# *PLANNING COMMISSION MINUTES*

## July 14, 2009 1st Special Meeting

The first special meeting began at 7:15 pm and was called to order by Dan Talbot/Chairman.

**Attendees:**
Dan Talbot/Chair
Cole McGregor/Vice Chair
Cathy Morrison/Secretary
Charlotte Shifflett/Administrative Secretary
Margretta Isom/Council Representative
Vic Corbo

**Excused:**
Madelyn Dixon

The intent for the scheduling of this special meeting was to discuss a real estate exchange between Green Mountain properties and the Town of Elkton, then forward a recommendation to Council,

**TOWN OF ELKTON**
**PUBLIC HEARING REGARDING**
**SALE AND EXCHANGE OF TOWN REAL ESTATE**
**JULY 20, 2009 at 7:00 p.m.**

The Town of Elkton will be holding a public hearing on Monday, July 20, 2009 at 7:00 p.m. in the Council Chambers of the Elkton Area Community Center, located at 20593 Blue and Gold Drive, Elkton, to receive public comment regarding the possible sale of real estate owned by the Town of Elkton in exchange for real estate owned by Michele Lucci and Raul G. Castillo. The real estate to be sold is a parcel containing 0.376 acres, more or less, being a portion of Tax Map No. 131-A- L30A. This real estate is a portion of the same parcel on which the Elkton Area Community Center is located and would be an adjacent transfer to a parcel owned by Green Mountain Properties, LLC, with Tax Map No. 131B1-A-64B, located along South Stuart Avenue north of the intersection with Blue & Gold Drive. The real estate to be acquired by the Town of Elkton in exchange for the previously described real estate is a parcel of real estate containing 0.571 acres, more or less, to be conveyed to the Town of Elkton from Michele Lucci and Raul G. Castillo, said parcel being located on the northern boundary of Elkton Run and on the western boundary of South Stuart Avenue, being a portion of Tax Map No. 131B1-A-L56. Surveys showing the location of the real estate may be inspected in the Zoning Administrator's Office located at 173 West Spotswood Avenue in Elkton.

The regular Town Council meeting will begin immediately following the public hearing.

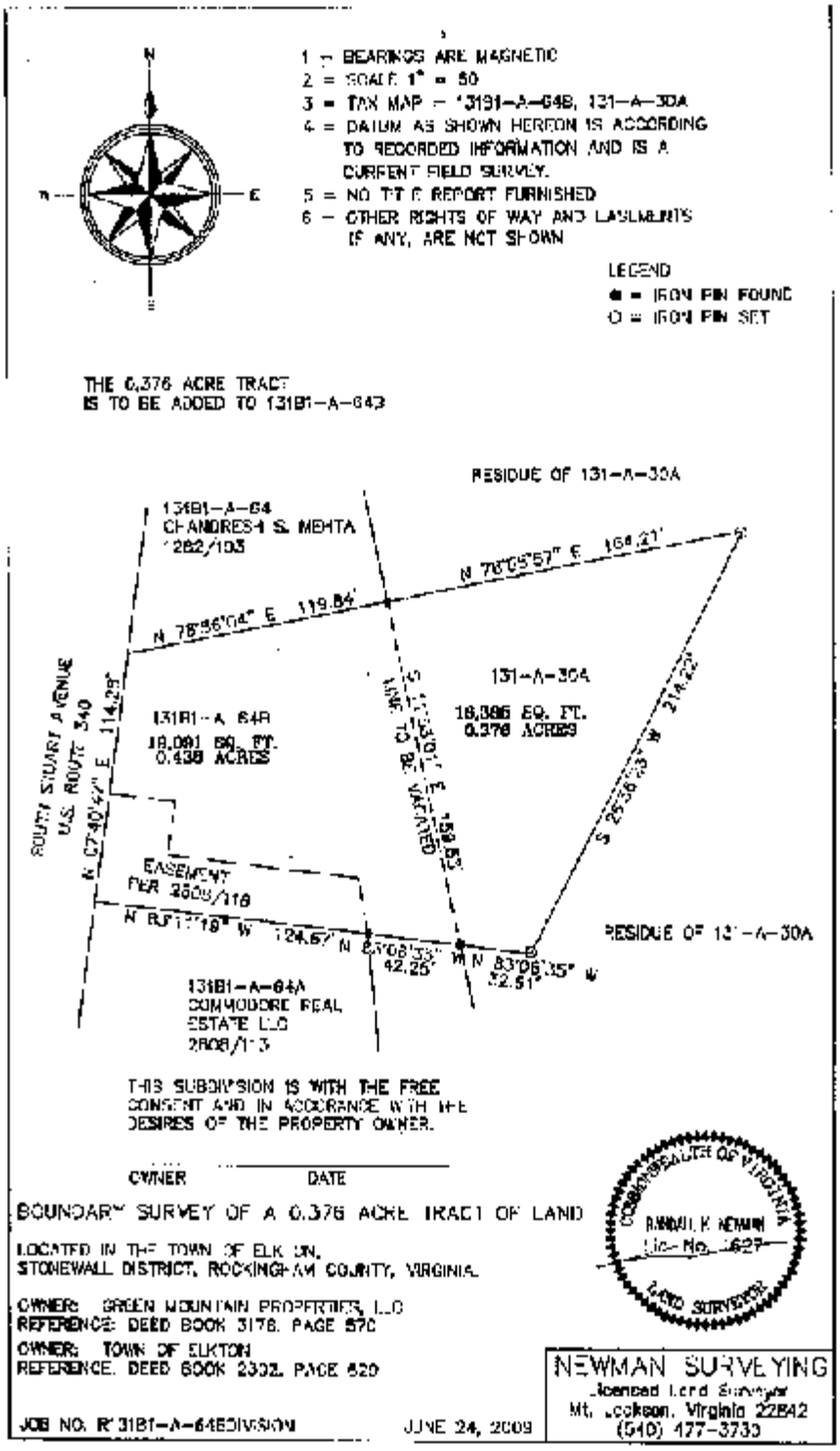
Cole McGregor made a motion that the Town of Elkton exchange properties as shown on Newman survey dated June 24, 2009-Lot 131A-30A for .376 acres **Job #R131B1-A-64B**; for Newman survey dated June 24, 2009- Lot 131B1-A-L56 for .571 acres **Job # R131B1-A-54.** Reason for recommendation, it aligns with the Elkton Comprehensive Plan goals for the Town of Elkton to incent businesses to use property as it is zoned. Exchange allows non-usable B 1 property to be turned into a recreational area for public. Vic Corbo seconded the motion.

