December 11, 1995

Planning Commission Meeting
Minutes

Members Present

Tom Weyrick, Chairman
Ben King, Secretary
Andy Dixon
Barry Ream
John Adams, Vice Chairman
Dan Dail, Council Representative
Lou Kirkendall

Members Absent

Staff Present

Ted Costin, Town Manager
Joe Shifflett, Director of Public Works/Zoning Administrator
Kelly Downey, Administrative Assistant to the Town Manager

Visitors

Randy Murphey

The Planning Commission Meeting came to order at 7:04 p.m.
The minutes were read. Corrections were stated. Barry Ream moved to accept the minutes with corrections. Lou Kikendall seconded the motion. Unanimously approved.

1. REQUEST FOR LOT LINE VACATION - KENNETH WAYNE WEAVER.
Council approved the Special Exception Permit with the conditions that were set and approved by Planning Commission.

A discussion concerning Kenneth Wayne Weaver's lot line vacation took place. Lou Kirkendall recommended approval of the lot line vacation. Andy Dixon seconded the motion, but ask for one point of clarification - after Kenneth Wayne Weaver gets the lot line vacation, he cannot have two separate dwellings occupied until the job is done. Joe stated that he and Mr. Weaver had a lengthy discussion over that issue and he has agreed to that. After discussion of this motion Ted Costin suggested that if the Planning Commission has concerns on when and whether or not this project will be done a performance bond can be placed with approval of this lot line vacation to insure that the project would continue and the work would be done. There was discussion on the concern that a performance bond would be to harsh. Lou Kirkendall asked that her motion be withdrawn.

Suggestions were made on how to word the motion to cover the building being finished and the alley and parking lot to be paved. The following motion was the outcome of this discussion.

> Lou Kirkendall moved to approve the lot line vacation with the stipulation that the town hold a performance bond to be released when a certificate of occupancy is issued and all written conditions of the special exception are met. Andy Dixon seconded the motion. Four (4) approved. One (1) opposed.* Dan Dail will carry to Council.

Ben King motioned to recommend to Council that a performance bond be placed on this lot line vacation at a rate of 100% of the cost of the work that needs to be done. Lou Kirkendall seconded this motion. After discussion of this motion Ben King withdrew his motion.

John Adams moved to require a performance bond in an amount to be determined by staff. Barry Ream seconded the motion. Unanimously approved.

*John Adams then proceeded change his opposed vote to an approved vote on Lou Kirkendall's motion.

Other Business

1. Discussion on comp plan will continue. Staff is currently working on this plan.

2. It was noted by Ben King that the motion concerning sideyard set backs from the October 9, 1995 meeting was not taken to Council. The reason was because Dan Dail, Council Representative and Ted Costin, Town Manager were not present because of a VML meeting that was held on the same night, therefore, there was no one to take this motion to council.

Andy Dixon moved to adjourn the meeting at 8:26 p.m. Lou Kirkendall seconded the motion. Unanimously approved.

