PLANNING COMMISSION MINUTES

November 13, 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 M. O'Neill 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

Mayor M. Lee Dearing was filling in for Kenny Flick who was on vacation. Mayor Dearing was asked to give a brief description of what Ran Mar Corp. was planning to do with the subdivision request. RanMar has requested to subdivide a potion of their land giving JACO part of the land. It was discussed that instead of no sideyard requirements as Kenny proposed there was a 20 ft. setback. JACO is planning to develop this land.

B. Fridley made a motion to table until next month until more information can be given, seconded by M O'Neill.

The next item up for discussion was the subdivision request submitted by Didi Hensley. Mr. Hensley made this request because he would like to tear the old house down that is there and replace it with two single family homes, which would make this a subdivision. The main problem with making this a subdivision is that the lot must abut a street.

B. Fridley made a motion to deny the subdivision request as it does not meet subdivision requirements. Seconded by D. Talbot. A roll call vote was taken and all was in agreement except for R. Workman who thought that it should be looked at further before it was denied.

The motion carried 5-1

Next item on the agenda to be discussed was the joint public hearing to be held on November 20, 2000 just before the Council meeting. The purpose of this hearing is to consider the changes to the code book concerning land use. Planning Commission would make any recommendation upon closing. This will be the second reading and final approval will be at the Council Meeting following the public hearing. After approval of council any changes would require a public hearing. The planning commission would like to see the setback chart put back in.

In other business D. Talbot asked for an update on annexation. Mayor Dearing stated that most of the opposition is coming from the business west of Town. A public hearing will be held on November 28, 2000 at 7:00 at the Elkton Middle School concerning this. Mayor Dearing stated that what we are trying to do is to annex the ones that already have town water and sewer.

Betty Fridley talked about the Virginia Planning Commission Certification Class that she attended and said it was a marvelous class and she would recommend it to everyone to attend if they could.

Adjournment

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

Signature - Chairman

Signature - Secretary

RANMAR/JACK RIMER SUBDIVISION

1) RANMAR wishes to subdivide a 10,405 sf. portion off of their property, which is lot 4 on tax map page 131B1, subdivision 10, and convey ownership of said property to Jack Rimer, owner of JACO, which is lot 3 on tax map 131B1, subdivision 10. Both properties are located on Shenandoah Avenue and are zoned M-1/Light Business which has the same setback requirements as B-2. In B-2 there are no sideyard requirements. The current property line between lots 3 & 4 will need to be moved from its existing place to a point 5' from existing building located on the RANMAR property as shown on attached survey prepared by Newman Surveying.

TOWN OF ELKTON

APPLICATION FOR SUBDIVISIONS
LOT LINE REVISIONS AND VACATIONS

Please Mark Box:

Lot Line Revision [ ] Lot Line Vacation [ ]

Subdivision [✓] Rawmar/Jack Rimer Sub.

Preliminary Plat [✓] Final Plat [ ]

FEE: $85.00 (To be filled in by the zoning administration)

DATE: 11/9/00 PHONE: (540) 298-2741

NAME: Rawmar Corporation
LAST FIRST MI

ADDRESS: 504 Shenandoah Avenue, ELKTON, Va. 22827
ROUTE BOX # CITY / TOWN STATE ZIP

LOT: 4 BLOCK: ——— SECTION: 1

LAND MAP: 13B1 PARCEL: ((10)) Zoned - M-1/Light Busines

Subdivide 10,405 sf. portion off of lot 4 and convey to Lot 3 which is owned by Mr. Jack Rimer.

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

PAID
NOV - 9 2000
TREASURER
TOWN OF ELKTON, VA.

Permit Granted:

_____ Date: _____

TOWN OF ELKTON

APPLICATION FOR SUBDIVISIONS
LOT LINE REVISIONS AND VACATIONS

Please Mark Box:

Lot Line Revision [ ] Lot Line Vacation [ ]

Subdivision [✓] Ranmar/Jack Rimer Sub.

Preliminary Plat [ ] Final Plat [✓]

FEE: $325.00 (To be filled in by the zoning administration)

DATE: 11/9/00 PHONE: (540) 298-

NAME: Ranmar Corporation
LAST FIRST MI

ADDRESS: 504 Shenandoah Avenue, ELKTON, Va. 22827
ROUTE BOX # CITY / TOWN STATE ZIP

LOT: 4 (Portion of) BLOCK: ——— SECTION: 1

LAND MAP: 131B1 PARCEL: ((10)) Zoned M-1/Light Business

Subdivide 10,405 sf. portion of land off of lot 4 and convey to Lot 3 which is owned by Mr. Jack Rimer.

