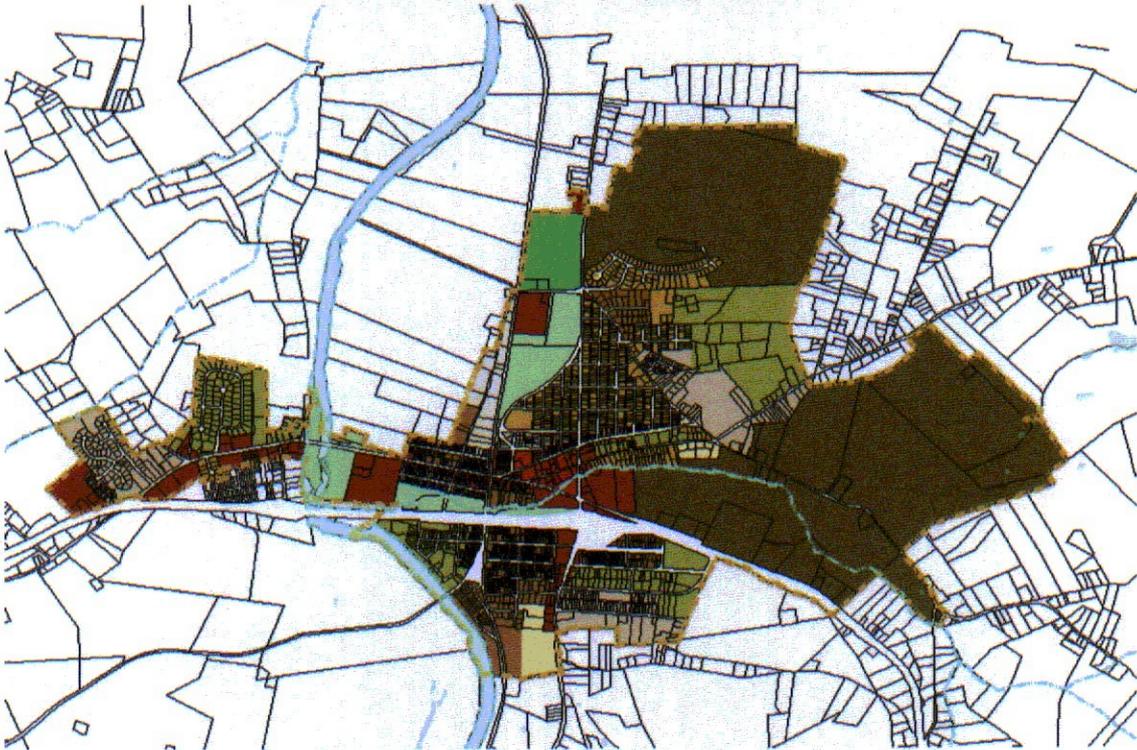




TOWN OF ELKTON



COMPREHENSIVE PLAN

2013

Prepared by the Department of the Planning Commission
and
Zoning Administrator
Charlotte Shifflett

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Town of Elkton Comprehensive Plan

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INTRODUCTION

PURPOSE OF THE COMPREHENSIVE PLAN

Role and Content of the Comprehensive Plan

This Comprehensive Plan provides a general guideline for community development in the Town of Elkton. A comprehensive plan should be a community's statement of its future goals and desires, based on realistic assessment of both current and projected conditions. The plan typically is developed under the direction of the planning commission and is a process that causes the community to look closely at itself. Essentially, the community must evaluate 1) where it is now, 2) where it wants to be, and 3) how to get there. Once completed, the plan serves as a guide from which to develop the steps or implementation measures needed to reach the stated goals.

The scope and purpose of the comprehensive plan is described in the Code of Virginia, Section 15.1-446.1:

In the preparation of a comprehensive plan the [planning] commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants.

The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be.

Such plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the commission's long-range recommendations for the general development of the territory covered by the plan..., including the location of existing or proposed recycling centers. It may include, but need not be limited to:

1. The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, conservation, recreation, public service, flood plain and drainage, and other areas;
2. The designation of a system of transportation facilities such as streets, roads, highways, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities;

3. The designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal areas, and the like;
4. The designation of historical areas and areas for urban renewal or other treatment;
5. The designation of areas for the implementation of reasonable groundwater protection measures;
6. An official map, a capital improvements program, a subdivision ordinance, a zoning ordinance and zoning district maps, and agricultural and forestal district maps, where applicable; and
7. The designation of areas for the implementation of measures to promote the construction and maintenance of affordable housing, sufficient to meet the current and future needs of residents of all levels of income in the locality while considering the current and future needs of the planning district in which the locality is situated.

The exact composition of the plan is left open to the locality, except that such topics as the following must be surveyed and studied (Section 15.1-447):

1. Use of land, preservation of agricultural and forestal land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural resources, ground water, surface water, geologic factors, population factors, employment, environmental and economic factors, existing public facilities, drainage, flood control and flood damage prevention measures, transportation facilities, the need for affordable housing in both the locality and the planning district in which it is situated, and any other matters relating to the subject matter and general purposes of the comprehensive plan.

However, if a locality chooses not to survey and study historic areas, then the locality shall include historic areas in the comprehensive plan, if such areas are identified and surveyed by the Department of Historic Resources.

2. Probable future economic and population growth of the territory and requirements therefore. The plan also must recommend methods of implementation. These can include an official map, a capital improvements program, a subdivision ordinance, and a zoning ordinance and map.

Development of the Plan

The plan is developed by the planning commission, which then forwards it to the governing body for official approval. At least two public hearings must be held, one when the planning commission considers the plan and another when the governing body considers it (unless these hearings are held jointly).

The Code specifies that the community must review its Comprehensive Plan every five years. In the interim, amendments may be made to the plan, following due public notice and a public hearing.

Legal Status of the Comprehensive Plan

Once the plan is adopted by the Town Council, development proposals can be approved or disapproved based on whether they are compatible with the plan. It also is the document on which other, more specific planning documents, such as subdivision and zoning ordinances, a capital improvements plan, and the official land use map, should be based.

The Code of Virginia states in Section 15.1-456 that a comprehensive plan adopted by the governing body of a locality "shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless such feature is already shown on the adopted master plan ... no street or connection to an existing street, park or other public areas, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the local commission as being substantially in accord with the adopted comprehensive plan or part thereof."

PAST PLANNING EFFORTS

This is Elkton's third comprehensive plan. The first plan was developed in 1977 as part of the overall Rockingham County comprehensive plan and included the area surrounding Elkton. It was produced by county staff with the help of an Elkton Area Citizens' Committee. The 1977 plan consisted of two parts: 1) Existing Conditions: Background for the Comprehensive Plan and 2) the Comprehensive Plan, including land use recommendations for specific areas.

The 1977 plan was very detailed and thorough. To the extent that certain natural features such as soils have not changed over this time, the 1977 Existing Conditions section will remain the most detailed source of information. However, because the 1977 plan was developed by the County and covered a significant area beyond the Town limits, these sections have been summarized and tailored to include only the Town itself. New information, such as the DRASTIC mapping, also has been incorporated.

Other past efforts included the revision of the Town's zoning ordinance (adopted in 1990), and the revision of the Rockingham County Comprehensive Plan, which was adopted in December 1993.

Our Second Plan was published in December 2006 and contained the following highlights:

1. Area Growth Maps were redrawn to reflect the current population statistics and the annexation of property in 2004. In addition, projections were forecasts with maps displaying the long range growth of the area through 2026.
2. Chapter 11 was written and identifies "Goals"; both long and short terms.

This revision will be our third publication and contains new information on "Housing Inventory". This document was implemented to define specific details about the type of housing existing in each zoning district. It ties in with the Comprehensive Plan when issues arise and decisions are made relative to rezoning requests.

CHAPTER 1 HISTORY

HISTORY OF THE ELKTON AREA

Early Settlement

The Elkton area was one of the first in the Shenandoah Valley to be settled by colonists. Before the 1700s, migratory Indians ranged throughout the Valley and were its only human inhabitants. In the 1700s, European settlers began branching farther westward. General Alexander Spotswood and the Knights of the Golden Horseshoe crossed the barrier of the Blue Ridge Mountains in their famous 1716 expedition and claimed the area for Great Britain. They apparently crossed at Swift Run Gap, so their first views of the Valley would have been of the area near Elkton.

The first influx of settlers to the Valley, however, were German immigrants, who followed the Valley south from Pennsylvania. Adam Miller (Mueller), born in 1703 in Shreisheim Germany, is credited with establishing the first permanent settlement in the Shenandoah Valley. He settled first north of Elkton near the Rockingham County-Page County line in approximately 1726, but later moved to the banks of the Shenandoah River near the current Town. His cabin was still standing in 1958. Miller lived until 1783 and his descendants held the homestead well into the twentieth century.

The Millers and two other families, the Harnsbergers and the Kites, each held large land grants near Elkton. For several generations, there was not much additional settlement in the area. William Kite's land grant contained what is today the center of Town. The Millers held the land to the north and the Harnsbergers to the south. The Harnsbergers, originally from Switzerland, were living in the area by 1751. The Kites also were an influential family. The land grant to William Kite was dated 1801 and contained the Lithia Springs, which are still owned by descendants and serve as a partial water source to the Town.

Growing Settlement of Conrad's Store

It was not until 1821 that there were enough settlers to warrant building the Elk Run Liberty Meeting House. By the mid 1800s, the area was called Conrad's Store. The store was run by

Stephen Conrad, who had married a descendant of Adam Miller. This two-story log building still stands on business Route 33, at the corner of Shenandoah Avenue and Spotswood Trail.

The settlement received its first post office in 1866. Called Roadside, it stood just east of the current Town limits. From 1870 to 1880, the post office was called Elk Run. Finally, in 1881, the name was changed to Elkton.

Early Business and Industry

The Shenandoah River was the early transportation route. Boats carried goods down the river to Georgetown or to Harpers Ferry. These boats, typically 9 1/2 feet wide and 76 feet long, would be sold for lumber at the end of the trip and the crew would walk home. The last known boat trip from the area was in 1889.

Milling and tanning were two prominent early industries. From approximately 1841 to 1869, a tan yard was operated on Elk Run. The tan yard, built by Will Kite, was destroyed by Union troops in 1864 but rebuilt the next year.

Conrad Kite, son of William Kite, operated a woolen mill just outside the current town limits on the western banks of the Shenandoah River near the bridge. This mill manufactured uniforms for the Confederate forces. In 1866, Dr. S.P.H. Miller operated a sawmill on the banks of the river near the bridge.

In 1870, a terrible flood caused much damage in Elkton. The following year, John Cover, from Philadelphia, Pennsylvania, started a tannery that became the Town's first major industry. The tannery stood on Rockingham Street. It was expanded in 1917 and a year later was processing 300 hides a day and employing 200 people. It was sold to Continental Shoe Company in 1923, but burned in 1925 and was never operated again.

Civil War

In the spring of 1862, Stonewall Jackson's Valley Campaign brought the war close to Elkton. At that time, the settlement contained only a few homes and other buildings. In preparation for the coming battles, the Confederate army camped near Conrad's Store, with General Jackson headquartered at the Kite homestead and General Ewell at Dr. S.P.H. Miller's. Troops set up camp at a number of sites, including near the Town spring and near the current Elkton Middle School. The Elk Run Meeting House (dismantled in 1910) was used to keep prisoners.

Jackson chose this strategic location at the foot of Swift Run Gap and flanked by Massanutten Mountain because it would enable him to fend off attack from much larger Union forces, yet threaten their rear if they tried to advance south toward Staunton. Several battles were fought in eastern Rockingham County. Just before the battles of Cross Keys and Port Republic, Jackson ordered the bridge over the Shenandoah at Conrad's Store burned. After Jackson left the Valley, Union troops continued the destruction in the area, burning Kite's woolen mill, Jennings' flour mill, and numerous barns.

Like the rest of the Valley, Elkton had much to recover from when the war ended. Industrial and farming structures had been destroyed. Money and materials were scarce. Not until the coming of the railroads did new opportunities open up to the Valley.

Railroads

The railroad sparked much of the development of Elkton. Starting in the late 1860s plans were made to provide rail service from the Potomac River to Salem, Virginia. This program, however, was thwarted by the financial depression in the 1870s. Dr. S.P.H. Miller was influential in promoting the development of a railroad to transport agricultural goods and iron ore from the deposits which had recently been discovered in the area. In 1881, the line from Hagerstown, Maryland, to Waynesboro, Virginia, was opened. In 1897, the Chesapeake and Western opened track from Elkton to Bridgewater. After 1938, the service was expanded to Staunton on the old Southern Railway lines.

Springs

The Elkton area is noted for its springs. In the late 1800s, as health resorts and medicine shows became popular, people flocked to the springs. Captain H.A. Kite capitalized on the excellent waters that flowed from the spring on his property and which could now be shipped by railroad. The Elk Lithia Water Company was formed in 1891. Business faded after the turn of the century, however, and the rights to the spring reverted to the Kite family. In 1928, the Town acquired the water rights. Bear Lithia Spring, on land sold by Adam Miller to Jacob Bear, supported a hotel and provided water sold far and wide by the Bear Lithia Spring Company (1906-17), later named the Great Bear Company.

The Boom Era

The coming of the railroad brought a swarm of speculation up and down the Shenandoah Valley in the late 1800s. Development companies formed and prospective towns were laid out. Many of these "boom towns" never came to pass. Others, like Elkton, were built, but on a less grandiose scale than planned.

The Elkton Improvement Company, chartered in 1890, took as its goal the conduct of mining and business operations in Rockingham, Page, Greene, and Albemarle counties, the laying out of towns, and the establishment of governments for these towns. Largely through the diligence of the company's president, Dr. S.P.H. Miller (1835-1895), Elkton took shape. The 1890 plan for Elkton drawn by A.C. Walker contains many identifying features of the Town today, although not the entire plan was developed. For example, the plan calls for a "Riverside Park" just south of where Spotswood Avenue crosses the river. The plan envisioned a densely populated town laid out in grids punctuated by diagonal thoroughfares and accommodating the curves of the Shenandoah River and Elk Run. These tiny lots are the basis for today's tax parcels.

The 1890s saw a profusion of industries in the Town, including mills, factories, machine shops, wagon works, tanneries, and canneries. A manganese mine was operated from 1891 to 1902 approximately two miles east of Elkton. In addition, Marshall's mill, built in 1876 and powered by steam, produced everything from flour and feeds to apple butter. The mill stood on the banks of Elk Run and its mill race gave Water Street its name. The first Town newspaper, "the Elkton Index," was published in 1891.

Like many boom towns, Elkton featured a major hotel. "The Elkton," opened in 1891, was designed by the famous New York architect Stanford White and had 120 rooms. It became a popular summer resort. The opening of the Shenandoah National Park in 1936 and a new name, "the Golden Horseshoe Tavern," extended the hotel's popularity beyond the resort era. In 1941, the hotel was modernized and renamed "the Gables Hotel." It was closed in 1956 and razed two years later. The Route 33 bypass cuts through the location where this hotel stood.

Religion

The first church in the town was Elk Run Liberty Meeting House, which was open to all Christian denominations. In 1821, leaders of the community, including Henry Miller, Sr., Jacob Conrad, George Baugher, Henry Miller, Jr., and Jacob Harnsberger directed that a log building be erected

with dimensions of 30 feet by 36 feet. George Conrad, Jacob Miller, Sr., and Jacob Bear were the trustees, and Henry Monger was hired to build the building. This building became the First Methodist Episcopal Church.

In the latter half of the nineteenth century, a number of churches were established in Elkton. A second church was built on the site of the First Methodist Church in 1896 and was remodeled in 1921. The Presbyterian Church organized in 1898 and erected a building in 1899. The United Brethren organized a Sunday School in 1894 and built a church in 1910. The Free Pentecostal Church was built in 1931 and the Catholic Church was built in 1953. Mennonites had settled in the western part of Rockingham County by this time and pursued missionary service in the eastern part of the County near Elkton in 1948. As part of their mission, they built an evangelical church on Stuart Avenue.

Early Twentieth Century

When the boom ended in 1896, one citizen in particular became the driving force for continued progress in Elkton. James E. Leebrick helped to form the Bank of Elkton and was its first president and pushed successfully for the incorporation of the Town in 1908. At the time, the Town had approximately 400 residents and contained one of the Valley's foremost health resorts.

The Elkton Lithia Bottling Company formed in 1907 as a soft drink bottling company. It was the forerunner to the 7-Up Bottling Company, which operated until the early 1980s, and the current business, Flory Beverage Distributors. In 1921, the Maryland Company opened a garment manufacturing company, which later became the major employer Blue Bell. In the early 1920s, Water Street was known as "tenpin alley" because of the tenpin alley and pool halls operating there.

In April 1922, a fire destroyed most of the Town's business district. In the aftermath, it was clear that the water system, which had proved inadequate for fighting the fire and would not support much more growth, needed to be improved. In November 1923, the Town issued \$35,000 in bonds to purchase the water rights from Elkton Lithia Water Company and improve the water system. In 1925 another terrible fire struck, this time taking the tannery that was Elkton's major industry. Elkton's volunteer fire department was formed in 1927.

In 1930, construction on Route 340 was completed to Elkton. The dedication of the Shenandoah National Park in 1936 brought Franklin D. Roosevelt to Elkton.

In 1941, Merck and Co. located a plant just south of the Town and has been a major employer for the area ever since. East Point Turkey, Inc. was established in Elkton in 1944 by Chester Housh. This local venture was a harbinger of what was to become the major industry for Rockingham County. By 1957, East Point was growing 500,000 turkeys annually. In 1956, Elkton Milling Co. moved into new quarters in the first fully pneumatic equipped flour mill in the country. This mill had a long history in Elkton, starting across the river as Marshall's woolen mill. It was converted to a flour mill after the Civil War. In the 1920s and 1930s it was run by E.P. Louderback, who also ran a small milling operation in Town beside the railroad. In 1956 the two operations were combined into the new building in Town.

Civic and Cultural Events

From 1909 to 1912, Elkton held an annual Athletic Field Day, with participants from the surrounding counties. A wild melee during the 1912 events caused the demise of this competition, but the event was reborn later as a carnival-style Field Day. In 1958, the Elkton Golden Jubilee was held to celebrate the Town's 50th anniversary of incorporation. Singer Patsy Cline, who spent part of her childhood near Elkton, was the Grand Marshal of the parade. Similar celebrations were held in 1976, for the Bicentennial, and in 1983 (Elkton's Diamond Jubilee).

Elkton Historical Society

The successor to the Diamond Jubilee Committee sponsors such events as the annual Elkton Horse Show. Proceeds from the Horse Show go to the renovation of the Miller-Kite House. In addition, the Miller Kite Museum is open for tours on weekends.

Elkton Welcome Center Committee.

In 2008 the Centennial Committee held a 100 year anniversary with events honoring the Town's birthday throughout the year. The Centennial Committee has since reorganized and is known as the Elkton Welcome Center Committee.

Blue Ridge Garden Club

Blue Ridge Garden Club, organized in 1963 and chartered in 1964, is a member of the Virginia Federation of Garden Clubs, Inc. and the National Garden Clubs. It is a non-profit

organization and its purpose is to provide youth and adult education resources and opportunities for its members, to promote the love of gardening, floral and landscape design, civic and environmental responsibility. This is accomplished through the following major areas of interest: floral designing, horticulture, community service and environmental conservation. Each year the club plants forty flower containers that stand on the sidewalks throughout downtown Elkton. The club also dedicated a Blue Star Memorial Byway Marker at the BB&T Bank in honor of, and to honor, all our military personnel.

Elkton Area United Services (EAUS)

Elkton Area United Services (EAUS) is a comprehensive social service agency serving eastern Rockingham County since 1972. Through its programs EAUS provides assistance with housing, utilities, food, education, transportation, and aid to stranded travelers, senior citizen activities and a joyful holiday season. EAUS tries to develop programs where a need exists and tries to meet the needs of an ever-changing community.

EAUS programs include: Emergency Assistance, Food Pantry, Meals on Wheels, Holiday Cheer, Travelers' Aid, GED Classes, Back to School, Reading Rules!, Senior Citizens and Treasures for Everyone Thrift Store. The organization is supported primarily from community donations, "Treasures for Everyone" thrift store proceeds, and a United Way of Harrisonburg and Rockingham County Community Impact Grant. Donations may be mailed to EAUS, P.O. Box 383, Elkton, VA 22827.

