THE ELKTON PLANNING COMMISSION MET ON JULY 10, 1995.

THE MEETING STARTED WITH COMMENTS FROM CHAIRMAN, TOM WEYRICK. MR. WEYRICK STATED THAT THE COMMISSION WOULD BEGIN BY REVIEWING THE REQUEST BY CLINE ENERGY AND THEN THE COMMISSION WOULD GO INTO A WORK SESSION AND TRY TO COMPLETE THE NEW LAND USE MAP.

MEMBERS PRESENT: TOM WEYRICK, ANDY DIXON, LOU KIRKENDALL, JOHN ADAMS, DAN DAIL, AND BARRY REAM.

AT THIS TIME TED COSTIN STATED THAT THE NEXT DAY AFTER THE LAST MEETING, HE CALLED THE COUNTY WITH THE RESULTS AND COMMENTS OF THE PLANNING COMMISSION AND WAS INFORMED THAT MR. ASHBY LAM HAD WITHDRAWN HIS APPLICATION, COSTIN ALSO STATED THAT THE COMMISSION WOULD PROBABLY SEE A MORE CONCISE RE-APPLICATION IN THE NEAR FUTURE. MR. COSTIN ALSO STATED THAT RIGHT NOW THAT THIS CASE IS ON HOLD.

TOM WEYRICK STATED THAT ON FUTURE RECOMMENDATIONS SUCH AS THIS HE WOULD LIKE TO PROPOSE THAT:

1) THE PLANNING COMMISSION WOULD MAKE THEIR RECOMMENDATION DIRECTLY TO THE TOWN COUNCIL.

2) AND IF THE COUNCIL CHOOSES NOT TO ACT ON IT, THEN THE COMMISSION WOULD MAKE THEIR COMMENTS AND RECOMMENDATIONS DIRECTLY TO THE COUNTY.

TED COSTIN ADDED THAT SINCE THE ARRIVAL OF BILLY VAUGHN, ADJUSTMENTS HAVE BEEN MADE IN THIS AREA, AND COMMUNICATIONS ARE BEING IMPROVED BETWEEN THE PLANNING COMMISSION AND THE COUNTY. COSTIN ALSO ADDED THAT WE ARE BEING CONSIDERED MORE OF A VIEWING AGENCY NOW, LIKE THE HIGHWAY DEPARTMENT OR HEALTH DEPARTMENT, ETC., COSTIN SUGGESTED THAT WE TALK TO BILLY VAUGHN AND GET SOME INPUT FROM HIM.

ANDY DIXON ASKED IF APPLICANTS WERE NOTIFIED TO APPEAR AT MEETINGS, AND WHO IS RESPONSIBLE FOR NOTIFYING THE APPLICANTS.

COSTIN STATED THAT THE MEETING IS CONTROLLED BY THE PLANNING COMMISSION AND IT IS THE DECISION OF THE COMMISSION.

BARRY REAM MENTIONED THAT IF THE COMMISSION NEEDED INPUT FROM THE APPLICANT, THEN THEY COULD REQUEST THE APPLICANT TO BE AT THE MEETING TO ANSWER QUESTIONS.

WEYRICK ADDED THAT THE COMMISSION IS JUST ANOTHER INPUT INTO THAT HEARING PROCESS, AND WE ARE NOT LEGALLY OBLIGATED TO NOTIFY

APPLICANTS.

LOU KIRKENDALL SAID THAT SHE DID NOT HAVE A CLEAR UNDERSTANDING OF THE FEELING OF TOWN COUNCIL ON REZONING NEAR THE TOWN OF ELKTON AND WHAT THEIR PHILOSOPHY IS ON THIS SUBJECT. SHE ALSO ADDED THAT IT WOULD HELP TO SIT DOWN AND DISCUSS IT WITH THEM.

AT THIS TIME THE COMMISSION MOVED TO DISCUSSION ON POSSIBLE ANNEXATION.

DAN DAIL STATED THAT WE SHOULD LOOK AT ANNEXATION IN THE NEAR FUTURE BASED ON THE THINGS THAT ARE HAPPENING, AND ALREADY TAKEN PLACE ON THE PERIMETER OF TOWN.