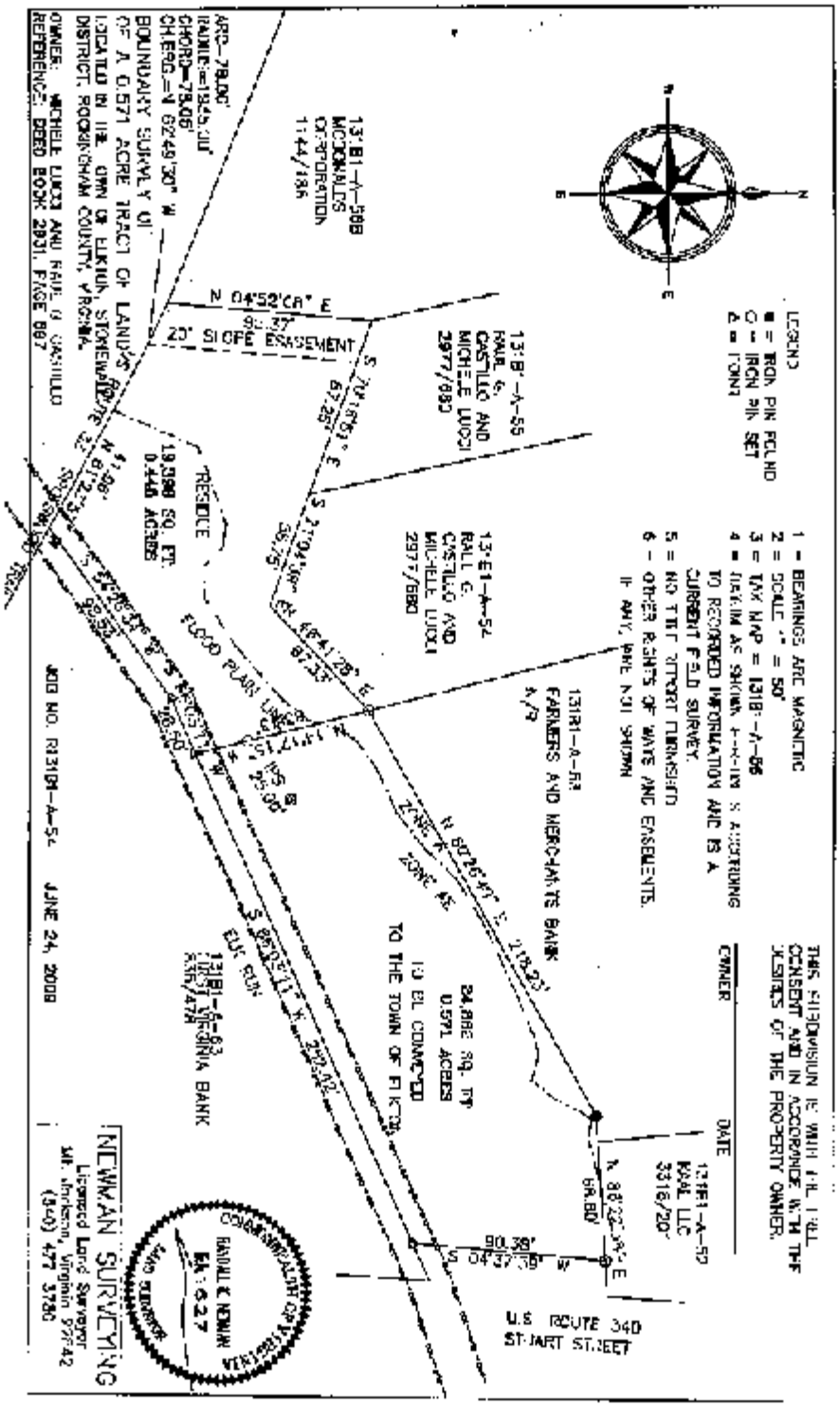
**Voice vote 5-0 all yes**
**Motion Carried**

Cathy Morrison made a motion to adjourn, seconded by Vic Corbo.