Elkton Lions Club

Sponsored by the Harrisonburg Lions Club

Elkton Lions Club held its charter meeting on March 24, 1942, at The Gables Hotel. The seventeen members were welcomed by Lion Stuart G. Aldhiser, president of the sponsoring club, and addressed by District Governor Lion Herman A. Cooper.

A gift of an official gong was presented and is still in use. After 67 years, the organization continues serving the local community with emphasis on sight and hearing, as well as furnishing support for youth activities.

The Elkton area gives solid support to Lion sponsored activities and generously donates to fund raising attempts. They hold White Cane Days and take part in the October Elkton Festival Days by cooking brown beans in an open pot and selling brooms year round.

Elkton Progressive Improvement Committee (EPIC)

EPIC (Elkton Progressive Improvement Committee), formed in 1987 to improve the image and quality of life in Elkton. EPIC is excited to celebrate 25 years of events that promotes a positive image of the Town of Elkton. Each year EPIC hosts four events: The Elkton Greater Open Golf Tournament (First Sunday in June), Autumn Days Car Show (Second Saturday in October), Annual Autumn Days Arts and Crafts Festival (Third weekend in October) and the Holiday Home Tour (First Sunday in December). All proceeds go directly back to the town through these projects. EPIC always welcomes new members.

EPIC takes great pride in the many accomplishments such as Fort Stonewall "Kid's Castle" Playground., a quarter mile walking trail and picnic shelter, "Welcome to Elkton" signs, An Honor/Memorial stone wall that encircles the top of main park, just to mention a few. Our group works hard to promote our motto and works well with the many other organizations in our town.

Elkton Ruritans

The local [Elkton Ruritan Club] was chartered November 13, 1973 with 28 members. Club projects include flag displays, adopt-a-highway, student scholarships, a weather reporting station, donations to area fire and rescue squads, and crisis support for some local residents. The club also supports the Eagle Scout program as well as local Boy and Girl Scout troops. Financial support is also provided for the Spotswood After Prom Party, Elkton Little League, E.A.U.S., and the Elkton Area Community Center.

Junior Order of United American Mechanics

The number 1 priority of the Junior Order of United American Mechanics is to furnish baseball fields for the Little League; In addition, they donate funds to other charitable organizations and perform various services in the neighborhood in support of other organizations, and join with other state orders to present scholarships to deserving students. The special events held annually for fund raisers are the Annual Field Day Event, Spring/Fall Festivals & Flea Market

Neighborhood Watch

Our goal is to provide the citizens with a system that can be used to increase their safety and security. It is designed to increase crime and drug prevention awareness. To send a message, that neighborhoods are organized and fighting back. The program focuses on issues and causes of violence in our community. The program promotes positive alternatives and the utilization of available preventive and counseling programs, to make our community a safer and better place to live.

Veterans of Foreign Wars of the U.S.

GOODEN BROTHERS V.F.W. POST 9292 CHARTERED March 14, 1947

This organization constructed a Memorial in Stonewall Park to honor fallen heroes of WW II and keep an American flag flying at all times. They join with the Neighborhood Watch Committee and hold a memorial service each year on November 11th to commemorate Veterans Day.

DEVELOPMENT PATTERN OF THE TOWN

In the earliest period of its settled history, the Elkton area was a sparsely populated farming community. Early industrial activities such as flour mills, sawmills, and tanyards were located on the banks of the river or Elk Run.

The Town itself was laid out in 1890. The major thoroughfare (Spotswood Avenue) paralleled Elk Run, with smaller streets in tight grid patterns. Terrace Avenue and other features also are recognizable today, although much of the plan never came to fruition. In general the street pattern has held, but the tiny lots that were platted have been combined into varying sized lots for actual construction. Throughout the Town, original farmhouses can be identified among the more recent suburban development. The early platting of streets probably aided in this gradual infill, so that streets contain houses of a variety of ages.

Many of the buildings of downtown date from around the turn of the century when Elkton became an incorporated town and experienced its boom era. Early twentieth-century commercial buildings line the streets of the downtown. These primarily two-story frame and brick buildings reflect the growth of the Town in this period and are essential for maintaining a sense of the downtown core. A number of row houses on Wirt Avenue also are good examples of this period. The central business district has been susceptible in the past both to fires and to flooding, so that many buildings have been destroyed.

The older residential districts, particularly the Fourth Street area, have a good variety of late nineteenth and early twentieth century homes. More recent development projects, particularly apartments, have been constructed across vacated streets and so have deviated from the 1890 town plan.

In January 1977, the Town annexed 331.94 acres north of town, including 304 acres called Elkwood. Several streets of suburban-style residences have been built, but the bulk of the annexed area remains undeveloped. The 2010 Census Bureau recorded the population of Elkton as 2,726.

Notable growth factors near Elkton include the Merck plant, which continues to be a dominant employer, the Adolph Coors plant, and Massanutten resort. Today, the Town is primarily a bedroom community, as residents can commute easily to nearby Merck and Coors, as well as to Harrisonburg, Waynesboro, and Charlottesville.

Many of these growth changes have put pressure on the downtown as the traditional retail center of Town. The intersection of Routes 33 and 340 now is a busy hub for businesses. In addition, the construction of two shopping centers nearby, one just inside the town limits (1978) and the other west of Town (1988), as well as the regional Valley Mall in Harrisonburg, all have provided competition to the downtown businesses.

While the bypass improved traffic flow through the county, it reduced the Town's visibility and opportunity for travel trade. The 1976 Comprehensive Plan projected that the Town of Elkton would have between 4,000 and 9,000 residents by the year 2000. Although Elkton outpaced the growth rate in the rest of Rockingham County in the last decade, the Town's population remains far short of this projection. In the 2000 census, Elkton had 2,042 residents. In 2004, the Town of Elkton annexed 790 acres, which added approximately 770 residents. Since 2004, the Taylor property on Mt Pleasant Rd was annexed into town boundaries and covers 17.34 acres. In July 2010, the Town of Elkton took in the Downey Knolls Sub-Division through a boundary line adjustment for a total of 9.049 commercial acres, 30.64 acres in residential and 15 acres in agriculture. The total new acreage is 72.49 acres and makes a total of 0.11 additional square miles.

The borders of Elkton do not fully reflect these development patterns. The southeastern boundary in particular is not immediately obvious, as the Town limits do not include the developed areas east and south of the Route 33 and Route 340 intersection that are similar to the other quadrants in density and type of buildings.

CHAPTER 2 NATURAL FEATURES

LOCATION

The Town of Elkton is the primary settlement in northeastern Rockingham County. Located approximately 14 miles east of the City of Harrisonburg, the Town lies on the eastern bank of the South Fork of the Shenandoah River and straddles the junction of primary highways 33 and 340. Route 33, the main east-west artery through Rockingham County, crosses the Blue Ridge Mountains just east of Elkton and provides the Town good access to the City of Charlottesville, 38 miles southeast, as well as to Harrisonburg. Route 340, also a major road, connects Elkton to Page County to the north and the City of Waynesboro to the south.

Elkton lies at the junction of two rail lines. The Norfolk and Western (N & W) Railway (now part of Norfolk Southern but operated as an independent railroad) runs north and south through the western half of Town, adjacent to the river. The Chesapeake Western Railway (CHW) crosses the river near Elkton, intersects the N & W tracks near Roland Avenue and Fifth Street.

GEOLOGY

In geologic terms, the Town lies on a valley landform, part of the Valley and Ridge Province, which in turn is part of the Appalachian Valley topographic province. The Town is underlain by sedimentary rocks. Most of the Town lies on Elbrook Dolomite, a thick-bedded dolomite (estimated thickness 3,000 feet) with beds of blue limestone and some shale. Although there are a few strong outcrops near Town, much of this belt is covered by alluvial deposits of sand and gravel. These formations contain solution channels that are potentially good aquifers.

The eastern edge of Elkton lies on the Rome (Waynesboro) formation, approximately 1,700 feet deep and consisting of red and brown shale and some sandstone and limestone. The western edge of Town abuts a Conococheague limestone formation, a thick-bedded bluish limestone (typically 2,500 feet deep in Rockingham County) with some dolomite and sandstone.

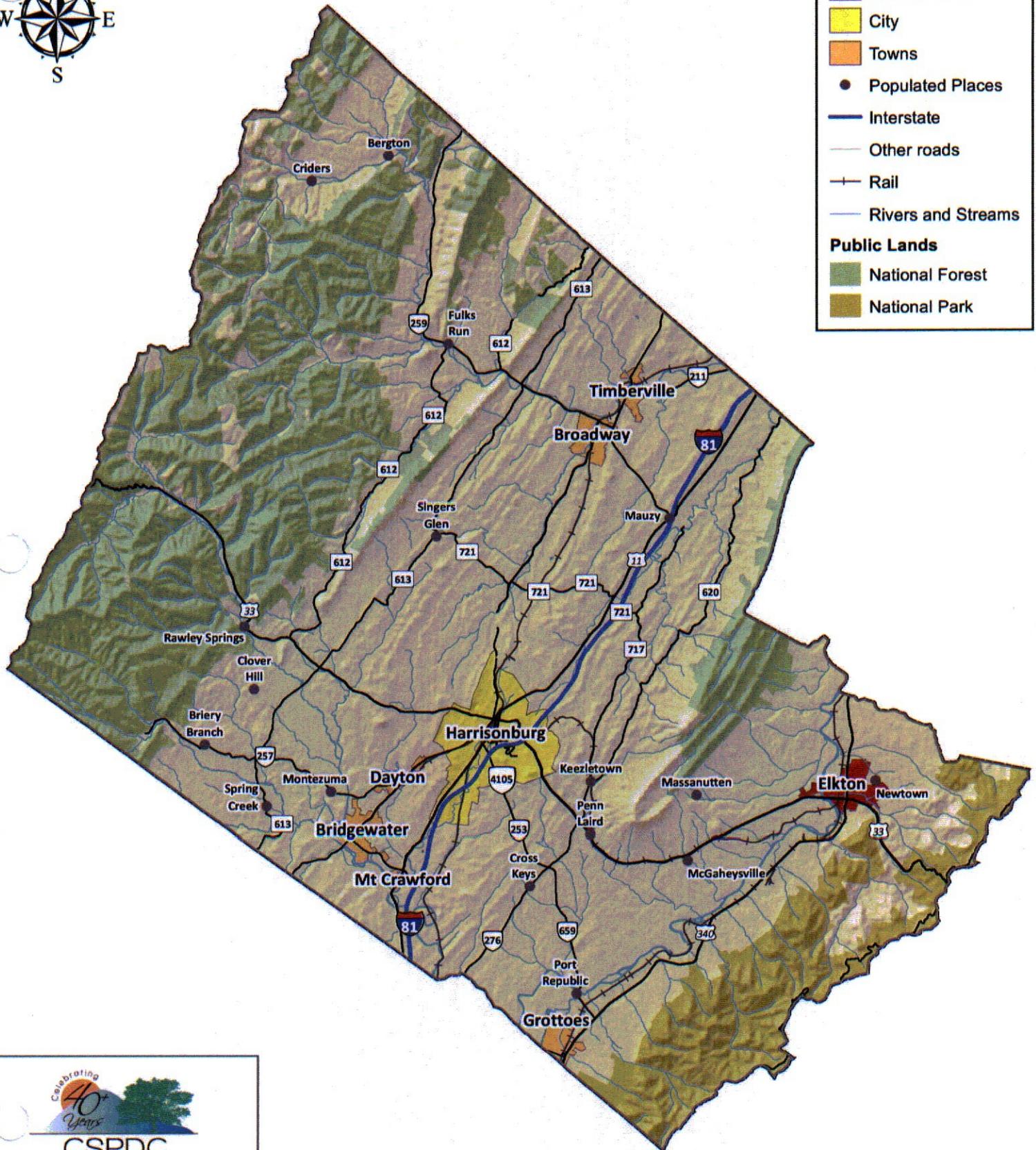
Geology influences land use planning primarily in three areas: mineral resources, geological hazards, and groundwater resources. Each of these aspects is discussed below.

Town of Elkton

Area Map



-  Town of Elkton
-  City
-  Towns
-  Populated Places
-  Interstate
-  Other roads
-  Rail
-  Rivers and Streams
- Public Lands**
-  National Forest
-  National Park

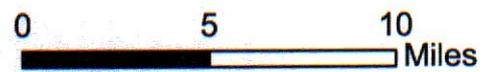


CSPDC

Central Shenandoah Planning District Commission

Sources: Town of Elkton, Rockingham County, CSPDC, Commonwealth of VA, and USGS. For planning purposes only.

Map prepared and produced at the Central Shenandoah Planning District Commission (June 2012)



Mineral Resources

The geologic formations near Elkton have attracted mining companies in the past, although no mines are being operated now. Fox Mountain Mine, 3.5 miles northeast of Elkton, opened about 1836 and was in the height of production in the 1880s. The mine was the largest producer of iron ore in the area. Hanse Mountain, one mile south of Town, supported several manganese mines between 1888 and 1915. Luck Stone, Inc., operates a quarry for crushed stone and agricultural stone at a site approximately three miles northwest of Town. Copper mineralization occurs southeast of Elkton, but it is unknown whether it would warrant mining.

Geological Hazards

Because Rockingham County is in an area underlain by soluble rock (limestone and dolomite), sinkholes and caves are common. This "karst" topography carries three types of potential problems: sinkhole subsidence, in which the void created by the dissolution of the bedrock causes a gradual or sudden collapse of the surface materials; 2) flooding, if the sinkholes, which provide drainage to underground streams, become plugged; and 3) pollution, because any materials deposited in the sinkhole can enter the groundwater system undiluted through the underground drainage routes. Neither the geology map nor the U.S. Geological Survey map shows sinkholes near Elkton, but research for the previous Comprehensive Plan (map entitled "Soils: Septic System Limitations," September 1975) indicates a wide band of sinkholes on the western bank of the river across from the Town as well as a few sinkholes within the Town limits.

No faults are delineated in the immediate vicinity, although there is an approximate fault noted above Elkton Spring near Dolly's Knob, a sharp peak north of Route 33 just east of Town. A fault can potentially carry pollution into the groundwater.

CLIMATE

The climate of Rockingham County, and hence Elkton, is moderate. Daytime temperatures average approximately 80 degrees (F) in the summer and 42 degrees (F) in the winter. The average temperature is approximately 54 degrees (F). Temperature extremes in the cold season range from highs in the mid-70s to lows of approximately -16 degrees. Extremes during July and August range from 100 degrees to less than 45 degrees. The growing season averages approximately 166 days, with the last frost usually occurring near April 30 and the first frost occurring near October 10. May 25 and September 21 are the record frost dates.

According to a 1988 planning bulletin prepared by the Virginia State Water Control Board, prevailing winds in the Valley are southerly to northwesterly at an average velocity of 10 mph. Storms, however, can bring wind velocities of 80 mph.

The Elkton area, because of its proximity to the western edge of the Blue Ridge Mountains, receives significantly more rainfall than the county as a whole. Elkton's average annual rainfall is approximately 45 inches, compared to 35 inches annually for the county.

TOPOGRAPHY

Elkton is fairly flat compared to many settlements in the Valley region of the state. Most of the Town is flat and low, ranging from approximately 920 feet along the banks of the Shenandoah River to a high point of 1,168 feet at Elkwood. The other area of definite slope is along Terrace Avenue which, true to its name, runs along a bluff overlooking the park and the fields by the river. Almost all of the area west of Route 340 is both below 1,000 feet and less than 8 percent slope. Newly annexed areas to the East have slopes greater than 25 percent.

In the immediately surrounding area, Hanse Mountain directly southeast of Elkton has very steep slopes and rises to a height of 2,153 feet. The area south of Route 634 would be prohibitively steep to develop and the peak of Hanse Mountain itself lies within Shenandoah National Park.

Otherwise, slope by itself would not hinder development. The river lies within a flat area, and the slopes rise fairly gently away both to the east and west along the Route 33 corridor.

HYDROLOGY

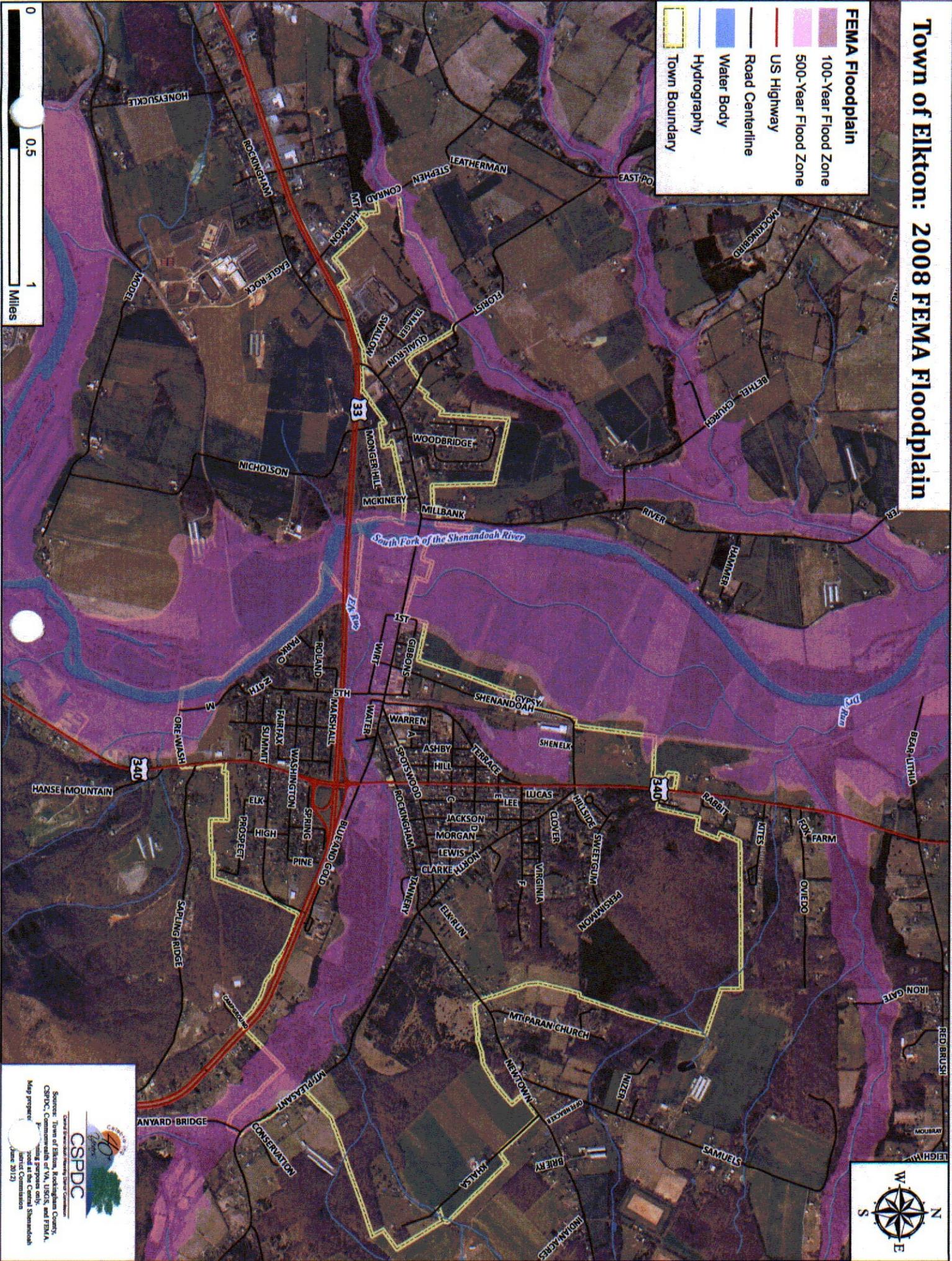
Floodplains

Several sections of the Town of Elkton lie within the 100-year floodplain as delineated by the new map for (FEMA) *Federal Emergency Management Agency* completed in 2007. According to the map, flooding from 100-year or greater storms could bring flood waters from the creek into almost all of the area between the Rt. 33 Bypass and Spotswood Trail west of the N & W Railway and into the back yards of the houses and businesses on the south side of Rockingham Street.

Town of Elkton: 2008 FEMA Floodplain

FEMA Floodplain

- 100-Year Flood Zone
- 500-Year Flood Zone
- US Highway
- Road Centerline
- Water Body
- Hydrography
- Town Boundary





 CSPDC

Sources: Town of Elkton, Shenandoah County, CSPDC, County of VA, USGS, and FEMA.