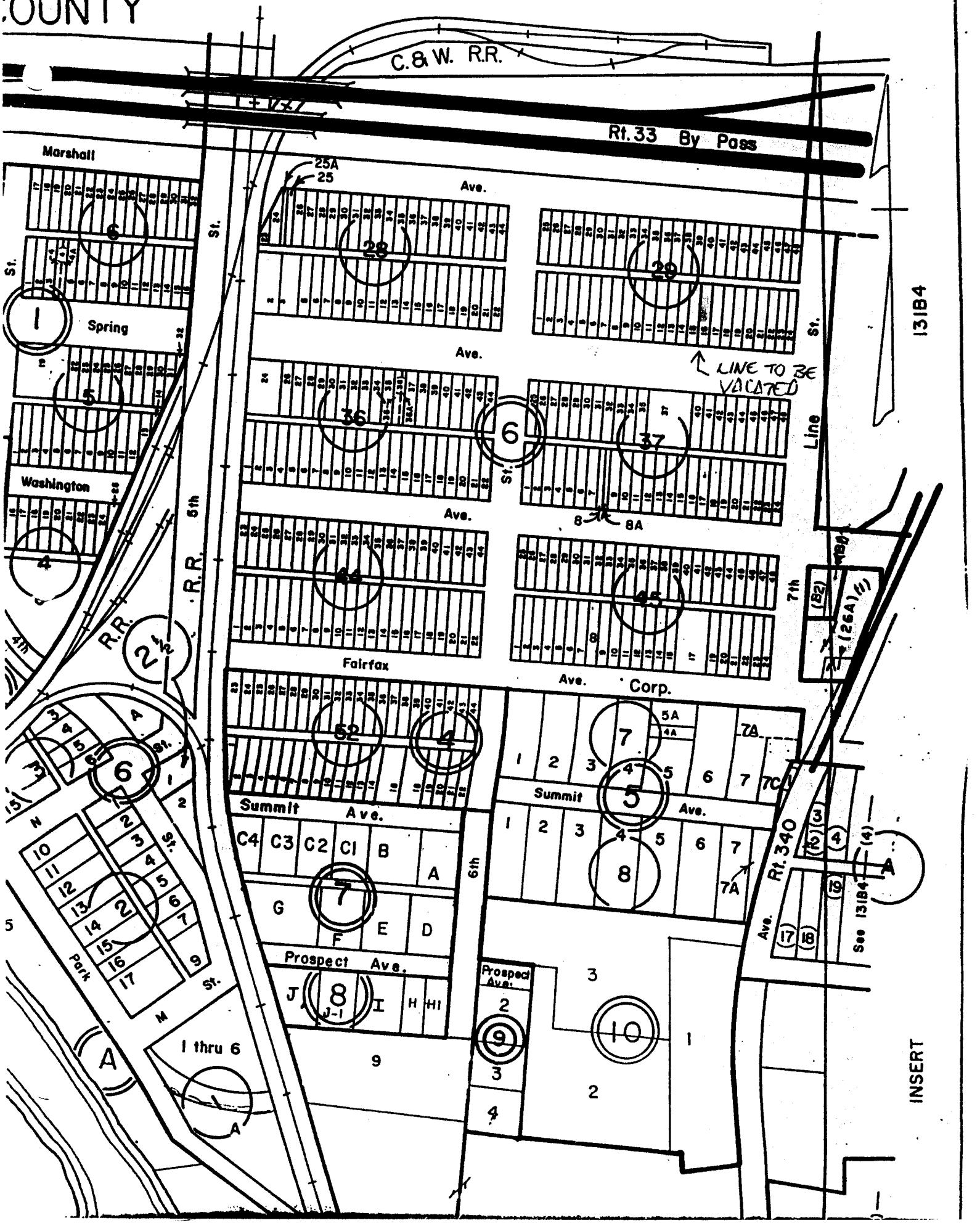
Signature - Secretary

Signature - Chairman

INSERT

131B1

COUNTY



NOTICE OF PUBLIC HEARING

TOWN OF ELKTON

THE TOWN OF ELKTON WILL HOLD A PUBLIC HEARING ON MONDAY, FEBRUARY 12, 1996, AT 7:00 P.M. IN THE COUNCIL CHAMBERS OF THE ELKTON MUNICIPAL BUILDING, LOCATED AT 173 WEST SPOTSWOOD AVENUE, TO LISTEN TO COMMENTS ON THE FOLLOWING:

1. TO CONSIDER A REQUEST BY SHEN-ELK ENTERPRISES, L.C., (BERNARD A. WOMACK) FOR A SPECIAL EXCEPTION PERMIT TO ALLOW ALL TOWN OF ELKTON B-1 PERMITTED USES IN SHEN-ELK PLAZA, LOCATED 550 FEET WEST OF INTERSECTION OF ROUTE 1706 AND 340, EAST OF NORFOLK SOUTHERN RAILROAD PROPERTY.