Submitted by:
Charlotte Shifflett

_____ _____
Dan Talbot/Chair Cathy Morrison/Secretary


N
W
E
S
1 = BEARINGS ARE MAGNETIC
2 = SCALE: 1" = 50
3 = TAX MAP = 131B1-A-64B, 131-A-30A
4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
5 = NO TITLE REPORT FURNISHED
6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN
LEGEND
● = IRON PIN FOUND
O = IRON PIN SET
THE 0.376 ACRE TRACT IS TO BE ADDED TO 131B1-A-64B
RESIDUE OF 131-A-30A
131B1-A-64
CHANDRESH S. MEHTA
1282/103
N 78°05'57" E 164.21'
N 78°56'04" E 119.84'
131-A-30A
16,386 SQ. FT.
0.376 ACRES
131B1-A-64B
18,091 SQ. FT.
0.438 ACRES
SOUTH STUART AVENUE
U.S. ROUTE 340
N 07°40'42" E 114.29'
VACATED
S 25°56'03" W 214.22'
EASEMENT
PER 2509/118
N 83°08'33" W 124.67'
N 83°08'33" W 42.25'
N 83°08'35" W 52.51'
RESIDUE OF 131-A-30A
131B1-A-64A
COMMODORE REAL
ESTATE LLC
2808/113
THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE PROPERTY OWNER.
OWNER
DATE
BOUNDARY SURVEY OF A 0.376 ACRE TRACT OF LAND
LOCATED IN THE TOWN OF ELK UN,
STONEWALL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
OWNER: GREEN MOUNTAIN PROPERTIES, LLC
REFERENCE: DEED BOOK 3176, PAGE 570
OWNER: TOWN OF ELKTON
REFERENCE: DEED BOOK 2302, PAGE 520
JOB NO. R131B1-A-64BDIVISION
JUNE 24, 2009
COMMONWEALTH OF VIRGINIA
RANDALL K. NEWMAN
Lic. No. 1627
LAND SURVEYOR
NEWMAN SURVEYING
Licensed Land Surveyor
Mt. Jackson, Virginia 22842
(540) 477-3733


LEGEND
1 = BEARINGS ARE MAGNETIC
2 = SCALE 1" = 50'
3 = TAX MAP = 131B-A-56
4 = DATUM AS SHOWN ON SURVEYING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
5 = NO TITLE REPORT FURNISHED
6 = OTHER RIGHTS OF WAYS AND EASEMENTS, IF ANY, ARE NOT SHOWN
THIS SUBDIVISION IS WITH FULL CONSENT AND IN ACCORDANCE WITH THE WISHES OF THE PROPERTY OWNER.
OWNER
DATE
131B1-A-50
RAAL LLC
3316/20
131B1-A-55
RALL G. CASTILLO AND MICHELE LUCCI
2977/680
131B1-A-54
RALL G. CASTILLO AND MICHELE LUCCI
2977/680
131B1-A-53
FARMERS AND MERCHANTS BANK
A/R
131B1-A-56B
MCDONALDS CORPORATION
1144/186
N 04°52'08" E
90.37'
20' SLOPE EASEMENT
RESIDUE
19,988 SQ. FT.
0.448 ACRES
FLOOD PLAIN
24,886 SQ. FT.
0.571 ACRES
TO BE CONVEYED
TO THE TOWN OF ELKTON
U.S. ROUTE 340
ST. MARY ST. WEST
ELK RUN
131B1-A-63
BANK OF VIRGINIA BANK
336/478
COMMONWEALTH OF VIRGINIA
RANDALL E. NEWMAN
LS-627
NEWMAN SURVEYING
Licensed Land Surveyor
Mt. Crawford, Virginia 22842
(540) 477 3780
JOB NO. R131B1-A-54
JUNE 24, 2008
ARC=78.06'
RADIUS=1945.00'
CHORD=78.06'
CHBEAR=N 02°49'30" W
BOUNDARY SURVEY OF A 0.571 ACRE TRACT OF LAND
LOCATED IN THE TOWN OF ELKTON, STONEWALL
DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
OWNER: MICHELE LUCCI AND RALL G. CASTILLO
REFERENCE: DEED BOOK 2931, PAGE 867