Map prepared by the Central Shenandoah District Commission

June 2012

The Shenandoah River floodplain stretches along the western corporate limits. Elk Run and Shenandoah River share a common floodplain near the Town limits. The worst flooding occurs when both streams overrun their banks. Generally most of the flooding occurs from Elk Run, which is susceptible to intense, short-duration storms that cause rapid runoff from the steep slopes at the stream's headwaters.

The 1985 flood caused major flooding from the River, just as identified by the map, but not very much flooding from Elk Run. One factor is the Route 33 bypass. The new roadbed improves the flow of Elk Run into the river and lessens its potential to back up into the Town.

Drainage

Elkton lies within the drainage basin of the South Fork of the Shenandoah River. A portion of the Town drains directly into the river, but most of it drains into the tributary of Elk Run, which joins the river at the Town limits.

Drainage and sewage normally are designed on the basis of watersheds. Sewers are most efficient when they are contained within a given watershed to allow gravity flow throughout the system. A slight drainage divide parallels C Street from the eastern edge of Town and then cuts north along Rt. 340. This divide is too slight to pose serious problems for the design of drainage and sewage systems. The Elkwood property lies north of this divide but the sewage is pumped back to the Town system for treatment. Likewise, the Town supplies water through the well to the Elkwood area.

Drainage improvements and erosion and sediment control must be sized to handle all upstream runoff. If drainage is too slow, flooding can result. Conversely, if water drains too fast, serious erosion can result from the increased momentum and pollutants can be borne into surface waters. Runoff is especially a problem on large areas of impervious surfaces.

The U.S. Environmental Protection Agency (EPA) in November of 1990 issued regulations to control discharges of storm water. These regulations do not apply to towns.

The Virginia Erosion and Sediment Control Law, adopted in 1973, requires all localities to administer programs to reduce sedimentation of streams, basically through regulating land-disturbing activities associated with urban construction. Rockingham County administers the program for Elkton.

The Town has major problems with inadequate drainage and storm water runoff, particularly in the areas of Stonewall Memorial Park, Spotswood Avenue from North Street to Stuart Avenue, and the downtown. The

Town has completed many drainage improvement projects in the last 15 years, including the recent installation of a pump in the Park to help pump out excess water, but more remains to be done.

Water Resources

Quantity

Elkton is blessed with a plentiful supply of water. The Town lies on alluvial soil of the Central Valley Province, which generally coincides with the areas of highest groundwater potential in Rockingham County and one of the best groundwater-producing areas in Virginia west of the Coastal Plain. This high quantity of groundwater is caused by the geology of the area, namely the wide band of alluvial and terrace deposits of gravel and sand that mark the past and current floodplains of the Shenandoah River. These sediments receive great amounts of runoff from the steep Blue Ridge Mountains and also infiltration from the river. In effect the land flanking the river as it courses through the County acts like a large sponge.

Wells in Elkton and vicinity generally are from 100 to 200 feet deep and yield small to moderate supplies of water. Wells with large yields have been drilled south of Elkton at the Merck plant, with depths varying from 70 feet to 330 feet.

There are four springs in the Elkton area: 1) Mundys Spring (flow undetermined) near Rt. 602, 2) Bear Lithia Spring (100 gallons per minute) west of Rt. 340, 3) Samuel Spring (flow undetermined) on Rt. 340 south of Town, and 4) Elk Lithia (or Kite) Spring just east of Town. Bear Lithia is a public water source donated by Coors to the County.

In 2003 Rockingham County donated Bear Lithia Springs to the Town. It is now a source of revenue with approximately 1,000,000 gallons per month being pumped and used in area households and on farms to water livestock.

The Town of Elkton draws its water from two drilled wells. The first well located in Stonewall Memorial Park, was dug in 1965 and utilizes a 30-horsepower vertical turbine pump, which discharges into an eight-inch main for distribution. The well is operated continuously to overcome an additional problem, the collection of sand and fine colloidal matter. According to the Shenandoah Water Supply Plan developed by the State Water Control Board in 1986, continuous operation at a rate less than 220 gallons per minute prevents major sand and silica problems. This results in a dependable yield of 0.316 gallons per day.

A new well referred to as *Elkwood I Well* was connected in 2010 and is being used as a primary source of water for the town. *Reference Chapter 9, Community Facilities-page*

Elkwood Well No. 1, is located in a wooded area at the rear of the Elkwood Subdivision on the north side of Town, is operated with a 30-horsepower pump and discharges into a twelve-inch main for distribution. During draw-down testing, the Town found that this well could potentially provide 800 gallons per minute. However, due to electricity limitations on site, the well produces approximately 300 gallons per minute and is operated based on the level of the Town's one million gallon reservoir located on the East end of Town. Town staff monitors the water level and operates this pump when necessary. At the current pump rate, the well yields approximately 0.432 million gallons per day.

Quality

Most of the groundwater in Rockingham County is generally of good quality, with only isolated problems. Hardness is a widespread characteristic, but Elkton's water appeared to be below the county mean, measuring as only relatively hard in a 1976 Rockingham County Groundwater study by the State Water Control Board. As described further in the Community Facilities chapter, the water pumped from the well contains sand and silica particles.

SOILS

Urban uses of land are affected by the soil characteristics of permeability, structural conditions, and depth to bedrock. Of particular concern is suitability for septic systems, although this is not as important in areas served by public sewer. The 1975 planning map "Soils: Septic System Limitations" for Elkton based on soils data shows the Town as an oasis of slight and moderate limitation bounded by areas of severe limitation. Within the Town, these severe limitations generally reflect the floodplains of the river and Elk Run.

The area receiving a rating of "slight" limitation contains the portion of Town that is west of the Norfolk and Western Railroad, plus a small wedge of Rockingham Street and Spotswood Avenue. Much of the downtown is on the best soils in the area in terms of septic suitability.

For information on specific sites, the U.S. Soil Conservation Service Soil Survey for Rockingham County should be consulted or a field test undertaken. In general terms, however, as indicated on the soils map, development limitations due to soil characteristics within the Town limits are as follows:

Moderate Limitations for Development

- southeast of Terrace Avenue and north of Spotswood Avenue
- western section of Town, west of the Norfolk and Western Railroad tracks and south of the U.S. 33 bypass

Severe Limitations for Development

- northwest of Terrace Avenue in the parks
- land adjacent to Elk Run

The most dominant soil type in the Town limits is Unison fine sandy loam (71B2), which is gently sloping and well drained. This soil is moderate in terms of permeability, water capacity, shrink-swell potential, and erodability. Surface runoff is medium. Natural fertility and organic matter tend to be low.

Permeability rates that are unacceptable for septic tanks are a severe limitation for development unless a public sewer line is available. Also, most soils with slow percolation rates carry a shrink-swell potential that makes them poor sites for construction. Much of the land surrounding Elkton is unsuitable for septic systems. This makes development potential partially reliant on sewer service.

DEVELOPMENT CONSTRAINTSSlopes

Few areas in Town have slopes severe enough to limit development. Elkwood is the steepest area.

Drainage

Elkwood's location entails minor obstacles for providing water and sewer for development. The Town's susceptibility to major flooding increases the importance of effective storm water management, floodway protection, and sediment and erosion control.

Floodplains

Elkton has severe potential for flooding. Much of the traditional downtown is susceptible to 100-year floods, as are the areas along Elk Run.

Sinkholes/Faults

No areas within the Town limits have been identified as having geologic hazards such as sinkholes or faults. These formations are indicated, however, in certain locations in the surrounding area.

Soils

Most of the area in Town carries moderate limitations for development based on soil characteristics. The floodplains carry severe limitations, as do some areas surrounding the Town.

Springs

Elk Lithia (Kite) Spring serves as a backup water source for the Town. Potential for pollution of this spring should be considered in land use decisions in the surrounding area.

CHAPTER 3 CULTURAL/RECREATIONAL RESOURCES

HISTORICAL SITES

Elkton has a number of historic buildings dating from the early 1800s to the early twentieth century. The oldest buildings are two antebellum houses and Conrad's Store, which dates from 1845-60. These buildings attest to the period in Elkton's history when the area was a sparsely populated farming community. During the Civil War, the Jennings House (Town Hall) served as a hospital, while the Miller-Kite (now being restored by the Elkton Historical Society) was Stonewall Jackson's headquarters. There has been renewed nationwide interest in the Civil War battlefields in the Shenandoah Valley. The nearest battlefield with tourist facilities is located in New Market.

Elkton's downtown has a variety of older buildings, most of which were constructed before World War II. The commercial buildings range in style from mid-to-late Victorian to Art Deco or Moderne. In 1992, Elkton was designated a Virginia Main Street Community, which demonstrates its commitment to building on the historical and economic value of the downtown.

Many buildings were destroyed in the fires of 1922 and 1925 and to make way for modern development. Among the latter are the Blue and Gray Hotel and the Hale building. Also lost are physical examples of the Town's industrial past. The tanyard and the mills on Water Street and on the west side of the river survive only through the names of roads.

The Town has not undergone an architectural survey sponsored by the Virginia Department of Historic Resources (VDHR). Many of the older buildings, particularly the downtown commercial structures, have not been inventoried. The buildings currently on file with the VDHR are listed below.

216-1 Miller-Kite House: Dwelling/Museum: 1827 2-story brick I-house with rear ell. Built for Henry Miller, Jr., with carpentry and joinery by Rockingham craftsman Samuel Gibbons. Interior decoration illustrates German decoration popular in area. Military: headquarters of Stonewall Jackson in 1862. Listed on the National Register of Historic Places.

216-2 Conrad's Store: Store/dwelling: 1845-60 2-story log, 2-room store; gable end entry, gable roof, remodeled into dwelling; some original finish; late ell addition.

216-3 Elkton Library (Jennings House): Dwelling/Town Hall: 1850s 2-story plus basement, 5-bay Italianate design; remodeled into town hall & library, porches added to back. Military: hospital during Civil War.

216-4 Blue and Gray Hotel (destroyed): Hotel: late 19th century, 3-story frame, common local form for late 19th century. Rectangular building with long side along the road and full 2-story porch (Razed).

216-5 Hale Building: Store: 1890s 2-story brick burned in 1920s-30s; divided into 2 stores typical of late 19th early 20th century commercial architecture (destroyed because in path of highway).

216-6 Kite Mansion Dwelling: Completed in 1948 as the residence of Edwin Kite family. The house was built as a replica of Williamsburg mansion with large columns, exquisite chandeliers, and imported stone for the fireplaces.

(Source: Virginia Division of Historic Landmarks, The Valley Regional Preservation Plan: Evaluation of Architectural, Historic, and Archaeological Resources in Rockingham County, Virginia, 1985)

Adam Miller is recognized as being the first permanent white settler to locate in the Shenandoah Valley. The Adam Miller house is still standing on Rt 340 in the northern most Town boundary. Elkton Welcome Center members recently placed an obelisk memorial in the Elk Run Cemetery located on the eastern side of Town to commemorate what is rumored to be the final resting place of Adam Miller.

Stonewall Park 9/11 Memorial.

The Town of Elkton erected two memorials at Elkton Middle School and Stonewall Memorial Park, honoring and memorializing individuals involved in the 9/11 attacks. The steel beams in the memorials actually came from the World Trade Center Towers. Citizens are honored to have a piece of history in their town,

Stonewall Park Veterans Memorial

The Veterans of Foreign Wars was constructed in honor of WW II soldiers killed in action. It is the site where the Neighborhood Watch Group holds the Veteran's Day program annually on November 11th.

Because of the lack of a complete survey, these should not be taken as the only buildings worthy of recognition.

RECREATIONAL SITES

Town Parks

Elkton has an extensive park below Terrace Avenue (Stonewall Memorial Park). This park serves well for area athletic events. In addition to baseball and softball diamonds, it contains bathrooms, a picnic shelter, tennis courts, and "Fort Stonewall" playground. The town has purchased undeveloped land situated east of the town limits for future recreational facilities.

There is much potential for additional smaller parks to be developed. For example, a waterside park could be made on Elk Run Creek on 4 acres owned by the Town near Shenandoah and Wirt. The triangle formed by Rockingham Street and Spotswood Trail or some other site also might be used as a park for pedestrian's downtown.

Stonewall Riverside Park, deeded to the Town by Merck and Company, is on the southwestern side of Town.

A new pocket park is located along Spotswood Trail in the general business area. This piece of property was deeded to the Town via a land swap by a local business that was in need of additional parking in another area of Town. More recently, the local BB & T Bank donated the property on the opposite side of Elk Run to the Town. The park has been embellished by placing park benches, picnic tables, landscaping, flowering shrubs, and decorative stone and is now open to the public.

Shenandoah River

The Shenandoah River, which forms the western border of Elkton, provides exceptional opportunities for recreation. Canoeing and fishing are available along its entire length. A riverfront park was envisioned in the 1890 Elkton Town Plan, but was never built. A canoe slide was built at this site. Although the Town border on Route 33 is east of the River, the Town does own additional land adjacent to the River that possibly could be developed into a park.

Shenandoah National Park

Elkton is the closest incorporated town to the Route 33 crossing of the Blue Ridge Mountains. The Shenandoah National Park lies directly southeast and east of Town. Both the park and the Skyline Drive, sited along the ridge top to provide panoramic views, are national draws, particularly as one of the closest recreational spots to the Washington, D.C., metropolitan area. In the past, "tourist camps" or groups of small cottages met the demand for tourists coming to the area to experience the mountains. All of these have closed down and deteriorated over the years. Construction of a new hotel or motel in Elkton would definitely be an advantage to promote tourism, especially catering to overnight or short term visitors.

Massanutten Resort

Massanutten Mountain, a few miles west of Elkton, has been developed as a successful ski and recreational resort. The Massanutten area has extensive time share units that have been built in the last 20 years as well as a community of year around homes. Elkton is the closest incorporated community.

TOURISM POTENTIAL

Elkton's proximity to nationally recognized recreational and historic sites indicate that the Town has substantial potential to provide services to these visitors. Enhancement of the Town's own historic, cultural, and natural assets (particularly the River) would be important to this effort.

The large number of visitors using Shenandoah Park suggests that there might be a market for tourist facilities or shopping areas. Park users may need provisions for fishing, camping and other outdoor recreation. Skyline Drive tourists may desire overnight lodging or family-oriented recreation, none of which is currently provided in Elkton. Likewise, expanded shopping opportunities in Elkton might serve the Massanutten residents and visitors.

Town of Elkton: Historic Features

-  Downtown Historic District
-  Historic Architecture
-  US Highway
-  Road Centerline
-  Water Body
-  Hydrography
-  Town Boundary




Source: Town of Elkton, Rockingham County, CSPDC, Commonwealth of VA, USGS, and DHR. Map prepared by [Name] for the Joint Commission (June 2012)

CHAPTER 4 DEMOGRAPHICS AND POPULATION

The size and characteristics of the population of Elkton will greatly influence the services that will be needed. An understanding of the demographics of the Town is therefore essential to planning future demands on Town resources.

POPULATION TRENDS

Population Growth

In the past 60 years, the population of Elkton has increased 84.3 percent, from 1,050 in 1940 to 2,027 in 2003. (Weldon Cooper Center for Public Service Estimate). This growth has been sporadic rather than steady. In fact, between 1960 and 1980 the Town stayed at essentially the same population. In the recent decade, however, population surged. The Town annexed vacant land in 1977 and a substantial number of houses have been built there since. The bulk of this growth, population growth between 1980 and 1990 was 415 people or 27 percent; between 1990 and 2000 the growth was 107, a 5 percent increase. The final count taken 2000 to 2010 census figures showed an increase of 683 people or 33.5 percent. (See Table 1) pg 31. The population growth increased dramatically due to the annexation which occurred January, 2004.

As a Percentage of County Growth

In 1940, Elkton contained 3.36 percent of the population in Rockingham County. In 2000, the ratio had decreased somewhat (3.02 percent). However, after Elkton annexed land in 2004, the ratio increased to 4.01 percent. In 2010 the ratio decreased to 2.80 percent.

Population Density

According to the U.S. Census, the Town of Elkton in 2000 encompassed 1.4 square miles. This yields a population density of 1,490 persons per square mile. After annexing 790 acres in 2004, the total area of the town increased to 2.63 square miles, which, with the additional 770 residents in the annexed area, yielded a population density of 1,064 persons per square mile. In 2010 the Town of Elkton gained another .011 square mile thru boundary line adjustments making a total of 2.75 square miles, yielding a population density of 1051 persons per square mile. Rockingham County had 79.6 persons per square mile in 2000 and in 2009 an increase in population density to 80 persons per square mile.

David Kite property, which totals 17.49 acres was taken into town in 2008. In July 2010 a boundary line adjustment between the Town and Rockingham County took in Downey Knolls Sub-Division for a total of 30.64 acres. In addition Elkton Plaza West added 9.049 acres (B 2 Business) with an undeveloped 15 acres zoned as (A-Agriculture). Although the square mileage increased 0.11 percent (72.486 acres) for a total of 2.75 sq miles, the population did not increase. The David Kite property is farm land and the developer has not begun to build the proposed project known as Downey Knolls and Elkton Plaza West in the business district.

TABLE 1 POPULATION CHANGE 1940 - 2010

Census	Elkton	% Change	Rockingham County	% Change	County plus City	% Change	Planning District	% Change
1940	1,050	-	31,289	-	40,057	-	134,954	-
1950	1,361	29.6	35,079	12.11	45,889	14.6	151,265	12.09
1960	1,509	10.9	40,485	15.41	52,401	14.2	166,585	10.13
1970	1,511	0.0	47,890	18.29	62,495	19.3	186,306	11.84
1980	1,520	0.6	57,038	19.10	76,709	22.7	208,344	11.83
1990	1,935	27.3	57,482	0.80	88,189	15.0	225,025	8.00
2000	2042	5.0	67,725	9.20	108,988		258,789	19.01
2010	2726	33.5	76,314	12.7	125,228		286,781	10.8

NOTE: In 2004 the Town of Elkton took in 727 residents through annexation which accounts for a drastic increase for the 2010 census.

FACTS & FIGURES 2010 Central Shenandoah Valley Region

Source: US Census Bureau 2000 and 2010

Area Population

According to the last Rockingham Comprehensive Plan adopted in 2004, the area around Elkton is expected to experience a moderate amount of future development and population growth during the next several decades.

Population Projections

To provide an estimate of the population of Elkton in future years the Virginia Employment Commission (2006) were used. Rockingham County was projected to reach a population of 73, 899 in 2010 but the final count was 75, 962. Assuming that Elkton would maintain the same proportion of county population (4.0 percent) as it read in 2004, Elkton's population was projected to be 2,948 in 2010. With two major proposed developments on hold and a third development annexed in July 2010, the population should increase and reach former projected levels made for 2010 in the next decade ending 2020. The average annual growth rate should be approximately (1.5 percent) possibly even lower at (1.37 percent) over the next 10 year period. Excluding any annexation the population should total near 3,374 people in 2020. Rockingham County was projected to grow to 79,899 by 2020 for an annual rate of (0.8 percent); Elkton would grow to 3,187 by 2020 at the same rate.

Harrisonburg was expected to grow at 1.5 percent between 2000 and 2010, and 0.9 percent between 2010 and 2020. This yields a projected area (county and city combined) growth rate of 1.1 percent and 0.9 percent each decade. If Elkton experienced these growth rates its population would be 2,982 in 2010 and 3, 236 in 2020. This projected increase did not happen in 2010 since the two major developments never materialized.

The accuracy of this projection will depend on a number of factors. Among these are the amount of vacant land in the Town, attractions to growth both in the area and in the Town specifically additional annexations, and disincentives to growth in the area and the Town. Larger trends for the state and the country, such as increasingly smaller households, also will influence population change.

OTHER POPULATION CHARACTERISTICS**Age**

A breakdown of the age of the population of Elkton in 2009 is shown in Table 3.

TABLE 3
SUMMARY OF AGE GROUPS
2005-2009

Age Range/Elkton	Number of Persons	Percent of Population		R/Ham Co	Percent of Population
< 5 years	206	7.8 %		4,610	6.3 %
5 to 9 years	152	5.7 %			
10 to 14 years	170	6.4 %			
15 to 19 years	160	6.0%		18 to 64 years 56,248	76.5 %
20 to 24 years	191	7.1%			
25 to 34 years	353	12.9 %			
35 to 44 years	333	12 %			
45 to 54 years	358	12.9%			
55 to 59 years	116	4.3 %			
60 to 64 years	142	5.3 %			
65 to 74 years	282	10.6 %		65 yrs. Up 10,319	14.0 %
75 to 84 years	99	3.5 %			
85 years and older	60	2.2 %			
	2639	100 %		71,177	96.8% +/- 4 % err

www.factfinder.census.gov

RACE AND SEX

In 1990, 97.8 percent of the population was white; blacks made up 1.5 percent and other races less than 1.0 percent of the population. About 1.8 percent of the citizens were of Hispanic origin

In 2000, 96.7 percent of the population was white, blacks made up 3.0 percent and other races less than 1.0 percent of the population. About 1.8 percent of the citizens were of Hispanic origin.