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

PAID
NOV - 9 2000
TREASURER
TOWN OF ELKTON, VA.

Permit Granted:

_____ Date: _____

A Portion of
Tax Map No.

131B1-10-4

THIS DEED, made this 25th day of September, 2000, by and between RANMAR CORPORATION, a Virginia corporation, Grantor, and JACK D. RIMER, Grantee,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee to the Grantor, before the execution and delivery hereof and of other good and valuable consideration given, the receipt of all of which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title, unto Jack D. Rimer, Grantee, all that certain tract or parcel of land containing 10,405 square feet, together with all improvements thereon, and all rights, privileges, easements, appurtenances, and rights of way, thereunto belonging or in anywise appertaining, located in the Town of Elkton, Stonewall District, Rockingham County, Virginia, and described according to a survey plat made by Randall K. Newman, L.S., dated May 30, 2000, which is attached hereto and made a part hereof.

The real estate herein conveyed is a portion of the property acquired by the Grantor herein by deed dated October 1, 1982, from Randal R. Dean and Marguerite M. Dean, which said deed is duly of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 667, page 312.

This conveyance is made subject to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

LAYMAN & NICHOLS
A PROFESSIONAL CORP
ATTORNEYS AT LAW
268 NEWMAN AVENUE
HARRISONBURG, VIRGINIA
22801

Reference is hereby made to the aforesaid deed and survey plat for further description and derivation of title to the property described herein.

WITNESS the following signature and seal:

RANMAR CORPORATION

By:_____(SEAL)
Its:_____

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this _____ day of _____, 2000, by _____ on behalf of RANMAR CORPORATION, a Virginia corporation.

My commission expires: _____.

_____
Notary Public

Grantee's Address:

_____

_____

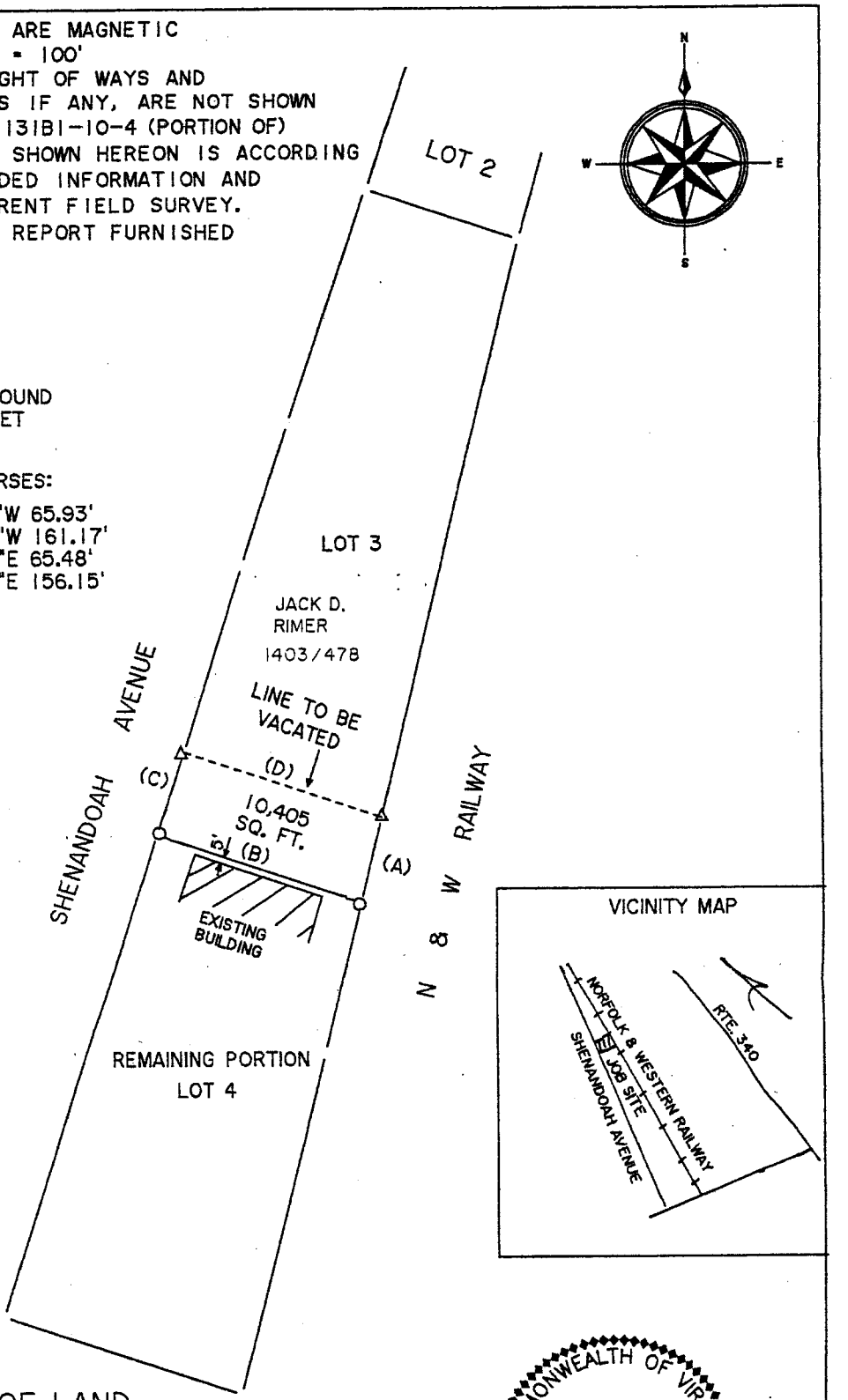
LAYMAN & NICHOLS
A PROFESSIONAL CORP
NEYS AT LAW
26 WMAN AVENUE
HARRISONBURG, VIRGINIA
22801

