MINUTES OF PLANNING COMMISSION FOR 09/11/95

The Planning Commission for the Town of Elkton, met Monday, Sept. 11, 1995 at the Elkton Town Hall.

Members Present:

John Adams
Andy Dixon
Lou Kirkendall
Dan Dail
Ben King

Staff Present:

Ted Costin
Joe Shifflett
Gerald Monger

Visitor: Billy Vaughan

The Planning Commission meeting came to order at 7:03 p.m.
The minutes were read. Andy Dixon moved to accept minutes. Lou Kirkendall seconded the motion. Unanimously Approved.

1. Ben King & Tom Weyrick to meet with Ted Costin & new staff member on recording minutes for the Planning Commission.

2. Discussion on adoption of by-laws
   A. Procedure for written Proffers
   B. Time requirement for submittal of written proffers

3. Ben King motioned to table. Seconded by Lou Kirkendall. Unanimously Approved.

4. Joe Shifflett, Director of Public Works, questioned the application of Elkton's current sign ordinance.

5. Report from Ted Costin on Town's efforts in placing signs at Town entrances displaying eating & gas establishments in Elkton.

6. Wayne Printz asked Planning Commission to review the following issues:
   A. sign ordinances
   B. side yard setbacks

7. Billy Vaughan from Rockingham County spoke on improvements in County zoning & planning
   A. cross training of office personel
   B. Accessibility - open door policy
   C. Brochures to guide petitions thru permitting process.
   D. Displayed GIS photographs to Town of Elkton

8. Andy Dixon moved to adjourn the meeting at 9:11 p.m. Seconded by Ben King.

ELKTON PLANNING COMMISSION

AGENDA
8/14/95

1. Review of minutes
2. Election of Officers
3. Discussion of By-Laws
4. Subdivision of Parcel 1A1 located in Shen_Elk Plaza
5. Review of Future Activities.

Lou Kirkendall

FORECLOSURE SALE AT PUBLIC AUCTION
"SHENELK PLAZA SHOPPING CENTER"
North end of Elkton, on State Route 1706, just west of Route 340

In execution of a Deed of Trust dated May 23, 1983, executed by ShenElk Associates, a Virginia Limited Partnership, which deed of trust is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 681, at Page 530, and the holder of the Note secured by said Deed of Trust having substituted the undersigned as Trustee by instrument of record in the aforesaid Clerk's Office, the undersigned Acting Substitute Trustee will offer for sale at public auction:

> 11.835 Acres, plus a 50' wide right-of-way, more particularly described in the Deed of Trust, being all and the same real estate acquired by ShenElk Associates, a Virginia Limited Partnership, by Deed dated April 23, 1979, of record in the Clerk's Office of the Circuit Court of Rockingham County in Deed Book 549, at Page 265. Present and former tenants include:
>
> IGA
> Bear's Home-Style Laundry
> Cornerstone Church of Elkton
> Travel Recreation Int'l / Blue Ridge Realty, Inc./
> Blue Ridge Communication
> Ciro's Pizza
> American General Finance
> Country Cubbard

The real estate will be offered for sale at the premises on

FRIDAY, SEPTEMBER 15, 1995, at 11:00 a.m.

TERMS OF SALE: Cash. Bidder's deposit of $75,000 cash, certified or cashier's check on day of sale with balance upon delivery of deed within thirty (30) days of sale. Settlement shall be held within thirty (30) days after the date of sale unless otherwise postponed at the sole discretion of the Trustee. This sale is subject to the covenants, conditions, restrictions, rights-of-way and easements, if any, contained in the deeds forming the chain of title to the properties above. This property is sold as is.

Time shall be of the essence with respect to settlement. The deposit shall be applied to the credit of successful bidder at settlement; or, in the event of failure to complete settlement within the time set forth after the date of sale, in accordance with the terms of sale, the deposit shall be forfeited and applied to the cost of sale, including Trustee's fee, and the property shall be resold at the cost and expense of the defaulting Purchaser. Current real estate property taxes will be prorated at closing.