THE ELKTON TOWN COUNCIL WILL ACT ON THIS REQUEST AT THEIR NEXT REGULARLY SCHEDULED MEETING FOLLOWING THE PUBLIC HEARING. INTERESTED PERSONS MAY APPEAR AND PRESENT THEIR VIEWS. INFORMATION CONCERNING THE ABOVE IS AVAILABLE DURING NORMAL BUSINESS HOURS IN THE OFFICE OF THE ZONING ADMINISTRATOR LOCATED IN THE ELKTON MUNICIPAL BUILDING.

ANY HEARING IMPAIRED INDIVIDUALS WHO NEED AN INTERPRETER MUST NOTIFY THE OFFICE OF THE ZONING ADMINISTRATOR AT LEAST SEVEN DAYS PRIOR TO THE HEARING.

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 [X] Bed and Breakfast [ ]
Home Occupation [ ] B-3 Permitted Use [X]

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

DATE: December 21, 1995 **Phone:** (540) 652-8898

NAME: Womack (Last) Bernard (First) A (MI)

ADDRESS: Rt. 1 (Route) Box 129 (Box #) Shenandoah (City/Town) VA (State) 22849 (ZIP)

LOT: N/A **BLOCK:** N/A **SECTION:** N/A

LAND MAP: 13161 **PARCEL:** 1A1 **ZONE:** B-3

LOCATION: Shen-Elk Plaza

APPLICANT'S SIGNATURE: Bernard A. Womack **DATE:** 12/21/95

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

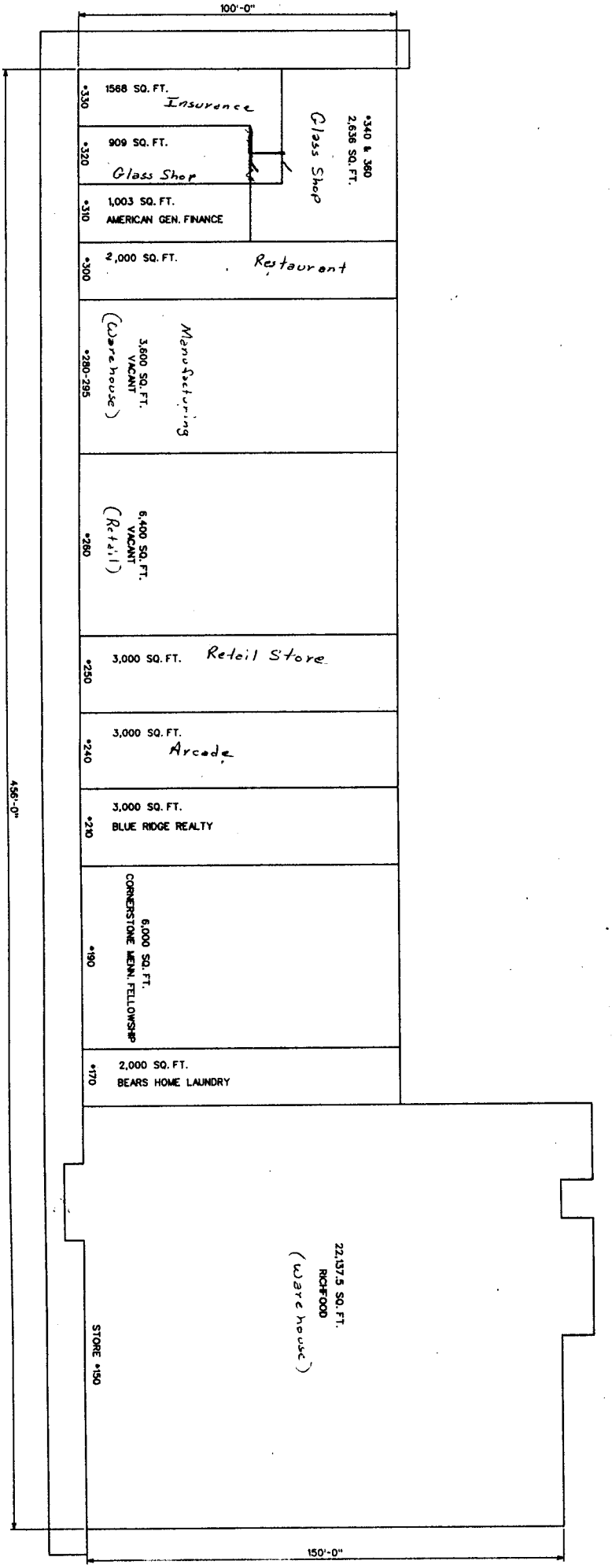
Please include two copies of an acceptable site plan. Plan shall include the following:

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:

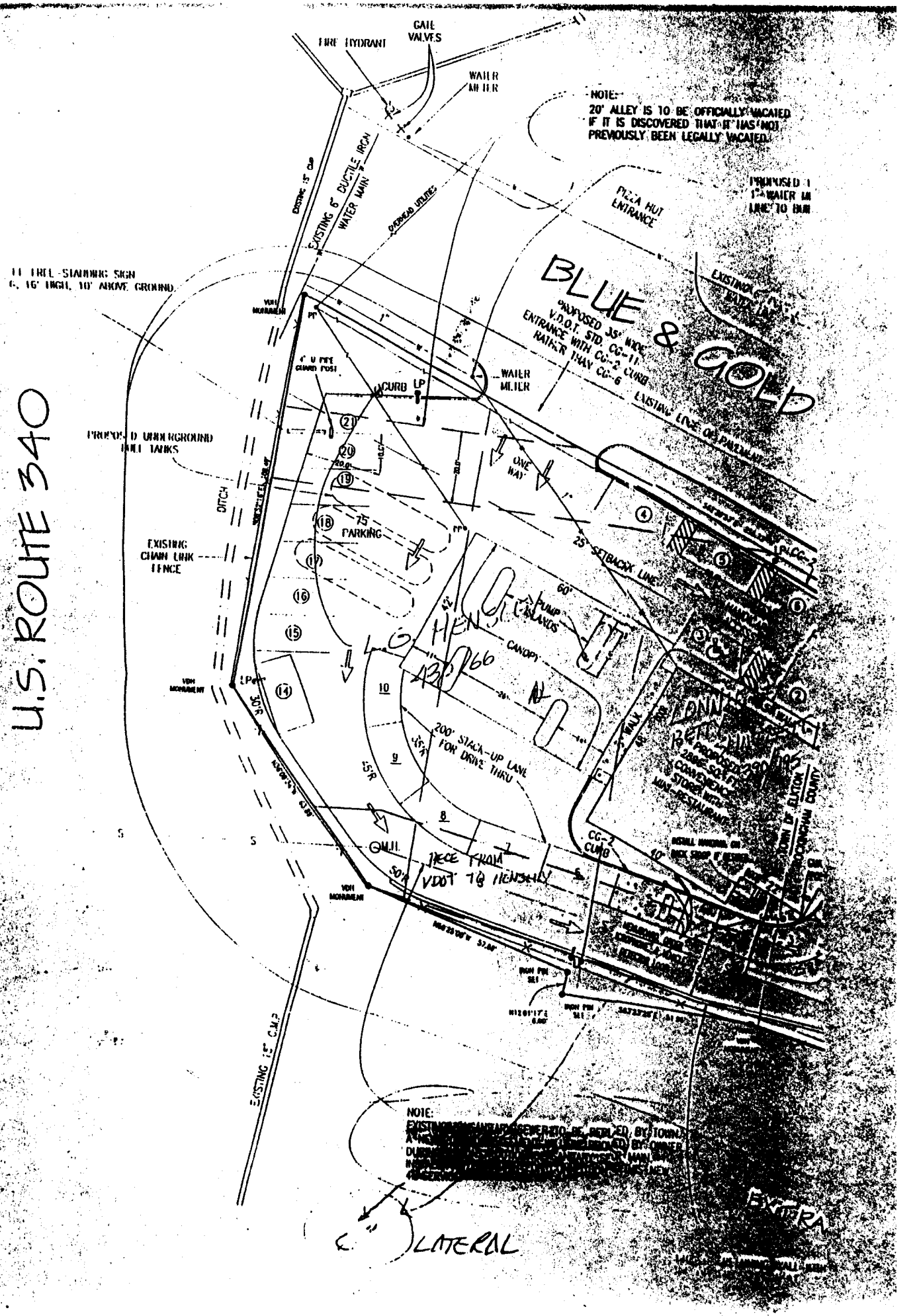
_____ **Date:** _____


100'-0"
#330
1568 SQ. FT.
Insurance
#320
909 SQ. FT.
Glass Shop
#310
1,003 SQ. FT.
AMERICAN GEN. FINANCE
#340 & 360
2,636 SQ. FT.
Glass Shop
#300
2,000 SQ. FT.
Restaurant
#280-295
3,600 SQ. FT.
VACANT
(Warehouse)
Manufacturing
#260
6,400 SQ. FT.
VACANT
(Retail)
#250
3,000 SQ. FT.
Retail Store
#240
3,000 SQ. FT.
Arcade
#210
3,000 SQ. FT.
BLUE RIDGE REALTY
#190
6,000 SQ. FT.
CORNERSTONE MENN. FELLOWSHIP
#170
2,000 SQ. FT.
BEARS HOME LAUNDRY
STORE #150
22,137.5 SQ. FT.
RICHFOOD
(Warehouse)
456'-0"
150'-0"

Town of Elkton
Public Hearing

In accordance with Sections 15.1-364, Code of Virginia, 1950, as amended the Elkton Town Council will hold a public hearing on Monday February 12, 19965 at 7:30 p.m. in Council Chambers located in the Elkton Municipal Building to receive comment on the closure of an unopened dedicated twenty foot wide alley located southeast of the intersection of Route 340 and