In 2010 Elkton showed a decline in the white population down to 91.8 percent, 7.4 percent are black and other races make up less than 1.0 percent of the population. About 2.1 percent were of Hispanic origin.

Sex

In 2009 58.0 percent of Elkton residents were female. In comparison, the year 2000, 52.8 percent of the residents of Elkton were female.

HOUSEHOLD SIZE

In Elkton as across the nation, family size declined in recent decades. In 2000, the number of persons per occupied unit in Elkton was 2.4 for owner-occupied units and 2.45 for renter-occupied units. In Rockingham County the figure was 2.7 for owner-occupied units and 2.45 for renter occupied units. For the district the figure was 2.6 for owner-occupied and 2.4 for renter-occupied units.

The 2009 figures continue to increase for the Town at 3.85 percent owner occupied units and 6.20 percent renter occupied units. In Rockingham County the figure was 7.4 for owner occupied units and 2.6 renter-occupied units. District figures for 2009 are currently unavailable.

**CHAPTER 5.
HOUSING**

HOUSING CHARACTERISTICS

Housing Trends

In 2000 the Town had 884 housing units, which represented a 5.7 percent increase from 1990. However, between 2000 and 2004 the Town annexed 790 acres with an additional 295 housing units. The boom that was projected to increase the population and the number of housing units did not materialize by the end of year 2010. However, our long range predictions include (2) Master Plans which were approved and construction has not begun at this time. Currently, (1) Master Plan was approved in 2010 with construction just beginning on a small scale.

Table 4 Housing Supply				Table 5 Total Housing Units & Tenure			
	1990	2000	2010		1990	2000	2010
Single family units	548	594	738	Owner occupied	458	492	692
Multi-family units	248	283	418	Renter-occupied	331	370	425
Mobile Homes/Other	40	7	4	Vacant units	47	57	153

Source U.S. Census Bureau 1990-2009

Source U.S. Census Bureau 1990-2009
2010 Zoning Review for the Town of Elkton

Of the 919 housing units in Elkton when the 2000 Census was taken, 862 were occupied. By percentage of the total units (862), 42.9 percent (370) were rented, 57.1 percent (492) housed homeowners, and 6.2 percent (57) were unoccupied. This exceeds the population of renters in the planning district (29.6 percent) and the County (22.0 percent).

Revision of this year’s Comprehensive Plan includes a break-down by R 1 thru R 8 residential zoning districts located in the Town. Our long range outlook in the Comprehensive Plan has established percentages for each zoning district and plays a vital part in the planning commission’s decisions regarding new rezoning requests. *Please reference “Housing Inventory Survey”. Pg (37)*

The value of housing in Elkton as represented in the 2000 Census is similar to surrounding areas, \$94,800, while rent increased at an even greater rate, \$435 in the same census. This compares to \$107,700 and \$485 for the County and \$103,806 for the planning district.

The median value of owner occupied housing units increased to \$170, 800 for the period ending 2009. This value compares to \$184.500 for the county.

2010 HOUSING INVENTORY SURVEY, for the Town of Elkton analysis, revealed that 63 non-conforming multi-family dwellings exist in residential areas while 47 conforming single family attached dwellings exist in zoning districts as permitted uses. Some non-conforming units exist due to annexation.

2010 **HOUSING INVENTORY** for the Town of Elkton**A. Residential Zoning**

The Town of Elkton currently has 8 residential zoning categories. The following is a summary.

Note: R8 numbers are derived from proposed master plans that were used for reference purposes

Zoning	Lots with dwelling Structures	Percentage of Structures that are occupied by the owner(s)	Lots Vacant	Percent Vacant	Total Lots	Percent of overall residential zoning
R1	0	0	0	0		0
R2	146	87%	77	34%	223	8%
R3 Single Family	353	79%	26	66%	1054	39%
R8 as R3	0		675			
R3 multifamily non conforming	56	100%	0	0%	0	0%
R4 Single Family	221	73%	76	26%	297	11%
R4 Single Family Attached	4		68	94%	72	3%
R4 multifamily non conforming	7	100%	0	0%	0	0%
R5 Single Family	164	85%	0	0%	164	6%
R5 Single Family Attached	43		30	94%	712	26%
R8 as R5	0		639			
R5 Multifamily > 4	0	0	0	0%	0	0%
R6	162	100%	44	21%	206	7%
R7	0	0	0	0%	0	0%
Totals	1156	-	1635	-	2728*	100%

Town of Elkton Comprehensive Plan Revised September 2013

Housing Type	Existing	Potential to be built	Total potential units	Percent of Total
Single Family	884	854	1738	62%
Single Family Attached	47	737	784	28%
Multi – family >4	225	44	269	10%
Totals	1156	1635	2791*	100%

- Totals vary by 63 units due to non conforming use apartments

B. Business Zoning

The Town of Elkton currently has 3 Business zoning categories. The following is a summary.

Zoning	Lots with business structures	Percent of Lots with structures that are actively used for Business	Lots Vacant	Percent Vacant	Percent of overall business Zoning
B1	48	81%	6	11%	36%
B2	49	69%	45	48%	64%
B3	0	-	0	-	-

C. Industrial Zoning

The Town of Elkton currently has 2 Industrial zoning categories. The following is a summary.

Zoning	Lots with Industrial structures	Percent of Lots with structures that are actively used for Industry	Lots Vacant	Percent Vacant	Percent of overall Industrial Zoning
M1	11	100%	17	61%	100%
I1	0	-	0	-	-

D. Conservation Zoning

The following is a summary.

Zoning	Lots with structures	Lots Vacant	Percent Vacant
C1	4	4	50%

E. Agricultural Zoning

The following is a summary.

Zoning	Lots with structures	Lots Vacant	Percent Vacant
A1	4	4	50%

Town of Elkton Comprehensive Plan Revised September 2013
F. Special use Permits

The following is a summary.

Zoning	No. of permits issued	Types of Permits issued
Residential	4	2 nursing homes , Cemetery, Bed & Breakfast
Business		
Industrial		
Agricultural		

G. Home Occupation Permits

The following is a summary.

Types of Permits issued	Number of permits issued
Hair cutting	2
House Cleaning	2
Brick Layer	1
Carpenter	1

Single Family Rental 2010.

A2	B1	B2	M 1	R 2	R3	R4	R5	R8
1	7	17	4	19	74	61	32	1

Excludes apartments.

As for the age of housing, units have been constructed in Elkton at a fairly even pace over time. As of 2000, a total of 201 units (22.7 percent) were constructed before 1940 and 384 units were built between 1940 and 1980 (43.5 percent). A jump in construction in the last two decades resulted in the addition of 299 units (27.3 percent) between 1990 and 2000. The annexation of 2004 added about 295 units to the total, but the exact age of these units is not available. Beginning in 2006 thru 2010 a total of 45 single family homes were constructed.

Table 6

Age of Housing Stock

Town of Elkton

Yr structure built	Elkton	%	Rockingham County	%	City of Harrisonburg	%
1990 to March 2000	27	3.1	981	3.6	292	2.1
1995 to 1998	17	1.9	2382	8.7	1602	11.7
1990 to 1994	58	6.6	2970	10.9	1384	10.1
1980 to 1989	197	22.3	4151	15.2	2675	19.5
1970 to 1979	97	11.0	4985	18.2	2985	21.8
1960 to 1969	62	7.0	3324	12.2	1466	10.7
1940 to 1959	225	25.5	3731	13.7	2109	15.4
1939 or earlier	201	22.7	4804	17.6	1176	8.6

.Excludes apartments.

Single Family Homes	
Permits issued 2006/2010	
2006	17
2007	7
2008	9
2009	7
2010	5

Public water is available to all Town properties. A small number of households have chosen not to hook up. Some areas experience low water volumes, which are sufficient for residential use, but problematic for fire fighting.

Sewer service is currently not available to all town properties. This exception is due to annexation. A small number of annexed residents have chosen not to connect to the sewer.

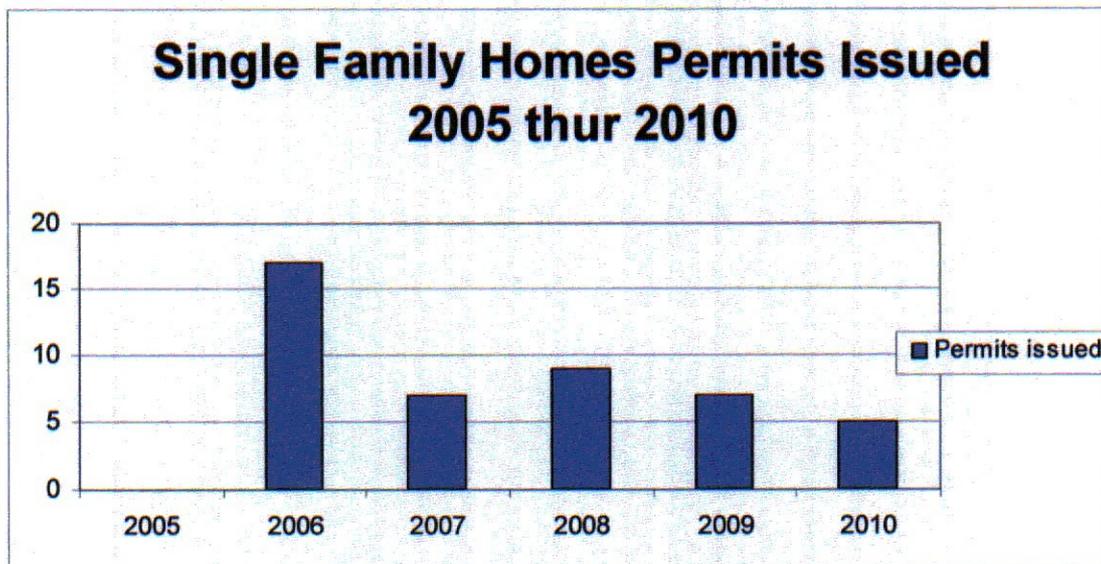
HOUSING INVENTORY

Elkton offers a range of housing types. Single-family homes, by far the largest component, range from large older homes to modest twentieth-century neighborhoods. Newer developments have tended to

contain larger homes. Multi-family options have increased greatly in the last two decades with the construction of several large apartment complexes. Townhouses are being constructed as well.

Most streets contain only single-family homes. Most of the large apartment complexes are set off from existing neighborhoods. The smaller apartment buildings tend to be within neighborhoods. Each neighborhood has a fairly consistent style of houses. There are few lots to build on and none currently for sale.

Some areas of the Town contain housing that is in deteriorated condition. The 2000 Census revealed that more than almost half (48.2 percent) of the units were constructed before 1960.



Town of Elkton: Housing Values

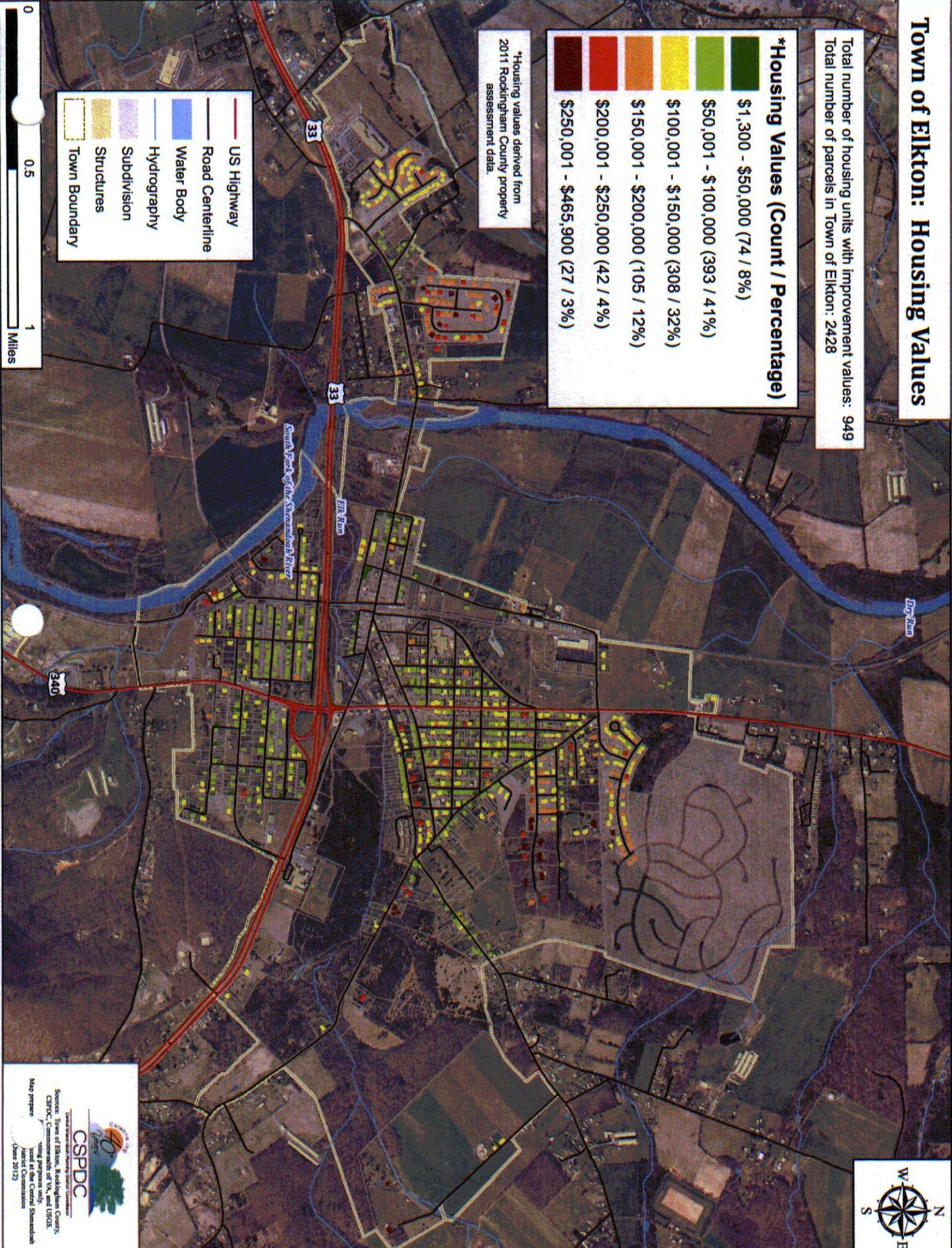
Total number of housing units with improvement values: 949
 Total number of parcels in Town of Elkton: 2428

*Housing Values (Count / Percentage)

Dark Green	\$1,300 - \$50,000 (74 / 8%)
Light Green	\$50,001 - \$100,000 (393 / 41%)
Yellow	\$100,001 - \$150,000 (308 / 32%)
Orange	\$150,001 - \$200,000 (105 / 12%)
Red	\$200,001 - \$250,000 (42 / 4%)
Dark Red	\$250,001 - \$465,900 (27 / 3%)

*Housing values derived from 2011 Rockingham County property assessment data.

	US Highway
	Road Centerline
	Water Body
	Hydrography
	Subdivision
	Structures
	Town Boundary



Source: Town of Elkton, Rockingham County, CSPDC, Commonwealth of VA, and USGS. Map prepared for use at the Central Shenandoah District Commission (June 2012).

Town of Elkton: Housing Values

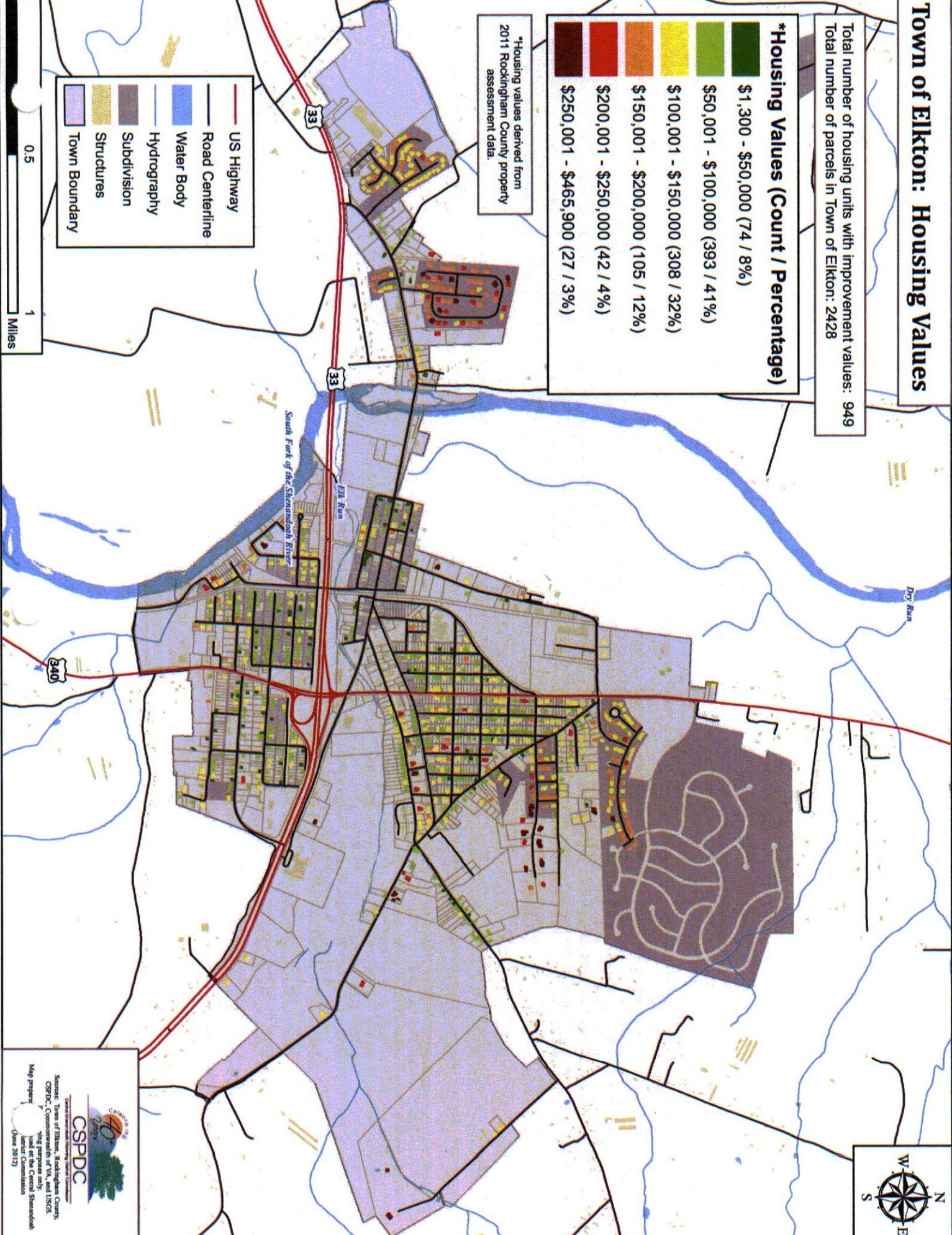
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	\$50,001 - \$100,000 (393 / 41%)
	\$100,001 - \$150,000 (308 / 32%)
	\$150,001 - \$200,000 (105 / 12%)
	\$200,001 - \$250,000 (42 / 4%)
	\$250,001 - \$465,900 (27 / 3%)

*Housing values derived from 2011 Rockingham County property assessment data.

	US Highway
	Road Centerline
	Water Body
	Hydrography
	Subdivision
	Structures
	Town Boundary




Source: Town of Elkton, Rockingham County, CSPDC, Commonwealth of VA, and LISOS.
 *For planning purposes only.
 Map prepared by the Central Shenandoah District Commission (June 2012)

**CHAPTER 6
ECONOMY****BUSINESS SECTOR**

Elkton is a center of employment and services for the northeast quadrant of the County. It shares markets to some extent with the Town of Shenandoah, which lies approximately six miles north, in Page County. Two major employers south of Town, Coors and Merck, together employ more than 1,000 workers and are a significant force in the local economy.