C:\CLIENT.DEED\RANMAR TO RIMER.DEE

1 = BEARINGS ARE MAGNETIC
2 = SCALE 1" = 100'
3 = OTHER RIGHT OF WAYS AND EASEMENTS IF ANY, ARE NOT SHOWN
4 = TAX MAP 131B1-10-4 (PORTION OF)
5 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
6 = NO TITLE REPORT FURNISHED

LEGEND
△ = POINT
● = IRON PIN FOUND
○ = IRON PIN SET

LETTERED COURSES:
(A) = S13°33'32"W 65.93'
(B) = N71°28'53"W 161.17'
(C) = N17°55'15"E 65.48'
(D) = S71°33'23"E 156.15'



DIVISION OF LAND

BOUNDARY SURVEY OF A 10,405 SQUARE FOOT TRACT OF LAND.

LOCATED IN THE TOWN OF ELKTON, IN THE STONEWALL DISTRICT OF ROCKINGHAM COUNTY, VIRGINIA.

COMMONWEALTH OF VIRGINIA
5-30-00
RANDALL K. NEWMAN
NO. 1627
LAND SURVEYOR

OWNER: RANMAR CORPORATION

REFERENCE: DEED BOOK #996, PAGE #283
DEED BOOK 667, PAGE 312

JOB NO. 131B1-10-4 DATE: MAY 30, 2000

NEWMAN SURVEYING
Licensed Land Surveyor
Mt. Jackson, Virginia 22842
(540) 477-3730

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 [ ]**

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

DATE : 12/8/00 **PHONE :** (540) 298-2741

NAME : RANMAR Corporation - Robin Dean
Last First MI.

ADDRESS: 504 Shenandoah Avenue, ELKTON, Va. 22827
Route Box # City/Town State Zip

LOT : 1 **BLOCK :** — **SECTION :** 1

LAND MAP : 115 **PARCEL :** ((2)) **ZONE :** M-1

LOCATION : Across the street from existing Ranmar Corp.

BRIEF DESCRIPTION OF REQUEST : Ranmar wishes to use existing agriculture property in M-1 district for office & storage of contractors equipment and storage of construction materials as the current Ranmar Business Location is being utilized.

APPLICANT'S SIGNATURE : Robin Dean **DATE :** 12/8/00

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

- **A) Special Exception Permit** **$100.00**
- **B) Limited Bed and Breakfast** **$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 properety 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 requested.**