Blue and Gold Drive. Said alley adjoins those public thoroughfares and is adjacent to lands owned by Cline Energy Corporation being the same lands formally owned by L. G. Hensley and Lonnie and Betty Shifflett. All interested citizens needing audio or visual assistance should contact the Town Manager's Office at 298-0597 by Friday February 9, 1996.

Block Ad: February 1, 1996 and February 8, 1996.


U.S. ROUTE 340
FIRE HYDRANT
GATE VALVES
WATER METER
NOTE:
20' ALLEY IS TO BE OFFICIALLY VACATED IF IT IS DISCOVERED THAT IT HAS NOT PREVIOUSLY BEEN LEGALLY VACATED.
PIZZA HUT ENTRANCE
EXISTING 6" DUCTILE IRON WATER MAIN
OVERHEAD UTILITIES
11' FREE-STANDING SIGN 6' 16' HIGH, 10' ABOVE GROUND
BLUE & GOLD
PROPOSED 35' WIDE V.D.O.T. STD. CG-11 ENTRANCE WITH CG-2 CURB RATHER THAN CG-6
EXISTING LINE OF PARKING
WATER METER
PROPOSED UNDERGROUND FUEL TANKS
DITCH
EXISTING CHAIN LINK FENCE
75 PARKING
ONE WAY
25' SETBACK LINE
PUMP ISLANDS
CANOPY
200' STACK-UP LANE FOR DRIVE THRU
CG-2 CURB
EXISTING 15" C.M.P.
NOTE:
EXTRA
6" LATERAL