Within Elkton, most of the businesses are located in the traditional downtown, especially on Business 33 (Spotswood Trail) and Spotswood Avenue and Rockingham Street. Newer businesses have tended to locate along the Route 340 Corridor and a new shopping center was built in 1978 in the previously undeveloped northwestern corner of Town. In 2010 the Town averaged approximately 157 business licenses. Approximately 14 percent of these are home occupations and professional licenses.

Elkton's downtown has some commercial vacancies. However, considerable reinvestment has occurred in recent years as private individuals have purchased empty buildings, refurbished them, and begun new enterprises. After years of decline, the downtown area is attracting strong local support. The efforts of the Elkton Downtown Revitalization Corporation and enrollment in the Virginia Main Street Program are currently inactive. However, with the assistance of the Town Manager and Town Council the Elkton Economic Development Committee has been organized and assigned the task of attracting new business, tourism and turn around existing attractions into providing revenue for the Town.

A comprehensive examination of businesses and business properties was conducted in February 2010 in order to gauge what services and industries the town currently has and to probe what services and industries the town needs. At that time there were approximately 33 vacant properties and 156 current operating businesses in Elkton town limits.

Individual sectors of employment for Elkton and the surrounding area are described below:

<i>INDUSTRY/BUSINESS CATEGORY</i>	<i>No. of Elkton Businesses</i>
Accommodations and Food Services	34
Arts, Entertainment, and Recreation	8
Healthcare and Social Services	7
Professional, Scientific, and Technological Services	9
Real Estate, Rental and Leasing	3
Transportation and Warehousing	2
Construction	11
Finance and Insurance	12
Information	1
Manufacturing	1
Retail Trade	64
Utilities	4

Businesses were categorized by the North American Classification System
Town of Elkton Economic Development Plan by James Madison University
2010

Manufacturing

Elkton has a long industrial past. Many of these traditional businesses have faded, however, and the industrial output within the Town limits is not as great as in the past. Many residents work in manufacturing but the majority of these workers commute to other locations, including nearby Merck and Coors.

Industries in the Elkton Area

Adolph Coors Brewing Co. <AKA Miller Coors

* JACO Racing Products

*Jem Stone

K & K Machining, Inc.

*MRW

Merck & Company

* Ran Mar

*Rockingham Redi-Mix, Inc.

*Shen-Valley Drywall aka Maco

*Tru Kut Door Corp.

Vulcan Materials.

*X-High Graphic Arts

* *within Elkton Town limits*

Brewery

Tires for Remote Control Cars

Monuments

Machine Shop

Heavy Equipment Repair

Pharmaceuticals

Heavy Equipment/Paving

Concrete

Drywall Installation

Wood Products

Crushed Stone & Lime

Printing & Design

Retail and Professional

Most of the stores and businesses in Elkton are small, locally owned enterprises. These stores provide for the daily needs of local residents, but must compete for business with the Valley Mall and other stores in Harrisonburg, just 14 miles away. Charlottesville also is less than 40 miles away. The downtown contains mostly specialty stores and services. The Shen Elk Plaza hosts an Emporium which contains variety shops.

Professional services, such as banks, medical and dental offices, insurance agencies, hair salons, pet grooming, O D & Co., nursing homes, realtors, and law offices all are represented in Elkton.

Tourism/Services

Massanutten Village is approximately 7 miles west of Elkton and contains homes, second homes, and resort and meetings facilities, including skiing and golf. Recently, a large Water Park was constructed and is an added attraction. The village is a significant employer, mostly in the services sector.

Though Elkton has benefited from the tourism draw they have not been able to leverage it to the point where businesses are attracted to move this far east of Massanutten with their products. The town lacks a destination hotel/motel east of the village, although, several nice Bed & Breakfast homes do exist. An upscale restaurant would be ideal for the local economy since most of the local restaurants offer fast food while others serve specialty or gourmet food. Several antique shops are open for shopping and browsing and are accessible with downtown parking.

The town boasts several businesses that depend upon internet sales to keep them afloat. With these extra dollars they are able to replenish the tax base for the Town

EMPLOYMENT

Commuting data, listed in the census notes the average commute for residents is 24.5 minutes, slightly less than the 2000 figure of 25.9 minutes. This commuting time is longer than the average for all county residents (22.0 minutes). It is also higher than many of the towns, cities, or counties in the district. Of the 2000 Census designated places (CDP's) nearby Massanutten CPD, at 29.5 minutes, had one of the largest commuting averages in the district. However, records indicate that it fell to 23.8 minutes in the 2009 census thus leaving Elkton as the highest of all county towns. Clearly, many Elkton workers commute to destinations outside of the Town. Many employers are located in the county and Elkton is within commuting distance of Harrisonburg, Charlottesville, and Waynesboro, and the counties of Albemarle, Augusta, Page, and Shenandoah.

2010 Commutes Times

Bridgewater	Broadway	Dayton	Elkton	Grottoes	Massanutten CDP	R/Ham Co
15.4	21.4	15.6	24.5	22.8	23.8	22.0

The 2000 Census showed the majority of Elkton's populace was of working age, 1,374 persons (67.3 percent) with a total of 1,082 residents employed. The dominant occupations in Elkton (as reflected in the 2000 Census) were:

- “Production, transportation, and material moving occupations” (30.7 percent)
 - “Sales and office occupations” (22.7 percent)
 - “Management, professional, and related occupations”, “service occupations, construction, extraction, and maintenance occupations” made up the remaining (46.6 percent)
- (100 percent)

These same sectors were equally strong for the County as a whole. At the state level, however, there is much less emphasis on manufacturing.

The industries that employed Elkton residents in 2005-2009 reflect the same trends. Records from the latest census data 2005- 2009 reveal the labor force (population 16 years old and older) stood at 1,222 persons (59.1 percent) of the town's populace, down (8.2 percent) from 2000.

A further break down of occupations was listed as:

● Agriculture, farming, fishing, mining and forestry occupations	(0.4 percent)
● Construction and manufacturing	(29.5 percent)
● Wholesale and retail trade	(23.1 percent)
● Transportation, warehousing, utilities, information, finance, insurance, Real estate, rental, leasing,	(7.6 percent)
● Professional, Administrative, public administration, waste management , other Services	(15.8 percent)
● Educational services, health care, social assistance, entertainment, Recreation, accommodations, and food services.	<u>(23.5 percent)</u>
	99.9 percent

EDUCATION of POPULACE

According to the 2010 census 71.8 percent of Elkton's populace over the age of 25 had graduated from high school. This is a slight improvement over the 2000 census figures. According to the 2000 census 71.4 percent of Elkton's populace over the age of 25 had graduated from high school.

A total of 10.3 percent had at least a bachelor's degree in 2000. However, the 2010 data shows a slight increase to 11.6 percent.

INCOME

In the 2000 Census, the median household income for Elkton residents was \$35,556 (\$38,346 for the district; and \$23,975 for the state). A total of 6.8 percent were below the poverty line.

In 2009 -compared to the county, Elkton has a slightly lower household income but slightly higher per capita income than the county figures of \$40,748 and \$18,795. The Town's poverty rate was about the same as the County's (8.2 percent).

In 2009 the median household income for Elkton residents was \$43,475, (\$51,432 for the county and \$60,316 for state). Per capita income was \$22,424 for Elkton (\$24,656 for the county and \$31,006 for the state)

Compared to the county, Elkton has a slightly lower household income and lower per capita income. However, the poverty rate in Elkton at 11.3 percent nearly doubled the poverty rate of 5.7 percent for the county. The state total of 7.2 percent remained well below that of the Town of Elkton.

GROWTH POTENTIAL

Elkton's location between Harrisonburg and Charlottesville, two rapidly expanding urban centers, gives it a definite potential for growth. It is the major residential and commercial community in the northeast section of the County and has the advantages of rail access, location at the intersection of two primary highways, an established business area, and water and sewer systems. It has especially potential for tourism, based on its location near the Skyline Drive and Shenandoah National Park, the Shenandoah River, and Massanutten Village.

Recent annexation has greatly increased the opportunity for growth. Two (2) sub-divisions have the potential to be built, and additional business property has been brought into town through a boundary line adjustment with Rockingham County. In addition, sites have been zoned and approved to build duplexes and single family dwellings on the town's western boundary.

There is potential for infill development and reuse of vacant buildings. The Town also may consider the possibility of annexing additional territory, especially where town utilities are installed.

Economic Community Development Efforts

When the current Town Manager was hired in March 2009 he entertained the idea, along with several Council members, to form a group to be known as the (ECDC) Economic Community Development Committee. Economic development in Elkton is defined as: *Elkton's policies and services for growing the local economy in order to enhance the quality of life of its citizens.*

Many communities across the nation participate in economic development. The local meetings in town began with only several interested citizens participating, but that changed over a period of time, and as the crowd increased so did the ideas and enthusiasm. Attendees were made aware that the town's engagement in economic development is important as it should guide local policymakers and inform the public about issues relating to local economy. Economic growth is simply an increase in the size of a local economy while economic development requires that qualitative improvements occur. The Town's main focus includes an emphasis on long-term planning for a vital, sustainable community.

With the cooperation of the Town Council, Town Manager and the Economic Community Development Committee a request was given to James Madison University's Department of Political Science and Master's Degree in Public Administration Program to help develop a plan for the Town **Ref. Economic Development Plan, Town of Elkton, February 2010.**

As recently as the early 2000's the town thrived due in large part to a civic organization known as the Elkton Downtown Revitalization Cooperation (ERDC) but they are inactive at this time due to lack of funding.

A manual of occupied and vacant business properties located within town boundaries is available at the Municipal Office located at 173 W Spotswood Avenue, Elkton, Virginia

Town of Elkton Economic Development Plan
Manual
Feb 2010

Members of the ECDC group requested and were granted permission to host a Christmas Parade in December 2010. Hopefully, this will become an annual event since positive response was received. The event was scheduled to coincide with other festivities being held during the same weekend. The idea

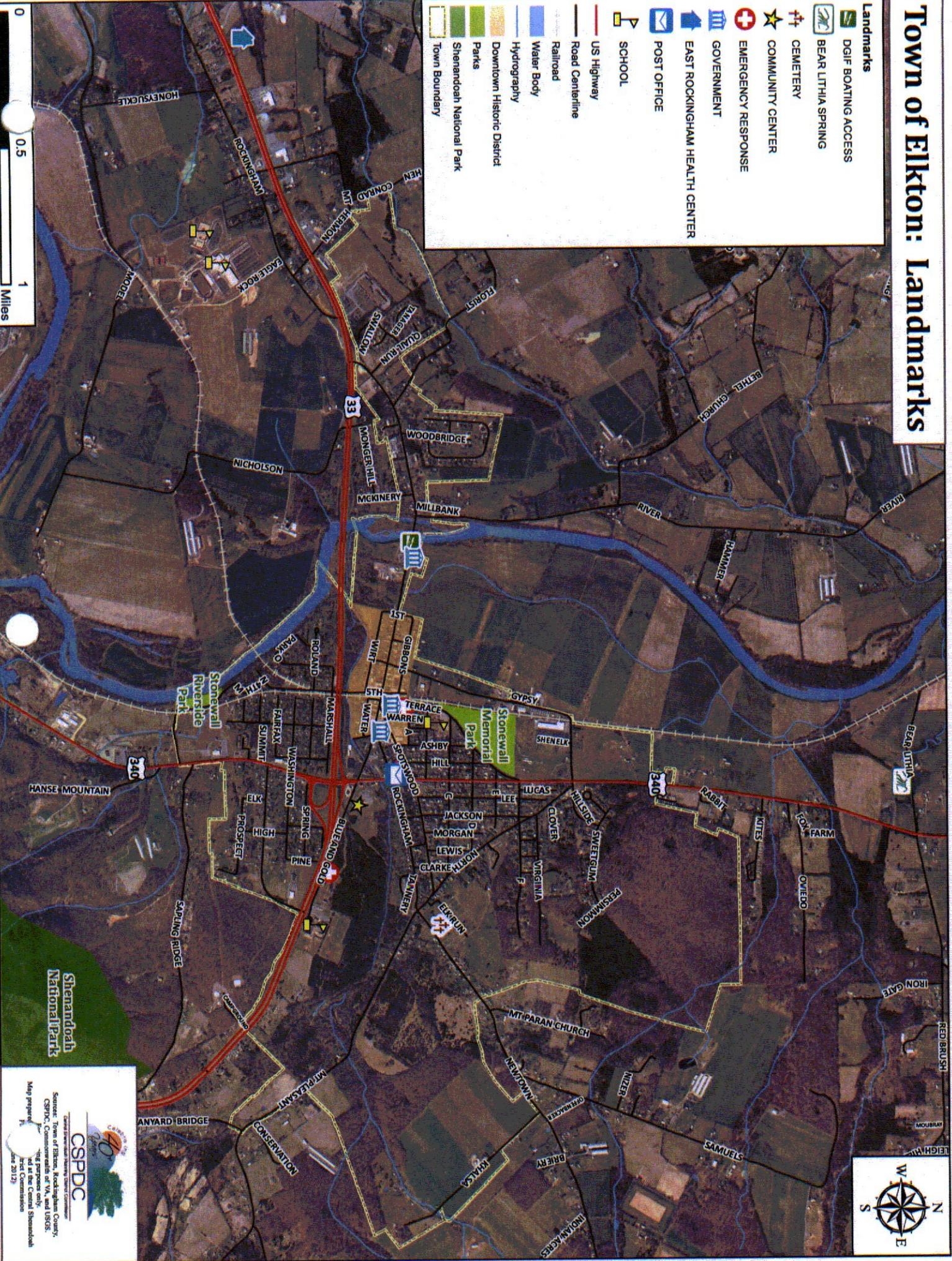
Behind the ECDC hosting the event was an effort to allow vendors and merchants to participate and promote some income for the Town

Rockingham Development Corporation

A private economic development organization, Rockingham Development Corporation, serves Rockingham County (including the towns) and the City of Harrisonburg to attract industrial development to the area. There are a number of small sites in town, but Elkton has limited sites available for industrial uses. An area on Route 340 north of Town, however, has been zoned industrial.

Town of Elkton: Landmarks

- Landmarks**
- DGI F BOATING ACCESS
 - BEAR LITHIA SPRING
 - CEMETERY
 - COMMUNITY CENTER
 - EMERGENCY RESPONSE
 - GOVERNMENT
 - EAST ROCKINGHAM HEALTH CENTER
 - POST OFFICE
 - SCHOOL
 - US Highway
 - Road Centerline
 - Railroad
 - Water Body
 - Hydrography
 - Downtown Historic District
 - Parks
 - Shenandoah National Park
 - Town Boundary



Shenandoah National Park



Source: Town of Elkton, Rockingham County, CSPDC, Commonwealth of VA, and USGS. This map is for informational purposes only and is not a legal document. Map prepared by the Central Shenandoah Planning District Commission (2013).

CHAPTER 7 GOVERNMENT STRUCTURE AND FUNCTION

TOWN GOVERNMENT

The government in the Town of Elkton is the “Town Manager Model”, where the Town Manager runs the day- to - day government of the town and the Town Council acts as the policy and ordinance setting body. The mayor is a member of the Town Council and acts as the representative of the town at official functions and as a liaison between the Town Council and the Town Manager.

Town Council

The Town Council consists of six council members elected at large to four-year terms on a two-year staggered basis. The Mayor is also a member of the Town Council and is elected to a two-year term.

The Town Council has six standing committees that meet to study proposals and recommend actions concerning their specific area to the full council. The standing committees are Electric; Finance; Personnel; Public Health; Public Safety & Ordinances; Streets & Sidewalks; and Water & Sewer.

Additionally, there are three commissioners that administer and/or recommend policies to the council. These are the Cemetery Commission, the Planning Commission, and the Recreation Commission. The Cemetery Commission is an advisory body of seven that administers the operations of the Elk Run Cemetery and serve at the pleasure of the Town Council. The Planning Commission studies all requests for rezoning and related land use issues and recommends appropriate action to the Town Council. The commission works with the town Zoning Administrator. Six of the Planning Commission members are appointed by Town Council from the town at large for four-year staggered terms. The seventh member is as appointed representative from the town Council. The Recreation Commission is a nine member board comprised of citizens from the town and county who are appointed by the Town Council.

Town Manager

The Town Manager is responsible for the management of the day-to-day activities of the town in accordance with Town Council policies and ordinances and State and Federal laws. He/she supervises five

departments that conduct the day-to-day business: Public Works, Zoning/Cemetery, Treasurer, Community Center Administrator and Police.

The Public Works Director provides support for the Cemetery Director and provides town custodial, electric, water, sewer, garbage collection, and maintenance services. His/her department varies from time to time depending on the needs of the Department.

The Town Treasurer provides budgetary and fiscal support to the Town. The Treasurer has two clerks who support these activities.

The Zoning Administrator works independently and accepts responsibility to review plats submitted by developers and/or town residents. The Zoning Administrator provides support for the Planning Commission. In addition he/she attends the monthly Planning Commission meetings and any additional special meetings, tracks issued zoning permits, and is responsible for collecting the correct fees for each separate category. Any rejected issues may be appealed through the local Board of Zoning Appeals.

The Police Department consists of the Chief of Police, one Lieutenant, one Sergeant, and three officers. The Chief of Police is responsible for public safety and law/ordinance enforcement.

The Clerk of Council provides administrative support to the Town Council, takes minutes at all Town Council meetings, and processes Freedom of Information Act Requests.

REVENUES

The capacity of a town to engage in public capital improvements is determined by the total net wealth, which it is able to accumulate after paying all costs of providing public services. Actual or realized wealth accrues to the Town excess revenues whenever total revenues flowing to the government exceed the total operating, maintenance, and debt costs of the town government over a period of time. Generally, a town must continue to generate excess revenues if it is to engage in capital improvements programs without having to resort to borrowing for funds. When sizable development programs are required, however, borrowing money may be necessary even though excess revenues are being generated. This procedure allows those who will benefit from long term projects to share in the cost of such projects.

Three major sources of income are available to support the Town of Elkton; local, state, and federal. Table 7 provides data on each source of income for 1990, 2004 and 2010.

TABLE 7
TOWN OF ELKTON REVENUE
1999, 2004, 2010

REVENUE	1990	2004	2010
FROM LOCAL SOURCES			
<i>General Property Taxes</i>			
Real Estate	\$62,357	\$87,088	\$155,142
Personal property/machinery and tools	40,942	6,692	45,729
Public service corporations property	2,012		
Penalties and interest	4,465	10,566	8,335
<i>Total general property taxes</i>	109,776	124,406	209,206
<i>Other Local Taxes</i>			
Local sales and use	46,874	68,197	93,896
Consumer utility	30,023	63,288	55,424
Business Licenses	31,934	40,063	90,344
Franchises Licenses	15,366	19,687	
Motor Vehicle Licenses	34,695	43,896	44,716
Bank Stock	34,767	43,353	97,730
Meals	165,630	215,860	493,021
<i>Total other taxes</i>	359,289	493,344	875,131
Fines and forfeitures	20,258	22,363	26,595
Permits, Privilege Fees, & Regulatory Licenses			2,017
Use of money and property			17,832
Community Center Revenue		13,855	77,975
Charges for sanitation, waste removal & other	74,824	88,051	150,203
Charges for recreation	32,123	31,596	69,552
Mowing & Brush Grinding			645
<i>Total charges for services</i>			298,375
Misc/ HEC rollover/Contributions	7,214	23,963	73,317
Comm.Ctr./other			
Total	603,754	799,588	1,502,473
% of Total	73.7%	72.3%	73.5%

REVENUE (CON'T)	1999	2004	2010
County			\$ 66,500 3.2%
Commonwealth			
ABC profits and wine taxes			0
Rolling stock taxes	8,314	5,044	3,234
DJCP grant for law enforcement	3,079	2,682	0
Law enforcement grants, 599 funds	17,833	0	50,890
Law enforcement special	0	49,068	0
Personal property tax reimbursement	2,865		28,097
Fire protection grant	4,000		8,000
Virginia Commission for the Arts	100		0
Street and highway maintenance	<u>182,261</u>	<u>221,723</u>	<u>353,010</u>
Total State	215,587		443,231
% of Total	26.3%	27.7%	21.5%
FROM THE FEDERAL GOVERNMENT			
DMV grants-police			5,191
US Forest Service Grant			<u>13,361</u>
Total Federal			18,552
% of Total	0.00%	0.00%	1.8%
TOTAL REVENUE	<u>\$819,341</u>	<u>\$1,106,410</u>	<u>528,283</u>
% OF TOTAL	100.00%	100.00%	<u>100.00%</u> 2,030,756

As Shown in Table 7, total income to the Town was listed as \$1,106, 410 in 2004 as compared to \$1,756,287 in 2010. The town revenues increased due in part to the new Community Center, located on Blue & Gold Drive in Elkton, which also listed a \$66,500 grant from Rockingham County as revenue.

