jake" Kite	337 W. Spr. Ave.

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2. Bakeries.

3. Laundries

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5. Retail stores.

6. Churches and other places of worship, and church school buildings.

7. Libraries.

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10. Plumbing and electrical supply, with storage in a building.

11. Carpentry, cabinet making, furniture refinishing, woodworking, electrical, plumbing, heating, welding

sheet metal, appliance, bicycle, watch and shoe repair, painting, publishing, lithographing, upholstering, gunsmith or similar shops provided that any use shall be conducted within a completely inclosed building and provided that no part of a building for such use shall have any opening other than stationary windows or required fire exits within one hundred (100) feet of any Residential District.

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C. That no trucks shall be allowed to make any deliveries to or from the property having more than two (2) axles.

D. That off-street parking shall be required in conformity with the Zoning Ordinances of the Town of Elkton, Virginia.

E. This permit is subject to the other regulations of the B-3 Planned Business District or other applicable provisions of the Zoning Ordinances of the Town of Elkton, Virginia.

F. Any violation of the terms and conditions of this Permit also constitutes a violation of the Zoning Ordinances of the Town of Elkton, Virginia, and may be abated or otherwise remedied by the appropriate Town officials as provided by the Town's Ordinances, or by general law.

G. The terms used herein shall be as defined in the Code of Ordinances of the Town of Elkton, Virginia, the Zoning Ordinance of the Town of Elkton, Virginia, or general law.

W:\WP51\SMB\SHENVALL\94-0189\PERMIT.2