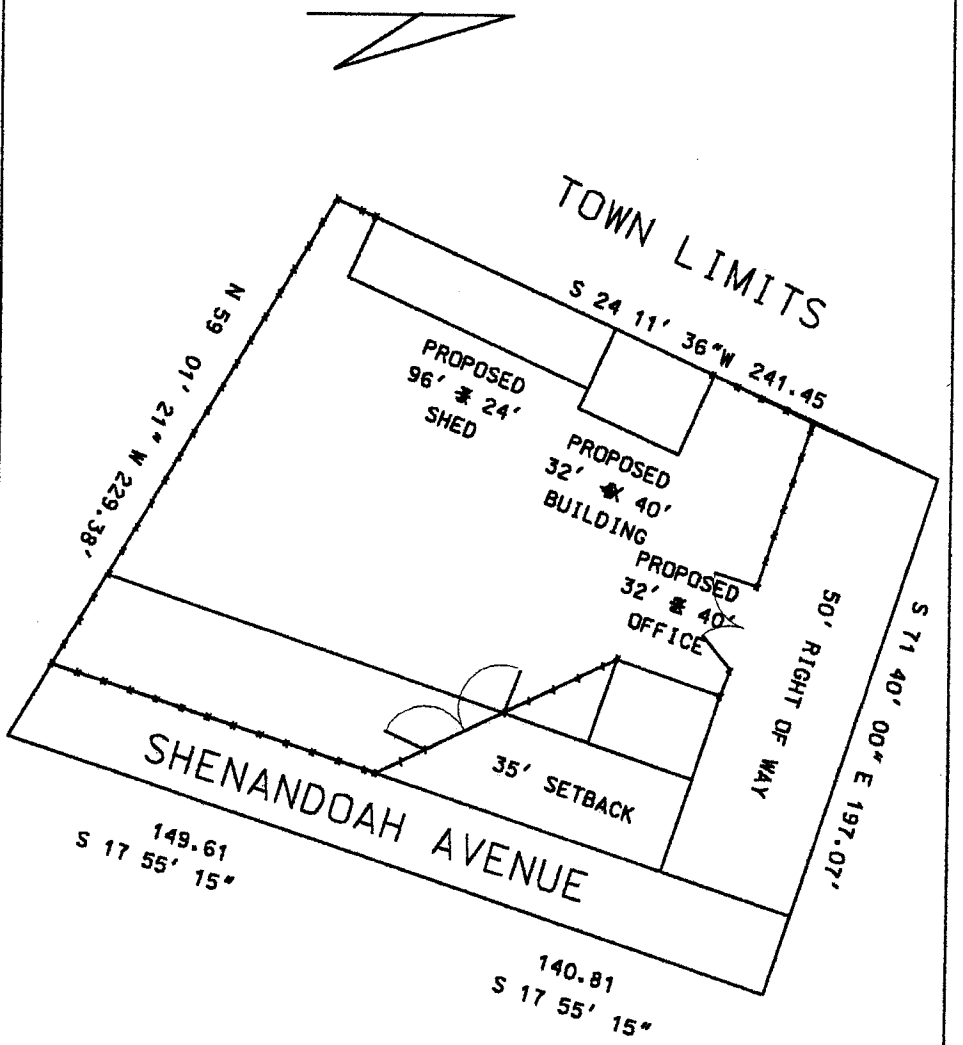
On a seperate sheet of paper, list names and addresses of all adjoining property owners.

Permit Granted:

_____ **Date :** _____

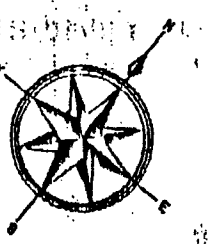
5' setback from town line (back line) and 5' from 50' r/w ok

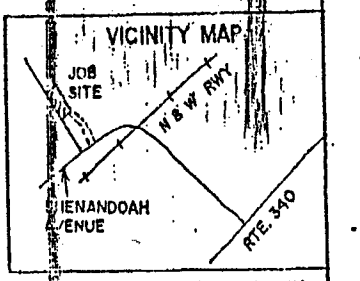
d:\rr1.dgn Dec. 08, 2000 09:54:23



1.288ac. Parcel

1 = BEARINGS ARE MAGNETIC
2 = SCALE: 1" = 100'
3 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN
4 = TAX MAP 115-2-1 (PORTION OF)
5 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY
6 = NO TITLE REPORT FURNISHED





NOTE: ALL EXISTING BUILDINGS MEET MINIMUM SETBACK REQUIREMENTS ALONG ALL NEW DIVISION LINES

NOTE: THIS PARCEL OF LAND AS SHOWN HEREON IS BEING DIVIDED FROM A LARGER TRACT, IS CURRENTLY ZONED A1 AND IS A PORTION OF TAX MAP 115-2-1.

RESIDUE

N 30°58'39"E 229.19'

S 59°01'21"E 316.93'

RESIDUE

CHARLES MILLER, LIFE ESTATE

N 59°01'21"W 392.64'

LEGEND
▲ = POINT
O = IRON PIN SET
□ = POST

2.000 ACRES

50'

48.38'

S 71°40'00"E 197.07'

MARK CAUDILL
1643/403

S 24°11'36"W 241.46'