Second in importance as a revenue source was State Revenues, They were listed as \$306,822 in 2004 and increased for 2010 to \$321,532. The greatest income from State revenues came from street and highway maintenance, which increased from \$221,723 in 2004 to \$265,642 in 2010.

TAX RATES AND ASSESSMENTS

Table 8 depicts the tax rates for the Town of Elkton. All properties are required by State law to be assessed at 100 percent of fair market value.

**TABLE 8
TOWN OF ELKTON
TAX-RATES- 2010**

	NOMINAL TAX RATE PER \$100	ASSESSMENT RATIO	TAX RATE PER \$100
Real Estate	.10	100%	.070
Machinery & Tools			.40
Merchant's Capital			
Tangible Personal Property (On Fair Market Value)			.51

EXPENDITURES

Expenditures for the Town are broken into six categories:

- General and Administrative
- Public Health and Safety
- Public Works
- Cultural & Recreation
- Community Development
- Debt-Service

**TABLE 9
TOWN OF ELKTON
EXPENDITURES
1999 and 2004, 2010**

	1999	PERCENT OF TOTAL	2004	PERCENT OF TOTAL	2010	PERCENT OF TOTAL
General Government	\$617,549	42.8	\$479,029	32.8	632,709	28.4%
Public Health	315,050	21.9	345,958	23.7	411,248	18.5%
Public Works	343,163	23.8	355,853	24.3	553,972	24.8%
Cultural & Recreation	132,094	9.2	66,330	4.5	229,309	10.4%
Community Development			4,305	0.3	13,890	0.6
Debt Service	33,442	2.3	210,054	14.4	384,967	17.3%
TOTAL	\$1,441,298	100.00%	\$1,461,539	100.00%	2,226,095	100.00%

As shown in Table 9, during the year ending in June of 2010 General Government was the largest expense category, which is a catch-all category that includes line-item expenditures such as administrative salaries, contributions (park, library, fire & rescue, BHP) legal and professional fees and all minor expenditures related to general municipal operations. The second largest category was Public Works; this category includes water and sewer operations, which can be very costly. The third category, Public Health and Safety, includes police department expenditures, garbage collection, electricity for street lights, street maintenance, and snow removal. The fourth category, Debt Service, reflects installation of utility lines and replacement of equipment.

TABLE 10
TOWN OF ELEKTON
ENTERPRISE FUND REVENUES
1999 and 2004, 2010

ENTERPRISE FUNDS REVENUE	1999	2004	2010
Electric Fund	1,270,324	1,506,137	1,773,575
Water Fund	172,460	212,372	369,718
Sewer Fund	207,094	259,618	491,640
Cemetery			37,000
Total Enterprise Fund Revenue	1,649,878	1,978,127	2,634,933

ASSETS AND LIABILITIES

The Town of Elkton is an economically stable community. Records indicate that Town assets are growing on a continual basis. The total of all funds assets as of July 1, 2004 was \$7,406,048. On July 1, 2010 the figure increased to \$10,497,965.

Town assets are directly affected by existing indebtedness. As of July 1, 2004, the remaining long-term debt was \$2,555,802. This debt consisted mainly of Golf Course bonds, with remaining debt from Kite Charitable Remainder Trust, and JSA Realty Company (Wrangler Building). The outstanding loan was \$207,938 at the end of fiscal year 2004.

At year ending July 10, 2010 the Town had \$5,820,578 in outstanding loans. A new debt of \$329,909 was issued for the purpose of funding the Wastewater Improvements Project. The remaining debt consists of General Obligation bonds, Kite Charitable Remainder Trust, Community Center Loan, Joseph H Kite Jr. (Land, Spotswood Tr) and Joe Bowman Chevrolet (vehicle). In addition a sewer loan payable, Generator loan payable, Virginia Resources Authority loan payable, Virginia Municipal League (Pentecostal Hill project) and Belt Press loan payable.

CHAPTER 8**TRANSPORTATION****TRANSPORTATION SYSTEM****Roadway Network Inventory**

The Town of Elkton maintains its streets and alleys with the exception of two state routes. The Virginia Department of Transportation (VDOT) maintains Stuart Ave. (US Route 340) and Spotswood Trail (US business 33). The streets are macadam paved. The alleys which run between parallel streets are maintained in three different states: macadam paved, graveled, or grassy. There are approximately 36 miles of paved streets in Elkton. Streets have a right of way of 50-100 feet and the alleys have a right of way of 15-20 feet. US Route 33 is a limited access highway that runs through the town with access at the intersection of Spotswood Trail and an interchange at US 340.

With the passage of MAP-21, US 33 became part of the National Highway System. A soon to be completed update of the functional classifications of roadways statewide will classify US 33 as a principal arterial and US 340/Stuart Ave as a minor arterial. Newtown Road, East and West Spotswood Trail and River Road will be major collectors. Shenandoah Avenue, West C Street, North Avenue, Blue and Gold Drive, Mt. Pleasant Road and East Summit Drive will be classified as minor collectors.

Table 1 provides information on the functional classification of roads in the Town of Elkton.

Table 1

Route	Facility Name	From	To	Miles	Functional Class
33	SPOTSWOOD AVENUE	RTE 33	SPOTSWOOD TERRACE	1.37	Major Collector
33	SPOTSWOOD TERRACE	SPOTSWOOD AVENUE	STUART AVENUE	0.27	Major Collector
33	SPOTSWOOD TRAIL	WCL ELKTON	ECL ELKTON	1.66	Other Principal Arterial
340	STUART AVENUE	SCL ELKTON	NCL ELKTON	1.46	Minor Arterial
635	RIVER RD	RTE 33 BUS	NCL ELKTON	0.07	Major Collector
637	FLORIST RD	RTE 33 BUS	NCL ELKTON	0.11	Minor Collector
901	NEWTOWN ROAD	NORTH ROAD	ECL ELKTON	0.80	Major Collector
902	NORTH ROAD	SPOTSWOOD AVENUE	NEWTOWN ROAD	0.09	Major Collector
902	MT PLEASANT ROAD	NEWTOWN ROAD	ECL ELKTON	0.80	Major Collector
903	SPOTSWOOD AVENUE	NORTH ROAD	RTE 33 BUS	0.71	Major Collector

Other Transportation Systems

The Shenandoah Valley airport is located 30 miles southwest of Elkton and has regular connecting flights to hubs in the northeastern US. The Norfolk-Southern Railway runs through Elkton but carries only freight to industries in the surrounding area.

The Town has developed a multi-use pathway between the Community Center and Elkton Middle School. On-street pedestrian facilities such as sidewalks exist on some streets in the Town, but many gaps also exist in the sidewalk network.

PLANNING ASSUMPTIONS

Population Growth

As discussed in **Chapter 4: Demographics and Population**, Elkton has experienced relatively moderate growth since the second half of the twentieth century and expects this trend to continue. Elkton's

population in the 2010 Census was 2,726 people. Virginia Employment Commission projections estimate that the Town's population will grow to 3,374 people by 2020, excluding annexations. This modest growth should not exceed the capacity of Elkton's existing transportation network.

Employment Growth

As discussed in **Chapter 6: Economy**, Census journey to work data reveals that many Elkton residents commute to jobs outside the town, although the Merck and Coors plants just south of the Town on US 340 are major employers for the eastern part of Rockingham County. While Elkton continues to work toward downtown revitalization and occupation of vacant properties in the downtown, at this time it does not anticipate the addition of a new major employer with commute or freight trips that will exceed the capacity of the existing network.

Water and Sewer Extensions

The Town does not plan to extend water and sewer service at this time. As discussed in **Chapter 9: Community Facilities**, water and sewer service was extended to the Pentecostal Hill neighborhood in 2006, but many households have elected to remain on well and septic systems, despite being located within the Town limits.

Previous Transportation Plans

Elkton 2020 Transportation Plan

The Elkton 2020 Transportation Plan (The Plan) was developed as a cooperative effort between the Federal Highway Administration, Virginia Department of Transportation (VDOT), and the Town of Elkton. The Plan was derived from a study, which evaluated the engineering of the town's current roadway network, traffic capacity, and safety of the transportation system. The Elkton Town Council voted to adopt the Elkton 2020 Transportation Plan on June 17, 2002.

The focus of the Elkton 2020 Transportation Plan is the thoroughfare system; however, the local streets were analyzed as well. In addition to the roadways, the following other modes of transportation were evaluated as well: parking; bicycle and pedestrian facilities; intercity bus, rail, and air travel; transit and par transit; taxi; and the movement of goods.

Although a wide variety of other modes of travel were examined in the study, not all modes were financially feasible for a town of Elkton's size, nor are they necessary. A para-transit service is the only other mode of transportation directly available in Elkton. However, within a short drive of Elkton there are a number of other modal options. Taxi and intercity bus services are available in Harrisonburg, located about 15 miles to the west. Intercity rail is available in Staunton, located about 30 miles to the southwest. Additionally, commercial air travel is available out of the Shenandoah Valley Regional Airport, located about 20 miles southwest of Elkton.

As previously stated, providing a wide range of other modes of travel in a town as small as Elkton is not financially feasible, nor is it necessary. However, the study recommends the establishment of an Elkton-based taxi service, as well as an intercity bus stop.

Golf Cart Study

A golf cart study was begun in 2010 with the idea of alternative transportation for short distance trips. Allowing golf carts on certain streets would make travel within town cheaper and easier for citizens. Only street legal carts would be allowed to operate as detailed in the new ordinance. The same requirements would be implemented for the carts versus driving an automobile since a valid Virginia driver's license would be required along with liability insurance. Streets will be marked to identify the designated routes. In addition, carts may not travel on streets with a speed limit greater than 25 miles per hour, nor will they be able to cross streets with a speed limit greater than 35 miles per hour.

On June 20, 2011 the Town Council passed an Ordinance Amendment to Chapter 158 of the Town Code under Vehicles and Traffic, Article VII *Operation of Golf Carts on Public Highways*.

2012 Blue Ridge Parkway/Skyline Drive Gateway Study for Rockingham County and the Town of Elkton

The purpose of the Blue Ridge Parkway/Skyline Drive Gateway study is to strengthen the connection between the Parkway/Skyline Drive and the communities directly adjacent to those amenities. The Town of Elkton and Rockingham County share an important commercial corridor in U.S. Route 33 (Spotswood Trail), which served as the main focus of this study. The West Spotswood Trail/U.S. 340 intersection is a primary entrance leading to downtown Elkton. This area was studied because of its overall impact to the economic development of Elkton and the experience of those visiting the region along this gateway corridor.

The corridor, which features a variety of land uses including commercial, civic, residential and light industrial mixes, was largely developed in the second half of the 20th Century and has remained fairly static of late. This study may be used by Rockingham County and the Town of Elkton as a blueprint to facilitate the revitalization of this corridor.

Recommendations from the Study include:

- Landscape treatments and signage consolidation along the approach to Elkton in US 33
- Safety and landscaping improvements to the US 340/Spotswood Trail Intersection
- Downtown entrance corridor improvements for pedestrian and cyclist access, signage consolidation and landscaping.

A group of Town Council members, Town staff and local leaders are currently working to implement the recommendations of the 2012 Gateway Study.

NEEDS ASSESSMENT

Problem Areas

Pedestrian and Cyclist Network

Sidewalks are deteriorated between **5th Street** and **Shenandoah Avenue** on **Spotswood Trail** and on **Rockingham Street** between **Spotswood Trail** and **Stuart Avenue**. Approximately 25 percent of the sidewalks in the **Main Street** area are in need of repair.

The large size of the intersection of **Stuart Avenue (Route 340)** and **Spotswood Avenue** makes it difficult for pedestrians to cross. The intersection is at a central location in the Town, and is along the path of a walker traveling from one side of town to the other.

The 2012 Gateway Study also identified the bridge over Elk Run on **Spotswood Trail** between **Stuart Avenue** and **East Rockingham Street** as a barrier to pedestrian and cyclist travel between the Community Center and downtown. The bridge is very narrow and lacks sidewalks or a bike lane.

Parking

Parking is adequate for current needs but probably not for future growth. In some parts of the downtown area, there is limited on-street parking resulting in competition for parking spaces among shoppers, second-floor residential tenants, and commuters. Inappropriate placement of some utility poles and fire hydrants also contributes to on-street parking problems.

RECOMMENDATIONS

1. North Stuart Avenue (US 340) Sidewalk Project

This proposed project includes improvements to the roadway, extension of the existing sidewalk located on the west side of the street and the possibility of new water lines to replace existing lines buried under the street pavement. Pedestrian safety will be enhanced with the construction of new sidewalk from **Spotswood Avenue** to **F Street**. Portions of this project are included in the VDOT FY14 Six Year Improvement Program under UPC 93876.

VDOT has also proposed a “bump out” at the very tip where **N. Stuart** and **N. Terrace Avenues** intersect. As part of the plan, this proposed change would turn **N. Terrace Avenue** into a one-way street running to the southwest from this intersection and would prevent turns from **N. Terrace Avenue** onto **N. Stuart Avenue**. The latter suggestion arises from concerns of VDOT officials sighting this corner as unsafe due to traffic entering **N. Stuart** from **N. Terrace** at an acute angle; not a right angle.

Cost Estimate: \$1.6 million

2. US 340/Spotswood Trail Intersection

To make crossing easier, the 2012 Gateway Study recommends narrowing the crossing distance for pedestrians and striping bike lanes or sharrows for cyclists. The Town will work cooperatively with VDOT to determine the best design for all users of this intersection.

Cost estimate: \$150k

3. Spotswood Trail Bridge Over Elk Run

The Town will continue to work with VDOT to determine how best to provide non-motorized access across the creek in this area.

Cost estimate: Dependent on location and type of bridge. A free standing footbridge for the approximately 50ft span would cost \$2.5 million.

In addition to these local priority projects, the following projects are identified in the **2011 Central Shenandoah Planning District Commission Rural Long Range Transportation Plan:**

- 4. Spotswood Trail** from Corporate Limits of Elkton to **Spotswood Terrace:** Long term reconstruct to urban three-lane standards.
- 5. North Stuart Avenue** from **F Street** to **Northern Town Limit of Elkton:** Long term reconstruct to urban three-lane standards.
- 6. US 340 (Stuart Avenue)/Rockingham Street:** Short term install new stop sign at proper mounting height for the westbound approach and install advance warning flashers on existing signs for the main roadway.

**Table 11 Town of Elkton
Traffic Counts-2009**

FACILITY	FROM	TO	FUNCTIONAL CLASS	AADT*
SPOTSWOOD AVENUE	RTE 33	SHENANDOAH AVENUE	Major Collector	5982
SPOTSWOOD AVENUE	SHENANDOAH AVENUE	SPOTSWOOD TERRACE	Major Collector	6567
SPOTSWOOD TERRACE	SPOTSWOOD AVENUE	STUART AVENUE	Minor Collector	3616
SPOTSWOOD TRAIL	WCL ELKTON	RTE 340	Major Collector	8631
SPOTSWOOD TRAIL	RTE 340	ECL ELKTON	Minor Collector	5790
STUART AVENUE	SCL ELKTON	RTE 33	Minor Arterial	5820
STUART AVENUE	RTE 33	RTE 33 BUS	Minor Arterial	9297
STUART AVENUE	RTE 33 BUS	SPOTSWOOD AVENUE	Minor Arterial	7729
STUART AVENUE	SPOTSWOOD AVENUE	E STREET	Minor Arterial	7729
STUART AVENUE	E STREET	NCL ELKTON	Minor Arterial	7729
RIVER RD	RTE 33 BUS	NCL ELKTON	Major Collector	1336
FLORIST RD	RTE 33 BUS	NCL ELKTON	Minor Collector	567
NEWTOWN ROAD	NORTH ROAD	ECL ELKTON	Major Collector	2714
NORTH ROAD	SPOTSWOOD AVENUE	NEWTOWN ROAD	Major Collector	3117
MT PLEASANT ROAD	NEWTOWN ROAD	ECL ELKTON	Major Collector	2811
SPOTSWOOD AVENUE	NORTH ROAD	STUART AVENUE	Major Collector	3117
SPOTSWOOD AVENUE	STUART AVENUE	RTE 33 BUS	Major Collector	4218

*AADT: Annual Average Daily Traffic

Town of Elkton: Transportation Recommendations

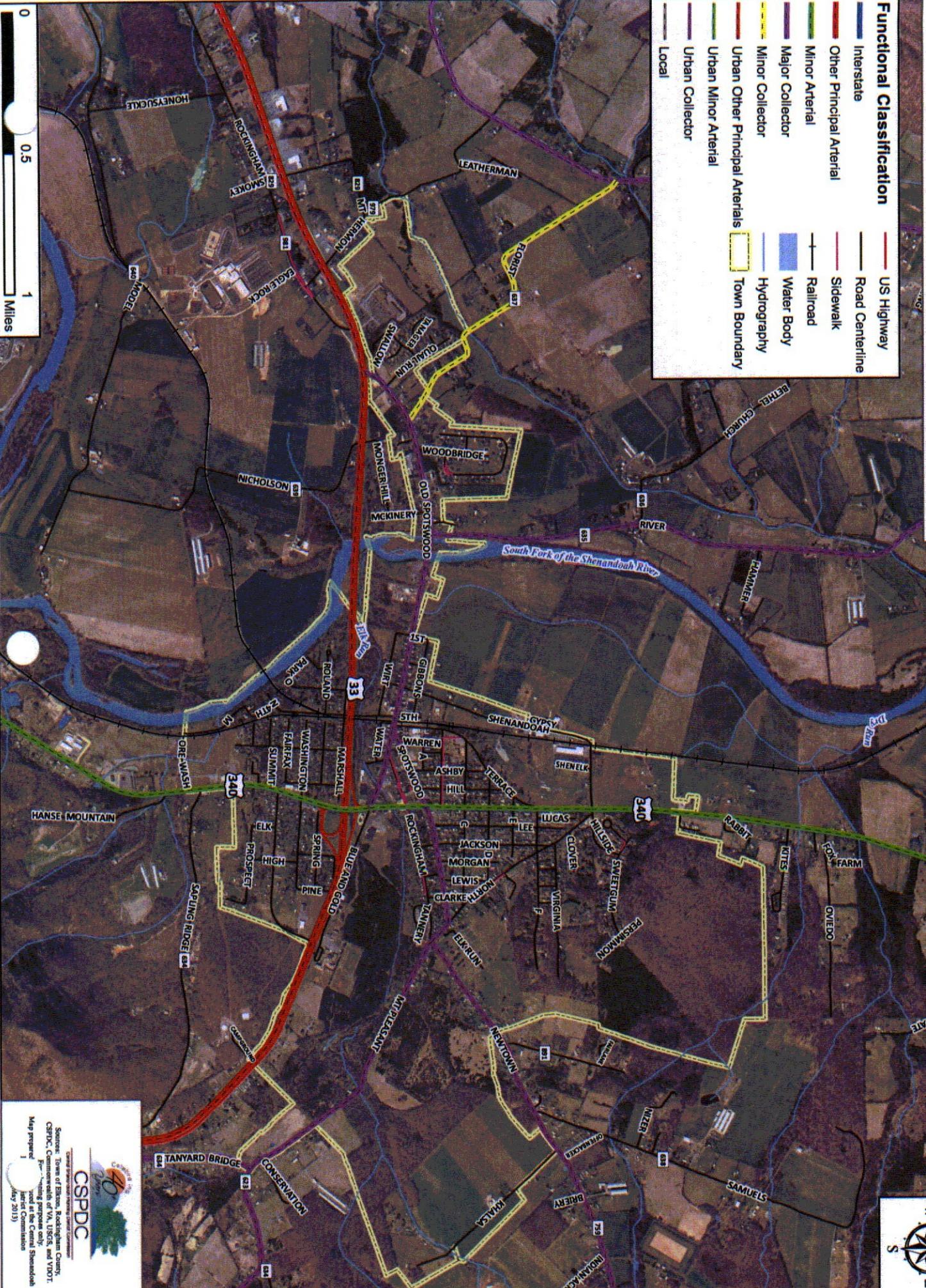
-  Intersection Improvement
-  Corridor Improvement
-  US Highway
-  Road Centerline
-  Water Body
-  Hydrography
-  Town Boundary




Source: Town of Elkton, Rockingham County, Commissioner's Office of VA, CSPDC, VDOT.
 Map prepared for use at the Center Shenandoah
 (August 2013)

Town of Elkton: Transportation Network

Functional Classification	
Interstate	US Highway
Other Principal Arterial	Road Centerline
Minor Arterial	Sidewalk
Major Collector	Railroad
Minor Collector	Water Body
Urban Other Principal Arterials	Hydrography
Urban Minor Arterial	Town Boundary
Urban Collector	Local





 CSPDC

Sources: Town of Elkton, Rockingham County, CSPDC, Commonwealth of VA, USGS, and VDOT. For planning purposes only. Prepared at the Central Shenandoah Area Commission (May 2013)

Town of Elkton: 2012 Annual Average Daily Traffic

-  US Highway
-  Road Centerline
-  Water Body
-  Hydrography
-  Town Boundary
-  450 AADT Count





 CSPDC
 Central Shenandoah Planning District Commission
 Science, Town of Elkton, Rockingham County,
 Shenandoah County, and VA, USGS, and VDOT.
 Map prepared for the Central Shenandoah
 District Commission
 Dec 2012

**CHAPTER 9
COMMUNITY FACILITIES**

UTILITY SERVICE AREA

Public water and sewer are available to all resident and business within the Town limits. As of October 2010, the Town provided service to 1,134 water and 795 sewer connections. Some residents, particularly in the Pentecostal Hill neighborhood of the Town, have elected not to connect to the system. Although there are some connections outside of the Town, service is generally contiguous with the Town borders. Water and sewer rates, effective July 1, 2010 are presented in the table below.