FOR INFORMATION, CONTACT:

William E. Shmidheiser, III
Acting Substitute Trustee
100 South Mason Street
Harrisonburg, VA 22801
540) 434-0316
(540) 434-5502 FAX

AUCTIONEER:
VA. A.F. #259
Fox & Associates
211 25th Street
Virginia Beach, Virginia 23451
(804) 428-8200
(804) 437-0468-FAX

Submitted 8-14-95

TOWN OF ELKTON

INCORPORATED 1908

173 WEST SPOTSWOOD AVENUE
ELKTON, VIRGINIA
22827

AREA CODE (703)
CLERK AND TREASURER 298-1951
MAINTENANCE 298-1330
POLICE 298-9441

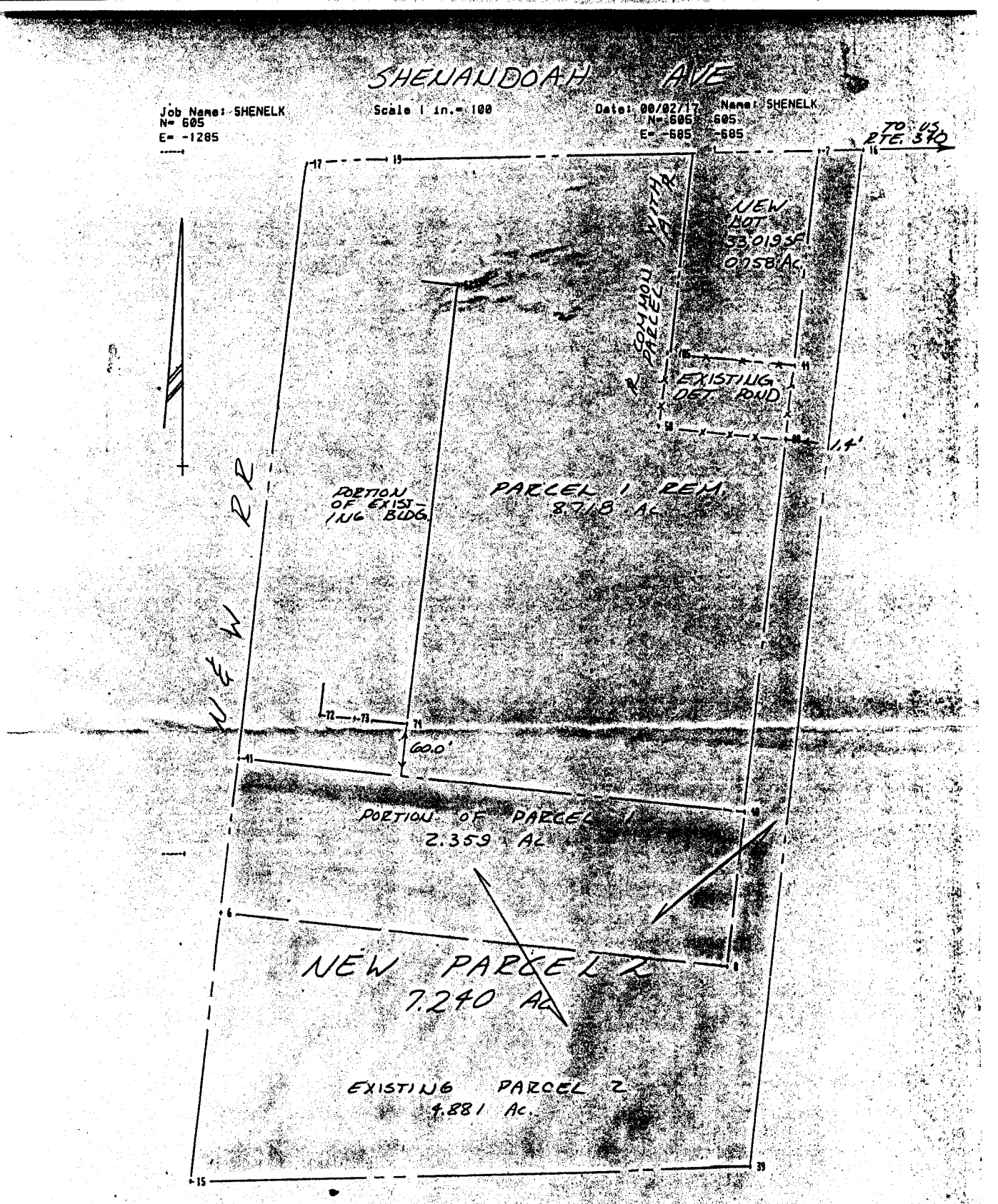
AUGUST 8, 1995

ELKTON PLANNING COMMISSION:

MR. M. J. JONES (GENERAL PARTNER SHEN-ELK ASSOCIATES) IS REQUESTING A SUBDIVISION IN ACREAGE PARCEL 1A1 LOCATED IN SHEN-ELK PLAZA. SEE ENCLOSED APPLICATION WITH PRELIMINARY AND FINAL PLATS OF THIS PROPOSED SUBDIVISION.