TOWN LIMITS

PROPOSED 50' R/W

DIVISION OF LAND

BOUNDARY SURVEY OF A 2.000 ACRE TRACT OF LAND,

LOCATED JUST NORTHWEST OF THE TOWN OF ELKTON, IN THE STONEWALL DISTRICT OF ROCKINGHAM COUNTY, VIRGINIA

OWNER: RANMAR CORPORATION
REFERENCE: DEED BOOK #667, PAGE 413

RESIDUE
1.288 ACRES
IN TOWN

SHENANDOAH AVENUE

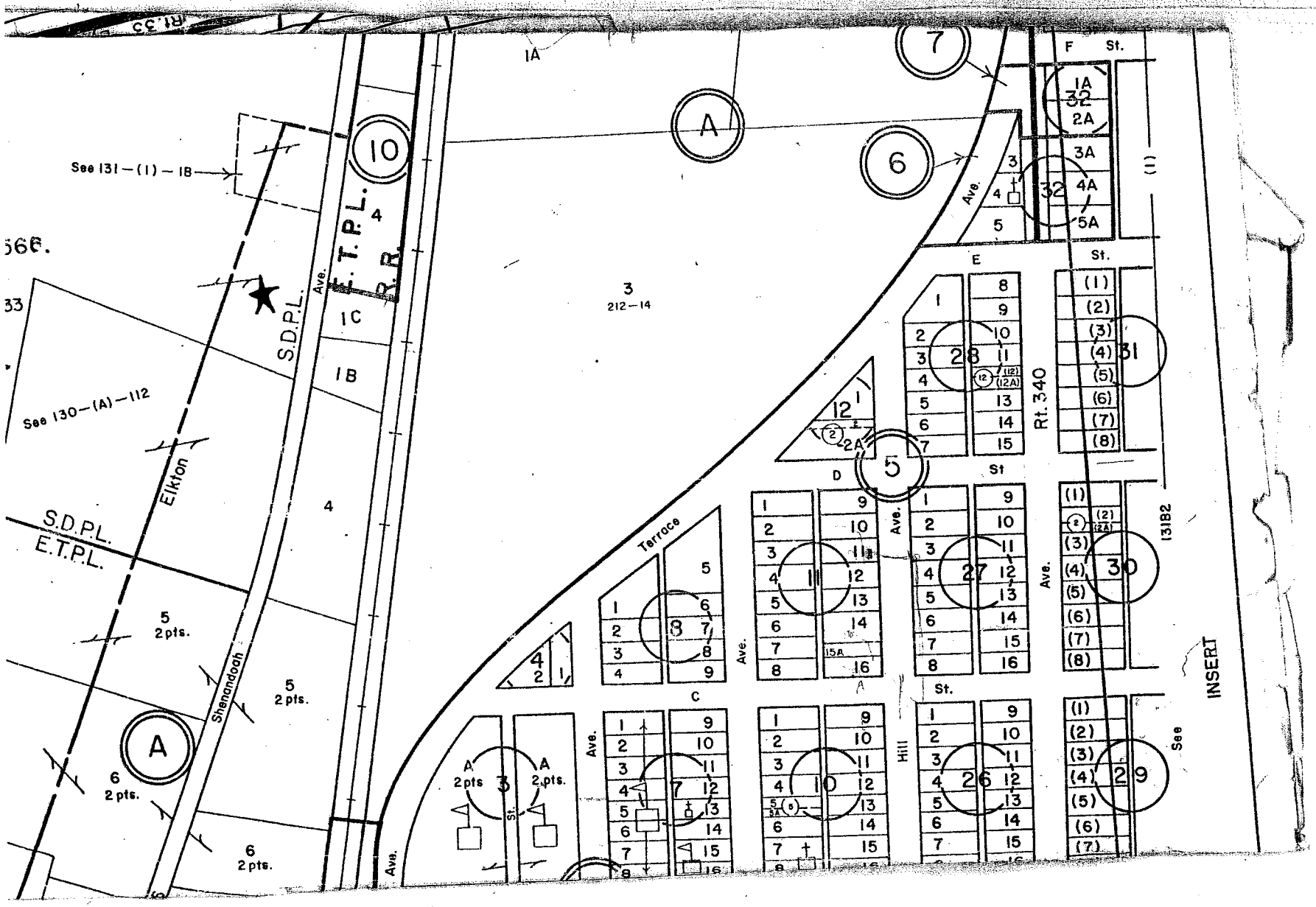
140.81'
S 17°55'15"W

229.38'

S 17°55'15"W 149.61'

COMMONWEALTH OF VIRGINIA
RANDALL K. NEWMAN
NO. 1627

NEWMAN SURVEYING


Rt. 33
See 131—(1)—18
See 130—(A)—112
S.D.P.L.
E.T.P.L.
Elkton
Shenandoah
Ave.
E.T.P.L.
R.R.
3
212—14
Rt. 340
F St.
E St.
D St
C St.
Terrace
Hill
Ave.
INSERT
See 131B2