**TABLE 12
TOWN OF ELKTON**

RESIDENTIAL WATER AND SEWER RATES

	Water	Sewer
First 2000 gallons	\$9.25	\$20.00
Per Additional 1000 gallons	\$3.00	\$6.00

BUSINESS/RETAIL WATER AND SEWER RATES

	Water	Sewer
First 2000 gallons	\$9.25	\$18.00
Per Additional 1000 gallons	\$3.00	\$6.25

COMMERCIAL/INDUSTRIAL WATER AND SEWER RATES

	Water	Sewer
First 2000 gallons	\$9.25	\$20.00
Per Additional 1000 gallons	\$3.00	\$6.75

WATER SYSTEM**Water Supply**

The Town of Elkton draws its water from two drilled wells. The first well located in Stonewall Memorial Park, was dug in 1965 and utilizes a 30-horsepower vertical turbine pump, which discharges into an eight-inch main for distribution. The well is operated continuously to overcome an additional problem, the collection of sand and fine colloidal matter. According to the Shenandoah Water Supply Plan developed by the State Water Control Board in 1986, continuous operation at a rate less than 220 gallons per minute prevents major sand and silica problems. This results in a dependable yield of 0.316 gallons per day.

Elkwood Well No. 1, located in a wooded area at the rear of the Elkwood Subdivision on the north side of Town, is operated with a 30-horsepower pump and discharges into a twelve-inch main for distribution. During draw-down testing, the Town found that this well could potentially provide 800 gallons per minute. However, due to electricity limitations on site, the well produces approximately 300 gallons per minute and is operated based on the level of the Town's one million gallon reservoir located on the East end of Town. Town staff monitors the water level and operates this pump when necessary. At the current pump rate, the well yields approximately 0.432 million gallons per day.

The Town currently owns an additional well located on the west side of the Old U.S. 33 Bridge over the Shenandoah River. Known as the "Life" Well, this water source was taken offline several years ago because the Town was not treating the water taken from the well. It is possible that this well could serve as a future water source.

Distributions System and Identified Problems

Water is distributed throughout the Town by approximately twelve miles of distribution pipes of various sizes. Many of the pipes throughout Town are deteriorating and are undersized for their function. Deterioration of the pipes and the related infrastructure has resulted in a nearly seventy percent water loss rate in the distribution system in 2009. As leaks have been spot-repaired throughout the system, it is expected that number will decrease. However, as the pipes continue to age, it will be imperative that the Town invest significantly into water infrastructure.

In addition to the deterioration of the pipe system throughout Town, many of the pipes are drastically undersized. In order to provide effective water pressure for domestic, commercial, and firefighting use, the Town has engaged in a long-term plan for the replacement of distribution pipes and the improvement of the design of the system, ensuring redundancy and the ability to isolate particular sections of the system.

SEWER SYSTEM

Treatment Plant

Elkton's wastewater treatment plant was put into operation in May 1981. It has a design capacity of 400,000 gallons per day and treated an average daily flow of 200,000 gallons in 1982. In 2000, it is operating at 42 percent of capacity. It replaced a plant built in 1956.

2010 Report Sewage Service

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

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.

In 2010 when the new East Rockingham High School was built off of Rockingham Pike the Town obtained easements and ran approximately 5 miles of new sewer pipe to serve the school. This project included removal of the West Lift Station on Rt 33.

Elkton provides 1036 sewer connections, including 18 outside of the Town limits. Of these connections, 142 are business and the remaining 894 are residential. Some 25 homes within the town limits have chosen not to use public sewer service. Construction was completed in 2006 to expand the system to serve the annexed Pentecostal Hill area. However, many residents chose not to connect to Town water and sewer and continue to use existing wells and septic systems.

PLANT AND SEWER SYSTEM**Improvements to the Sewage System were implemented in 2010/2011**

The Plant of the Sewer System was revamped in 2010/2011 including replacement and improvements to the influent station and screening separate, clarifiers and digesters, ultraviolet radiation disinfection system, electrical system which included a new emergency generator, effluent metering system, and rehabilitated drying beds. A new sludge process control building was constructed.

Improvements were performed in 2010 for abandonment of an existing sewer pump station and line along old Rt 33 (Old Spotswood Tr.) A new gravity sewer main and manholes were installed for a length of 1500 L. F.

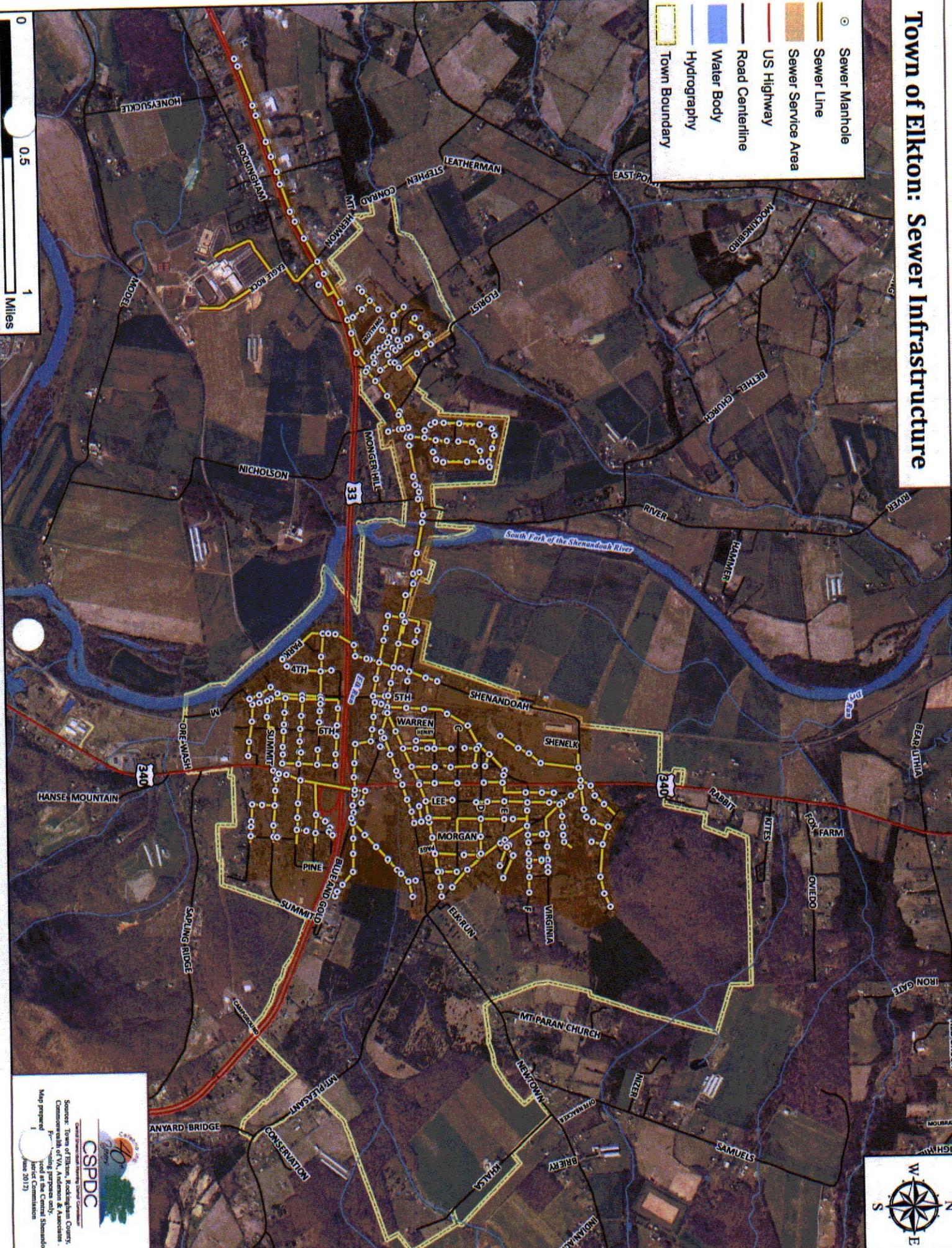
In addition, rehabilitation of 1600 L. F. of existing 10 foot gravity main and manholes along Spotswood Trail. To further improve the system a 12 inch sewer main was installed under the Norfolk & Southern Railroad from Wirt Avenue to 5th Street.

To improve the Inflow and Infiltration (I & I) conditions 4000 L. F. of sewer lines were inspected, cleaned, and repaired; primarily in the Northeast section of town.

With these improvements the plant is operating near capacity and in the near future will need additional upgrades. Planned improvements to the sewage system include an ongoing program of exploration and corrections to prevent infiltration of the existing sewer lines and manholes.

Town of Elkton: Sewer Infrastructure

	Sewer Manhole
	Sewer Line
	Sewer Service Area
	US Highway
	Road Centerline
	Water Body
	Hydrography
	Town Boundary



CSPDC

 40th Anniversary

 Source: Town of Elkton, Rockingham County,

 Commissioned by V.A. Anderson & Associates.

 Prepared for planning purposes only.

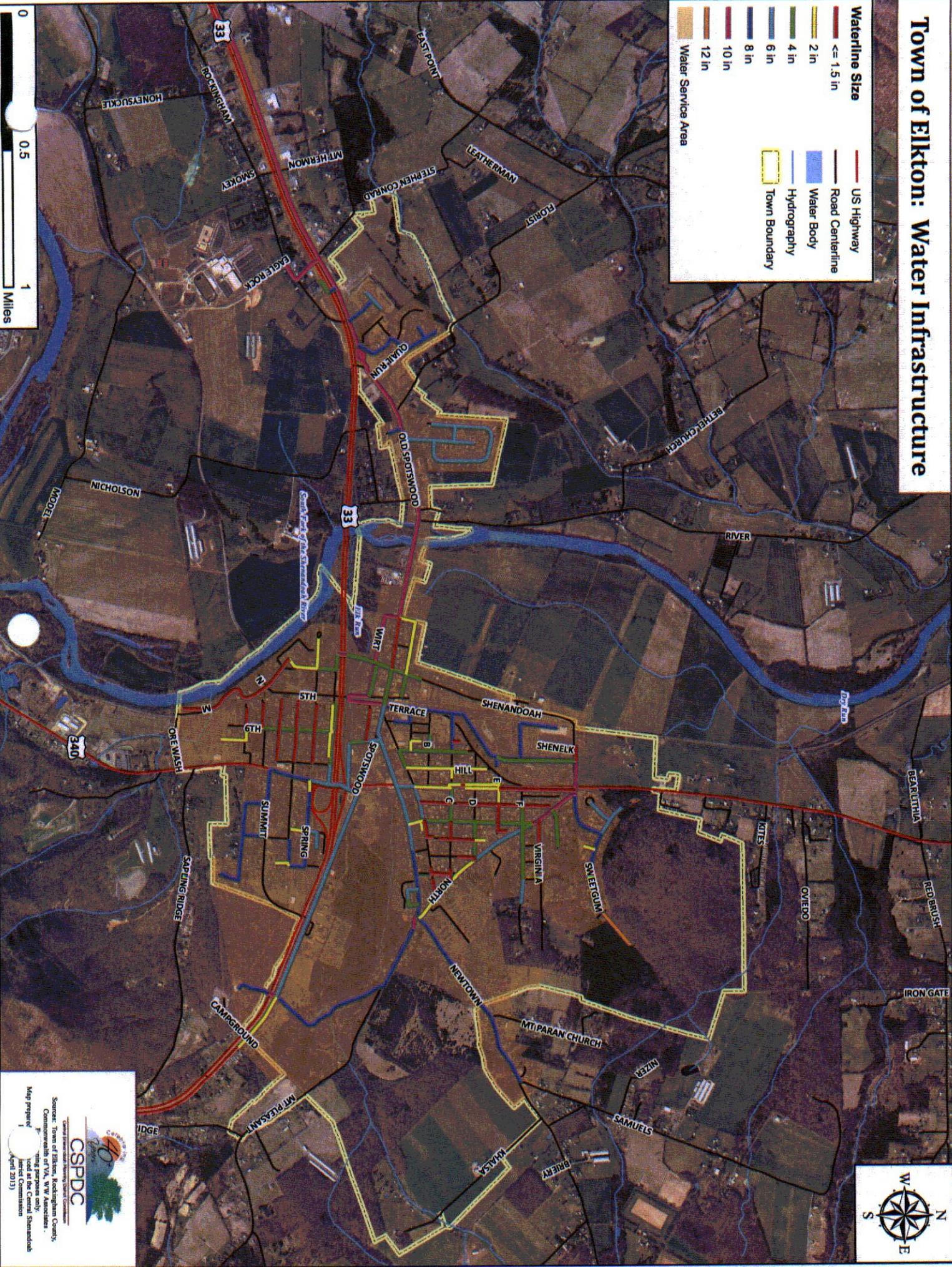
 Map prepared at the Central Shenandoah

 District Commission

 (June 2013)

Town of Elkton: Water Infrastructure

Waterline Size		US Highway	
<= 1.5 in	Red line	US Highway	Thick red line
2 in	Orange line	Road Centerline	Thin black line
4 in	Green line	Water Body	Blue area
6 in	Blue line	Hydrography	Blue line
8 in	Dark blue line	Town Boundary	Yellow outline
10 in	Light blue line	Water Service Area	Light blue shaded area
12 in	Lightest blue line		



CSPDC

 Central Piedmont Planning District Commission

Source: Town of Elkton, Virginia County,

 Commission of the State of Virginia,

 Planning Department

 Map prepared for the Central Piedmont

 Planning District Commission

 April 2013

Town of Elkton: Water Improvement Plan

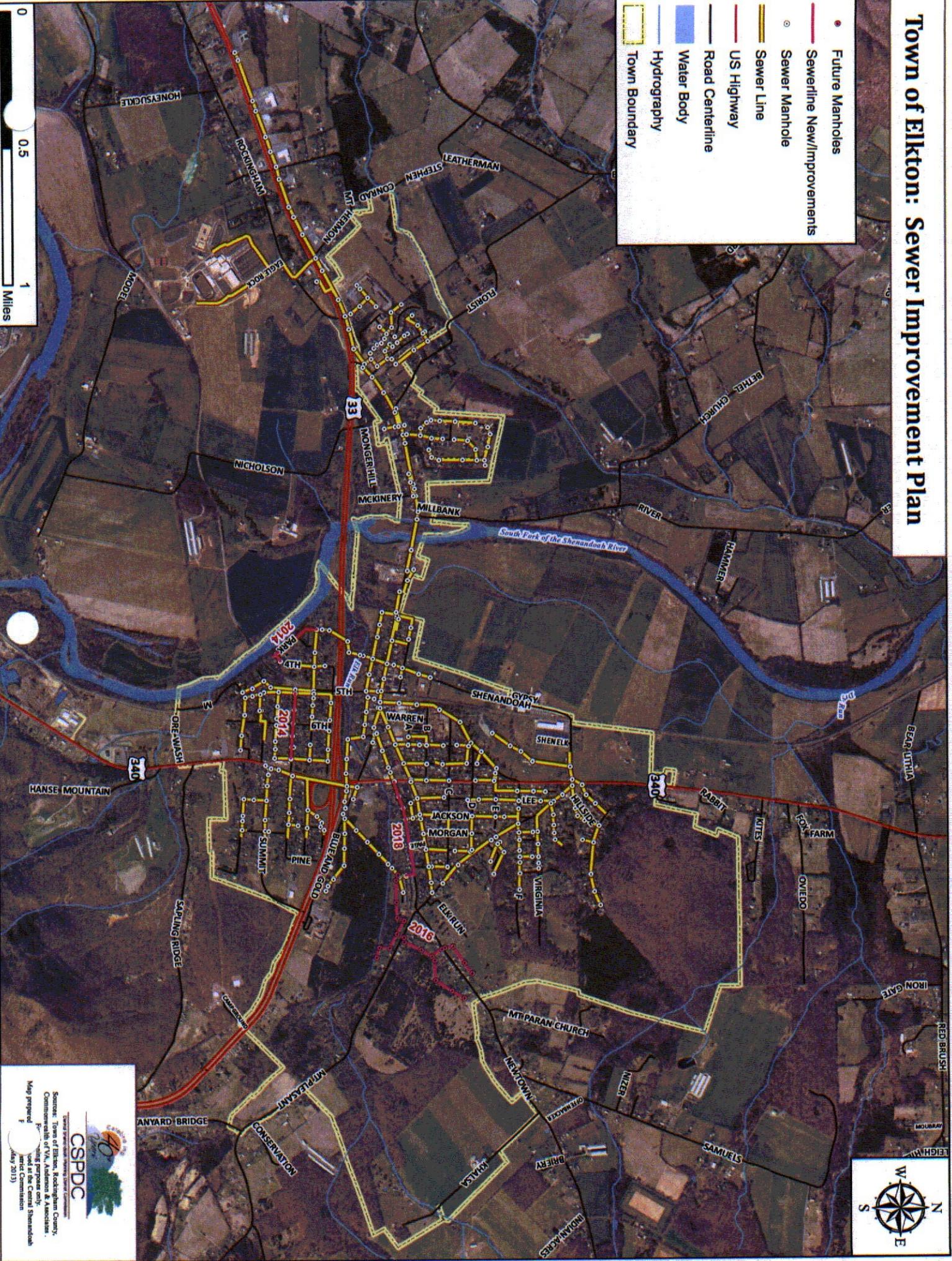
— Existing Waterline
— Waterline New/Improvements
— Road Centerline
— Water Body
— Hydrography
 Town Boundary
— US Highway
 Reservoir



CSPDC
 Central Shenandoah Planning District Commission
 Source: Town of Elkton, Shenandoah County, Virginia
 Commissioned by the Shenandoah County Board of Supervisors
 Map prepared by CSPDC
 Date: May 2013

Town of Elkton: Sewer Improvement Plan

- Future Manholes
- Sewerline New/Improvements
- Sewer Manhole
- Sewer Line
- US Highway
- Road Centerline
- Water Body
- Hydrography
- Town Boundary





