PLANNING COMMISSION MINUTES

December 11, 2000

Planning Commission Members Present: Thomas Weyrick, Rick Workman, Dan Talbot, Betty Fridley, Harry Weber, Wake Gooden and Michael O'Neill

Staff Present: Donna Gooden, Mayor M. Lee Dearing and J. Burns Earle

Call to Order

Mr. Weyrick called the meeting to order.

MINUTES

B. Fridley moved, second by H. Weber to approve the minutes for November 13, 2000.

YEAS: R. Workman, D. Talbot, B. Fridley, H. Weber, W. Gooden, M. O'Neill

The motion carried 6-0

Discussion and Recommendation of Tabled RanMar Corporation Subdivision Request.

The Planning Commission made a conditional recommendation for the Ran Mar Subdivision request to be approved as long as the code was changed to include the recommendation that were made for setbacks.

The next item up for discussion was the Special Exception Request submitted by RanMar. RanMar has sold their current business and would like to put an office and a shed on the other side of the road. It is a special exception because it falls in the M1 district and to be used for storage and parking of construction equipment a public hearing is required. Mr. Dean has put in a 50 feet right of way between his property and the Caudill property beside it.

It was recommended to let the council hold the public hearing.

D. Talbot made a motion to approved as shown pending a public hearing. Seconded by R. Workman.

B. Fridley requested that a roll call vote be taken.

The motion carried 6-0

In other business it was asked if a duplex could be built on the property Didi Hensley had bought and if so could you sell it to two different people. It was stated that yes a duplex could be built but you could not sell to two different people. However, a difinitive judgement can not be given without the proper paperwork being submitted.

TMW 1/8/01

Adjournment

As there was no further business, Mr. Weyrick adjourned the meeting.

Signature - Chairman

Signature - Secretary

Water Service

Water service is provided throughout the Town and to a few areas outside the Town. A 10-inch water line with an 8-inch spur extends approximately one mile west of Town to serve the Elkton Plaza Shopping Center on Route 33. To the east, an 8-inch line stretches along Tanyard Bridge Road to connect with the Elk Lithia Spring and its reservoir. Also to the east, an 8' line located along New Town Road feeds water out past the the Auction House at the top of the hill east of town. A 6-inch spur provides water for about 200 feet beyond the southern border of the Town.

~~The Town of Elkton had 714 connections to its water system and served 1,860 people in 1980. Domestic/commercial/institutional usage accounted for 35% of the total 1980 water withdrawal of 0.31 MGD. The single largest manufacturing customer (7-Up Bottling Company) accounted for only 7% of the water demand in 1980 and is now out of business. Unaccounted water was the largest demand and accounted for 58% of the total.~~

~~In 2000, the Town of Elkton has 765 connections to its water system. Jayco Manufacturing is the largest manufacturing customer.~~ The following chart summarizes Elkton's water usage.

Year	Connections	Daily Withdrawal (MGD)	Largest User	Percent Used by Largest User	Unaccounted Water
1980	714	0.31	7-Up bottling	7%	58%
1990	765	0.			52%
2000			Jayco Inc.		45%

Water System Problems

As shown in the above chart, ~~t~~The Town pumps and treats far more water than it is paid for. ~~Unaccounted water was approximately 45 percent in 2000, 52 percent in 1990, down from 58 percent in 1980.~~ In a system of this age, a number of conditions can be contributing to this water loss. Poured joints deteriorate over time and so are likely a source of some of the leakage. In addition, having to run the pumps continuously means that more water is pumped than needed, and this overflow is lost. In the last four years, 100 percent of

into the aeration basins. If for some reason the mechanically operated bar screen is not operating, the wastewater will flow around the bar screen in the bypass channel and then into the aeration basins. As required by the State of Virginia, the aeration basins are designed for dual operation such that if one half of the basin needs to be shut down for maintenance purposes the other side can still be used and has the capacity for the entire design flow, while still meeting all discharge requirements. From the aeration basins, clarifiers receive the flow, which then is disinfected in the chlorination tanks. Plant flow from the chlorination tanks is measured by a Kennison nozzle immediately before it enters the outfall box and the 12-inch outfall line to the Shenandoah River.

Secondary flows of the treatment plant include process water for both wash-down facilities and mixing of chlorine and tank drains.

Waste sludge is digested in two aerobic digesters. Final disposal of the sludge can be by land application or by drying beds. Drying beds are being used at this time.

The collection system consists of pipes of a variety of ages and materials: terra cotta, cement, asbestos cement, plastic, cast iron and ductile iron. Sizes range from 4 to 18 inches. In addition, a major pumping station at North Avenue serves the northeast side of Town and a lift station on Business Route 33 serves the Elkton Plaza Shopping Center.

Sewage Service

Like the water system, the Town's sewage system is essentially contiguous with Town borders. The largest and most recent extension was to provide service to the Elkton Plaza Shopping Center on Route 33 about one mile west of Town. The only other sewer service outside of Town is the approximately half-mile section along Route 33 east.

~~Elkton provides 689 sewer connections, including 112 outside of the Town limits. Of these connections, 131 are business and the remaining 557 are residential. Some 25 homes within the town limits have chosen not to use public sewer service. Efforts were made in recent years to expand the system to serve the Pentecostal Hill area just east of the corporate limits, but residents there did not support the project.~~ The following chart summarizes Elkton's sewer usasge

Year	Connections Total	Connections out of town	Daily Flow (Gal)	residential	business	Unused capacity (Gal)
1980			200,000			200,000
1990						
2000	689	112	168,000	557	131	232,000

Some 25 homes within the town limits have chosen not to use public sewer service. Efforts were made in recent years to expand the system to serve the Pentecostal Hill area just east of the corporate limits, but residents there did not support the project.

Problems with the Sewage System

During extremely wet weather, sewage overflows have occurred in the past. Many of these problems have been addressed in the last 15 years. However, infiltration/inflow continues to be a major problem for the Town.

The 1977 plan designated six areas for consideration of eventual sewer service: Monger Hill, Elkwood, Hisey Hill, Newtown, Elk Run, and Pentecostal Hill. Elkwood, Hisey Hill and Elk Run now have service. In the late 1980s, sewer was extended past Monger Hill to serve the new shopping center. The line was further extended to connect East Rockingham Health Clinic in the early 1990's. Pentecostal Hill, as mentioned above, has chosen not to pursue utility service.

Planned Improvements to the Sewage System

Currently, there are no major expansion or replacement projects planned for the Town utilities system. Most plans address small-scale repairs and correction of sewer infiltration/inflow problems. Major strides have been made in resolving infiltration/inflow problems identified in the 1977 plan, but more remains to be done.

ELECTRICITY

The Town of Elkton provides 93 percent of the electrical Service in the Town. The other 7 percent is provided by VEPCO (to the Elkwood section). Elkton buys its power