Joe Shifflett

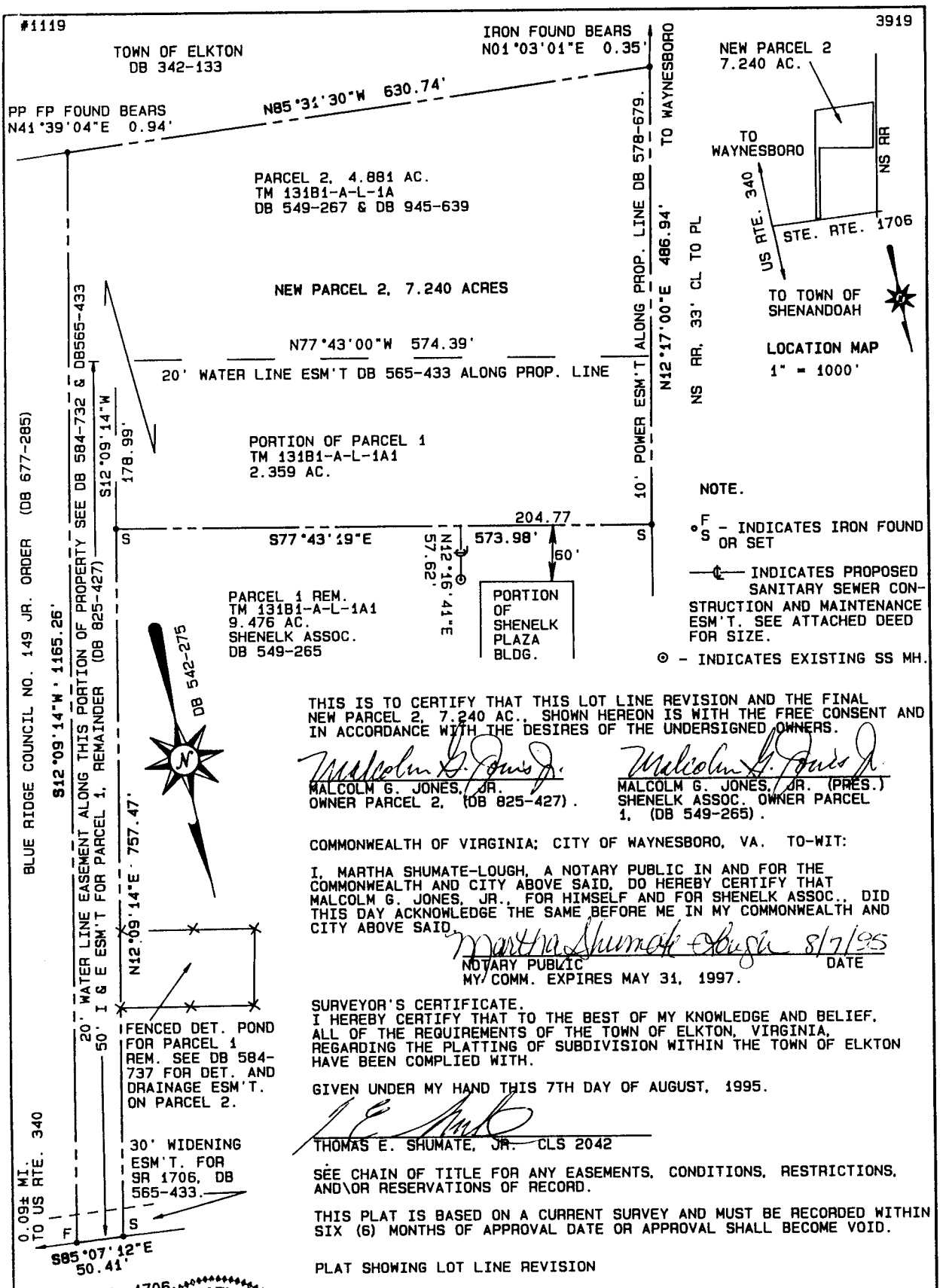
JOE SHIFFLETT
DIRECTOR OF PUBLIC WORKS / ZONING ADMINISTRATOR



PLOT SHOWING
POSSIBLE DIVISION OF PARCELS 1 & 2 'MAC' JONES PROP. (SHENELK PLAZA.)
TOWN OF ELKTON, ROCKINGHAM CO. VIRGINIA.
SCALE 1" = 100' AUG. 3, 1995
TOM SHUMATE, SURVEYOR, INC
WAYNESBORO, VIRGINIA (540) 9422990
PLOT NOT FOR RECORD.

#1119

3919



THIS IS TO CERTIFY THAT THIS LOT LINE REVISION AND THE FINAL NEW PARCEL 2, 7.240 AC., SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS.

Malcolm G. Jones Jr.
MALCOLM G. JONES, JR.
OWNER PARCEL 2, (DB 825-427).

Malcolm G. Jones Jr.
MALCOLM G. JONES, JR. (PRES.)
SHENELK ASSOC. OWNER PARCEL 1, (DB 549-265).

COMMONWEALTH OF VIRGINIA; CITY OF WAYNESBORO, VA. TO-WIT:

I, MARTHA SHUMATE-LOUGH, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH AND CITY ABOVE SAID, DO HEREBY CERTIFY THAT MALCOLM G. JONES, JR., FOR HIMSELF AND FOR SHENELK ASSOC., DID THIS DAY ACKNOWLEDGE THE SAME BEFORE ME IN MY COMMONWEALTH AND CITY ABOVE SAID.

Martha Shumate Lough 8/7/95
NOTARY PUBLIC DATE
MY COMM. EXPIRES MAY 31, 1997.

SURVEYOR'S CERTIFICATE.
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE TOWN OF ELKTON, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISION WITHIN THE TOWN OF ELKTON HAVE BEEN COMPLIED WITH.

GIVEN UNDER MY HAND THIS 7TH DAY OF AUGUST, 1995.