TED COSTIN INTRODUCED THE PRELIMINARY SITE PLAN OF CLINE ENERGY TO THE PLANNING COMMISSION AND INFORMED AS TO THE LOGISTICS OF THIS PROPOSAL.

AFTER BRIEF DISCUSSION WEYRICK ASKED FOR A MOTION ON THE REZONING ON THIS SITE.

LOU KIRKENDALL MOVED TO APPROVE THE REZONING REQUEST.

DAN DAIL SECONDED THE MOTION.

THE MOTION WAS CARRIED UNANIMOUSLY.

TOM WEYRICK ASKED DAN DAIL TO CARRY THE INFORMATION TO TOWN COUNCIL.

WEYRICK ALSO STATED THAT AT THE NEXT MEETING THE COMMISSION WOULD HOLD ELECTION OF OFFICERS, AND ALSO WORK ON COMMISSION BY-LAWS.

AT THIS TIME TOM WEYRICK MOVED TO ADJOURN AND BEGIN A WORK SESSION TO COMPLETE WORK ON THE LAND USE MAP.

THE MEETING ADJOURNED AT APPROXIMATELY 8:35 P.M.

RESPECTFULLY,

Joseph E. Shifflett

JOSEPH E. SHIFFLETT
DIRECTOR OF PUBLIC WORKS /
ZONING ADMINISTRATOR

COUNTY of ROCKINGHAM

Department of Planning and Zoning

June 5, 1995

MEMORANDUM TO: HIGHWAY ENGINEER
HEALTH OFFICIAL
DIRECTOR OF PUBLIC WORKS
DIRECTOR OF PLANNING
ZONING INSPECTOR
EROSION & SEDIMENT CONTROL SPECIALIST
EMERGENCY OPERATIONS SUPERVISOR
TOWN OF ELKTON

FROM: DIANA M. COBB, ZONING ADMINISTRATOR

SUBJECT: SITE PLAN -- COUNTRYSIDE MARKET

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Attached is a site plan submitted by Mr. David Shifflett for an addition to the above named business. Mr. Shifflett currently has a 46' x 70' building that houses the market. Additionally, there is a 46' x 80' warehouse and a 46' x 40' warehouse. Mr. Shifflett is requesting approval to turn the 46' x 40' warehouse area into a retail store. He then proposes to construct a new 44' x80' warehouse addition as shown on the site plan. According to Mr. Shifflett there are a minimum of fifty (50) parking spaces.

The subject property is located on the west side of Route 340 just north of the town of Elkton. The property is shown on Rockingham County tax maps as parcel #115-(2)-3F and contains 1.257 acres. It is zoned B-1 (General Business).