THOMAS E. SHUMATE, JR. CLS 2042

SEE CHAIN OF TITLE FOR ANY EASEMENTS, CONDITIONS, RESTRICTIONS, AND\OR RESERVATIONS OF RECORD.

THIS PLAT IS BASED ON A CURRENT SURVEY AND MUST BE RECORDED WITHIN SIX (6) MONTHS OF APPROVAL DATE OR APPROVAL SHALL BECOME VOID.

PLAT SHOWING LOT LINE REVISION

SHENELK ASSOC. AND MALCOLM G. JONES JR. PROPERTY (PARCELS 1 & 2.)

TOWN OF ELKTON, STONEWALL DIST., ROCKINGHAM CO., VIRGINIA.

SCALE 1" = 100 AUGUST 5, 1995

TOM SHUMATE, SURVEYOR, INC.
WAYNESBORO, VIRGINIA. (540) 9422990

COMMONWEALTH OF VIRGINIA
THOMAS E. SHUMATE, JR.
No. 2042
LAND SURVEYOR
8-7-95

APPROVED BY AGENT FOR THE TOWN OF ELKTON DATE

'SHENELK'

3919

TOWN OF ELKTON

APPLICATION FOR SUBDIVISIONS
LOT LINE REVISIONS AND VACATIONS

Please Mark Box:

Lot Line Revision [ ] Lot Line Vacation [X]

Subdivision [X]

Preliminary Plat [ ] Final Plat [X]

FEE: _____ (To be filled in by the zoning administration)

DATE: August 7, 1995 PHONE: (540) 942-5101

NAME: ShenElk Associates (M. G. Jones, Jr., General Partner)
LAST FIRST MI

ADDRESS: P. O. Box 1166 Waynesboro, VA 22980
ROUTE BOX / CITY / TOWN STATE ZIP

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

LAND MAP: 131 B1 PARCEL: A-1A1

Please See Section 2-6-5 Through Section 2-6-7 For All Applicable Fees Relating To This Application.

Permit Granted:

_____ Date: _____