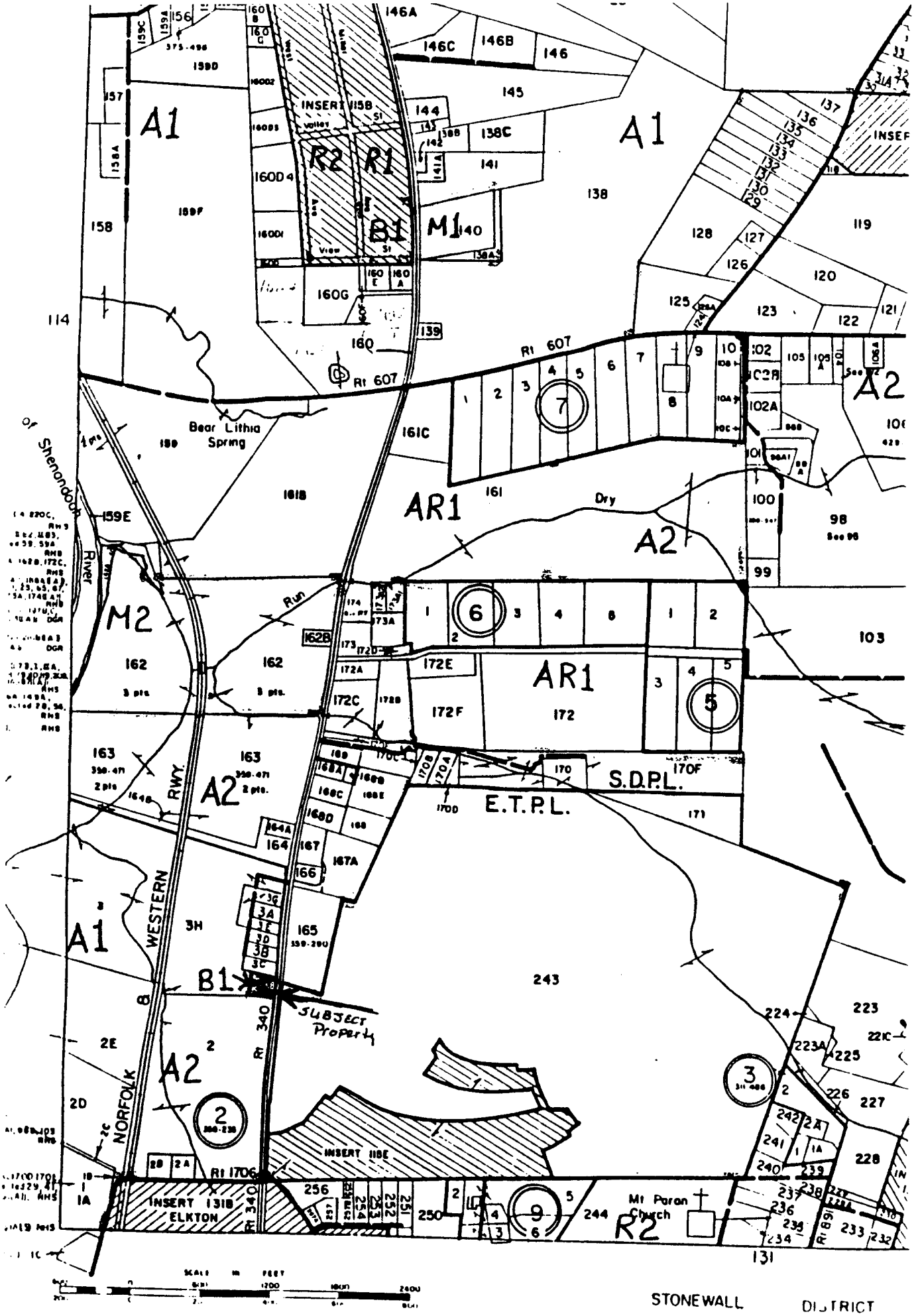
Please review the attached site plan and submit any comments back to me in writing no later than June 16, 1995. Should you have questions, please do not hesitate to call me.

dmc
D. M. C.

/dmc

Attachments

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


A1
A2
R2
R1
B1
M1
M2
AR1
INSERT 115B
INSERT 116E
INSERT 131B
ELKTON
Bear Lithia Spring
Rt 607
Dry Run
River
of Shenandoah
WESTERN RWY.
NORFOLK
Rt 340
Rt 1706
Rt 891
S.D.P.L.
E.T.P.L.
SUBJECT Property
Mt Paran Church
SCALE IN FEET
STONEWALL DISTRICT

US 340 NORTH

DRIVEWAY TWO STONE

DRIVEWAY TWO STONE

TRACTOR - TRAILER PARKING IF NECESSARY

PARKING LOT

60

25

GAS ISLAND NEW

GAS ISLAND OLD

70'

30' TO TR

80

TWO BE NEW WARE HOUSE

44 X 80

44

30'

EACH PARKING 19' x 9'

120 LONG

HANDICAP

EXISTING TO CONVERT TO RETAIL HANDICAP

PARKING LOT

PARKING LOT

DOOR

DOOR

DOOR

40

40

80

46 X 40

WARE HOUSE NOW WANT TO CHANGE TO RETAIL STORE

46 X 80

COUNTRY STORE MARKET

46 X 80

WARE HOUSE

46