 CSPDC

 Source: Town of Elkton, Rockingham County,

 Commission of VA, Anderson & Associates,

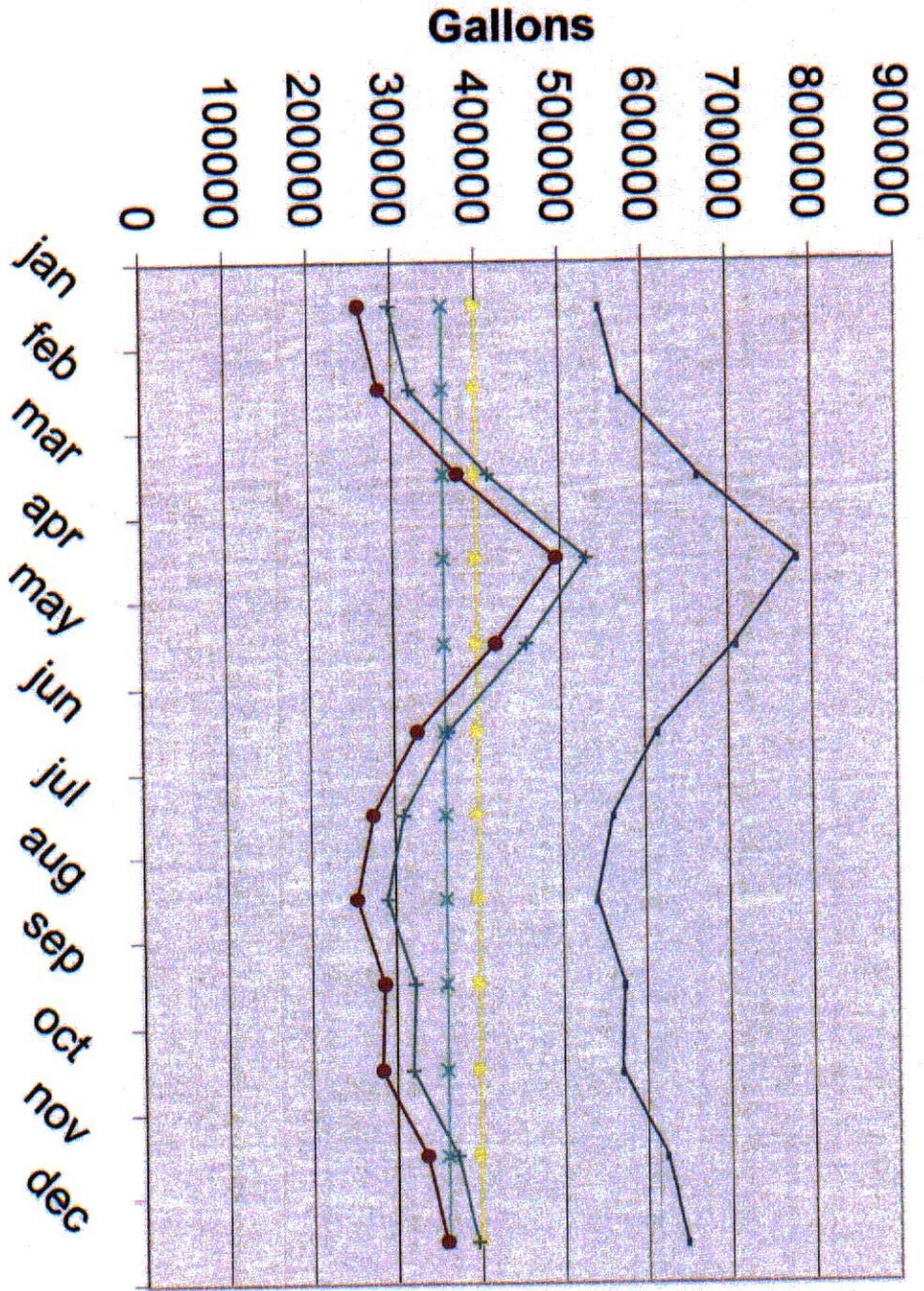
 Prepared for: [Redacted]

 Map prepared at the Central Shenandoah

 District Commission

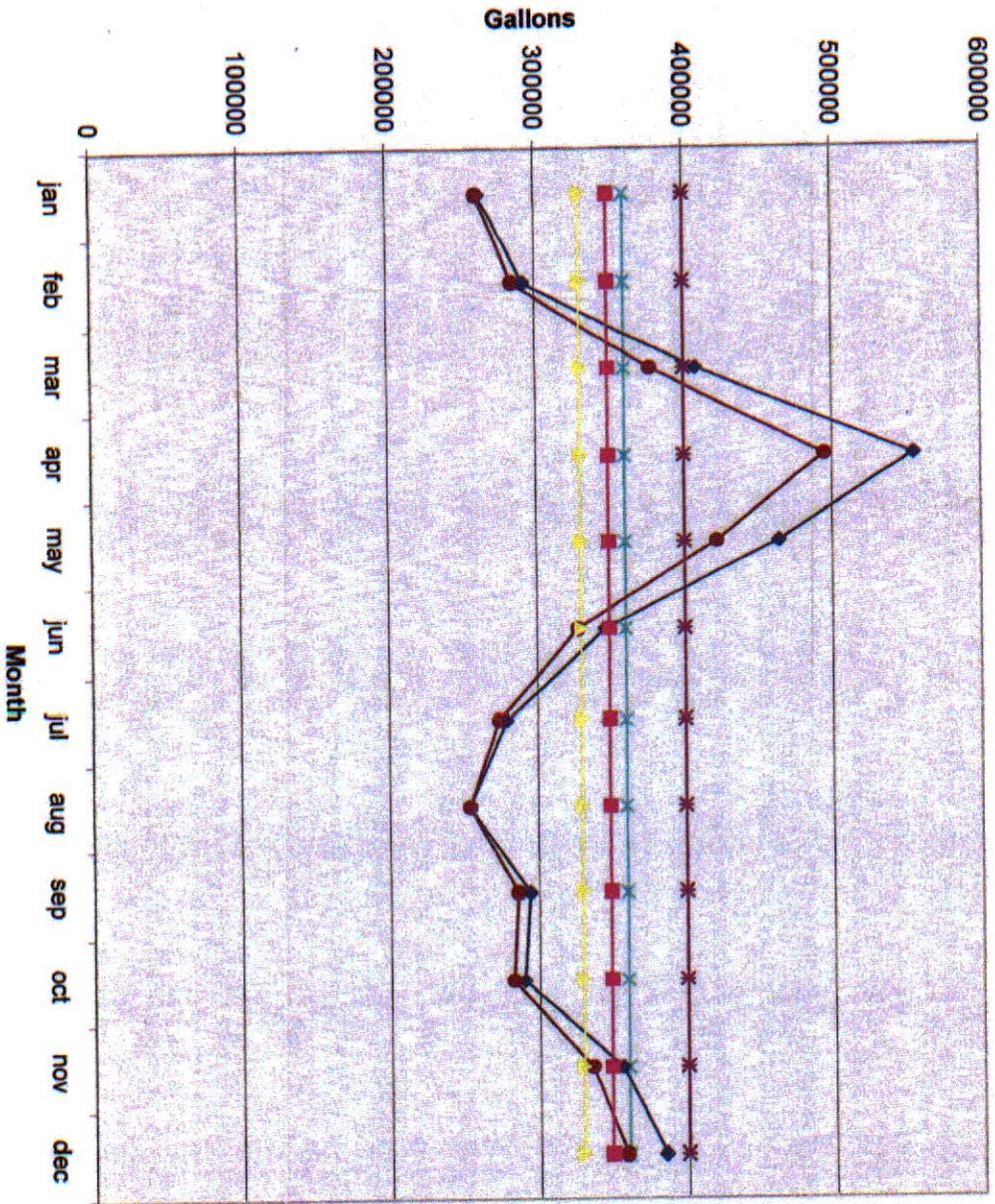
 (May 2013)

Sewer Capacity



- Plant capacity
- 90% plant capacity
- 2011 gal/day with 20% reduction in I&I
- volume with active project Plus Annexed properties
- volume with all currently approved projects

Sewer Usage



- * Plant capacity
- * 90% plant capacity
- 2011 actual gal/day
- 2011 gal/day with 20% reduction in I&I
- 2011 Average
- 2011 Average with I&I reduction

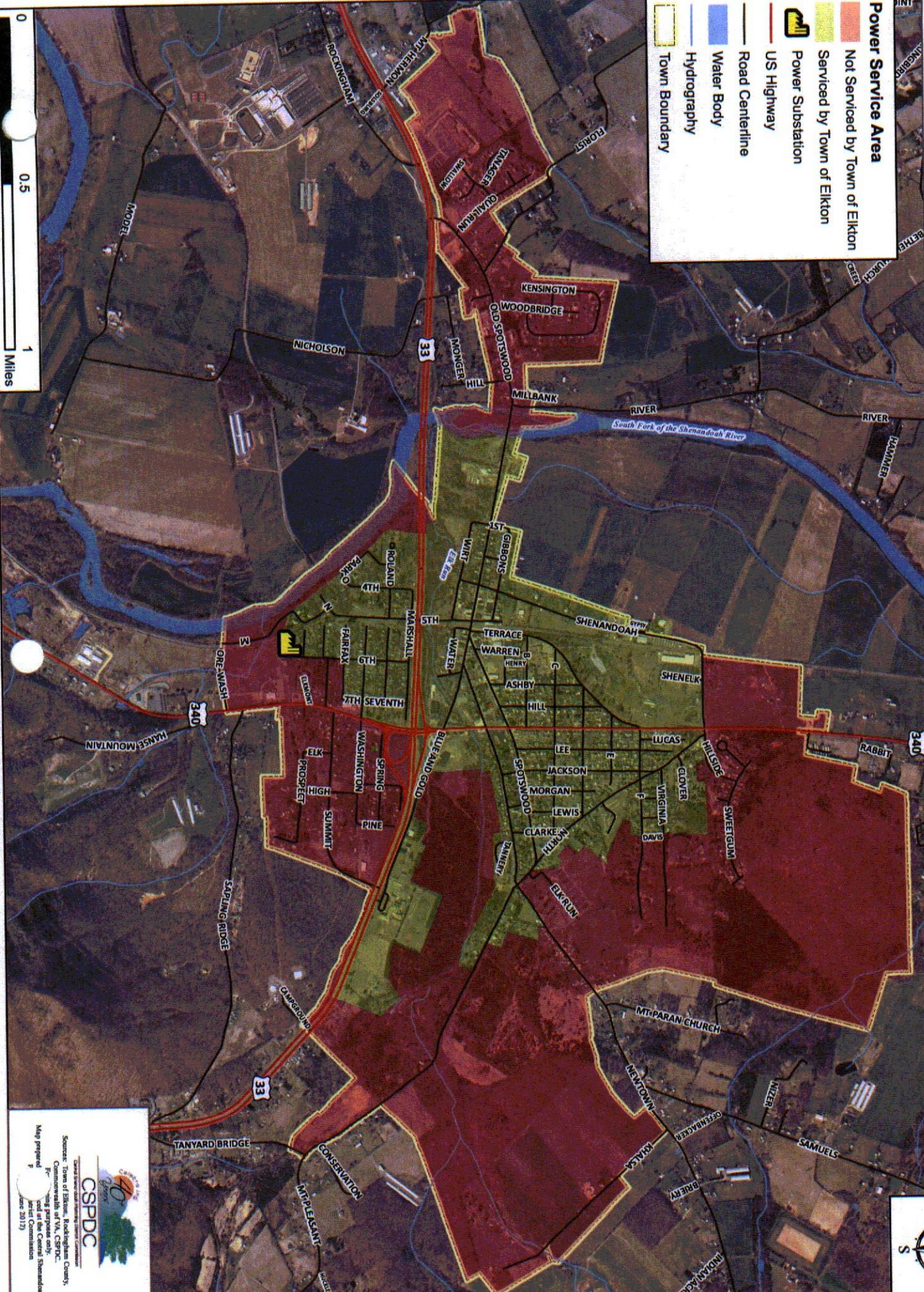
ELECTRICITY

The Town of Elkton provides 93 percent of the electrical Service in the Town. The other 7 percent is provided by Dominion Power to annexed areas in Woodbridge and Quail Run Sub Divisions, the Pentecostal Hill area, and to the existing Elkwood Sub Division. Elkton buys its power through VEMA1 from VEPCO. Outside of the town property, VEPCO supplies power directly to customers.

Town of Elkton: Power Service Areas

Power Service Area

- Not Serviced by Town of Elkton
- Serviced by Town of Elkton
- Power Substation
- US Highway
- Road Centerline
- Water Body
- Hydrography
- Town Boundary



CSPDC
 Central Shenandoah Planning District Commission
 40th Anniversary
 Sources: Town of Elkton, Rockingham County, Commonwealth of VA, CSPDC.
 For mapping purposes only.
 Map prepared at the Central Shenandoah Planning District Commission (June 2012)

NATURAL GAS

Natural gas is not currently available in Elkton, although a major line runs close by. The Columbia Gas Company main line from Stanardsville in Albemarle County to Mathias, West Virginia, passes near Fox Mountain just north of Town. A substation at the intersection of Tanyard Bridge Road and Rt. 634 allows the Coors plant to tap the line. This same substation could potentially serve Elkton.

SOLID WASTE**Collection**

Solid waste collection is collected by Town staff with the use of a recently purchased garbage collection truck. Pickup is once a week for residential service. In the past businesses have had containers, which are emptied once a week or as needed and paid for by the business owner. In December 2010 the Town made a decision to offer trash pick-up to local business owners in a cost savings arrangement for the Town and proprietors.

Disposal

The haulers take the trash to the Rockingham County landfill on Rt. 711 in Pleasant Valley, approximately 16 miles from the Town. As recommended in the 1977 Comprehensive Plan, the County has located a manned dumpster site in Elkton. The site also takes recyclable materials.

Recycling

The state has mandated that localities recycle 10 percent of their waste by 1991, 15 percent by 1993, and 25 percent by 1995. Elkton has a recycling program which offers residents curbside pickup of recyclable materials twice per month. One of the County's recycling drop-off centers also is located in Elkton. The town should encourage its citizens to recycle.

PUBLIC SAFETY**Police**

Police protection is provided by the Town of Elkton Public Safety Department consisting of a Chief of Police, one Sergeant, and four officers. They provide around the clock police response for both

the town and some surrounding area through the county wide emergency response network. The town dispatcher was eliminated in the late 1990's. An Administrative Assistant is on duty from 8 am through 4 pm daily. After closing at 4 pm all response goes through the county wide emergency response system. Back up police support is provided by the County Sheriff's Department.

Fire Response

The Elkton Volunteer Fire Department was organized in 1937 and reorganized in 1947. It is located on Terrace Avenue in a 10,000 square foot building provided by the Town of Elkton. This location houses nine vehicles designed to respond to different types of EMS calls (911 – emergency, medical, services). The fire house is manned by two paid firemen from 7:30 AM to 4:00 PM Monday through Friday. The county pays the salary of these two individuals. Along with these two people, the fire company has a membership of approximately sixty people, of which twenty-five are on the active list, which means they respond to EMS calls.

The fire department serves the Town of Elkton and the surrounding area within a radius of five to ten miles. They also provide mutual aid or fill in for McGaheysville, Shenandoah, and Grottoes. The fire company, along with the emergency squad is the busiest fire company in the County, except for the City of Harrisonburg.

The fire company purchased 24 acres of land, three tenths of a mile outside the corporate limits, on Route 340 South, in 1980. They cleared the land and built several buildings including a covered stage, picnic shelter, BBQ pit and an approximately 11,000 square foot activity building. The annexation in 2004 took this property into town boundaries. They use this site for all of their fund raising activities, such as carnivals, concert, suppers and bingo.

The building which houses the fire fighting equipment is located on Terrace Avenue in Elkton in a town owned building and has operated from this site since being founded in 1960. In 2009 the fire company purchased a building from Myers Chevrolet on Spotswood Trail. (US 33 West) In April 2011 the base of operations became the new headquarters for the Elkton Volunteer Fire Company. Future renovations will include accommodations of overnight sleeping quarters. Currently, the Terrace Avenue location and the new headquarters on Rt US 33 are equipped to handle the initial response to any emergency.

Elkton Emergency Squad

The Elkton Emergency Squad was organized in 1965 as a part of the Elkton Fire Department. In 1990, it was separated from the Fire Department and built a new facility on land donated to them by Mary Elizabeth Kite, on Blue and Gold Drive. The building is approximately 6,500 square feet, which houses seven rescue units and a meeting/training room.

The area served by the Emergency Squad runs from the Page County line north to Island Ford south. It also runs from the Green County line at the top of the Blue Ridge to Spotswood High School west. This area also includes McGaheysville and Massanutten Village and Resort. It is one of the busiest squads in the county, answering over 700 calls a year.

HEALTH FACILITIES

A doctor and two dentists occupied offices in Elkton in 2010:

Dr. Hill's office located on E Rockingham St.

Dr. Jon Trabosh, office on 116 E. Spotswood Ave., Elkton.

Dr. Davis, office located 205 Spotswood Tr., Elkton.

Additionally, East Rockingham Health Clinic, run by Rockingham Memorial Hospital, is located 3 miles east of Elkton on US Route 33. The Clinic has a number of doctors and other health care professionals. They provide medical services, including routine doctor visits, physical therapy, radiology, a pharmacy, and health care counseling. In addition, there are two pharmacies in the area:

Elkton Pharmacy, 111 S. Stuart Ave., Elkton.

Rite Aid Pharmacy, Route 33, Elkton (Food Lion Plaza).

The nearest hospitals are Rockingham Memorial Hospital in Harrisonburg, Augusta Medical Center in Fishersville, Page Memorial Hospital in Luray, Martha Jefferson Hospital and the University of Virginia in Charlottesville.

EDUCATION

Rockingham County operates the public school system serving Elkton. The location of schools in the Elkton area, however, are a convenience to parents and a focal point for community activities. Elkton boasts one of the best school systems in the state of Virginia.

Schools

Elkton Elementary School	Grades K- 4	2010/2011 Enrollment = 325
Elkton Middle School	Grades 4-8	2010/2011 Enrollment = 500
East Rockingham High School	Grades 9-12	2010/2011 Enrollment = 669
Riverbend Elementary School	Grades Pre K-5	2010/2011 Enrollment = 390

Vocational

Massanutten Vo-Tech Harrisonburg, Va

Colleges

Blue Ridge College Weyers Cave, Va
 Bridgewater College..... Bridgewater, Va
 Piedmont College..... Charlottesville, Va

Universities

Eastern Mennonite University..... Harrisonburg, Va
 James Madison University Harrisonburg, Va
 Shenandoah University Winchester, Va
 University of Virginia Charlottesville, Va

LIBRARIES

Elkton has a small library located on Terrace Ave. next to the Fire Department. It is affiliated with the Massanutten Regional Public Library. The main branch of the library is located in Harrisonburg, Va.

COMMUNITY CENTER

The Elkton Area Community Center, a joint project by the Town of Elkton and Rockingham County, was opened in 2004 to serve the citizens of Eastern Rockingham County and surrounding areas.

The design of this center allows many opportunities for various programs and activities for all ages. This includes recreation programs as well as community programs and events

Elkton Area Community Center Amenities

- ◆ **Computer Lab**
7 internet accessible computers.
- ◆ **Batting Cage**
Pitching and hitting area, helmets and bats are required, no one under 18 allowed without an adult.
- ◆ **Gymnastics Room**
Classes are available for ages 3 and up.
- ◆ **Aerobics Room**
Mirrored room used for Aerobics and Children's fitness classes.
- ◆ **Meeting Rooms**
Large meeting room with capacity over 300 can be divided into 3 smaller rooms for rentals. Available for birthday parties, wedding receptions, meetings and other special occasions.
- ◆ **Large Commercial Kitchen**
Commercial icemaker, refrigerator, freezer, griddle, 8 burner stove and 2 ovens. Combined Rental of Kitchen and Community Room Great for Dinners and Benefits.
- ◆ **Game Area**
4 pool tables, 2 ping pong tables, 1 fosse ball table, and 1 air hockey table.
- ◆ **Dance Revolution**
Video exercise through dance station.
- ◆ **Premcor Cardio & Nautilus Machines**
Includes treadmills, ellipticals, stationary bikes, and weight machines.
- ◆ **Cushioned Fitness Track**
Three lanes for varied pace.
- ◆ **Council Chambers Community Room**
State of the art meeting room with Overhead projection system, Plasma TV's and Dual Access Computer system, rented for classes and seminars.

CHAPTER 10**LAND USE PLAN****EXISTING USE OF LAND**

Based on the current official zoning map the Town of Elkton consists of **2035.91 acres**. The most recent analysis shows the largest percentage was zoned R 8, or Planned Unit Development. The second largest percentage of land use belongs to the R 3, or single family residential category. R-4 residential ranks as the third highest category.

ROLE OF THE LAND USE PLAN

The Land Use Plan, which covers the period from 2004-2026 is the guide for the future physical development of the community. Many factors must be considered in this attempt to envision an optimum pattern of development. Residential, commercial, and employment opportunities must be balanced with the desire to preserve the environmental and character of Elkton.

The Land Use Plan consists of two parts: 1) a written explanation of policy guidelines in relation to development and 2) the Land Use Guide beginning on (Pg 92)

which shows the general location of land uses within the growth area (Map Pg. 96). The specific purpose of the Land use Plan is to help citizens, town and county officials, and businessmen make sound development decisions. It attempts to delineate a pattern of land use that should encourage and accommodate orderly growth, minimize long-range public development costs, and result in a healthy and attractive community.

The Land use Plan should not be confused with the Town's zoning map and zoning ordinance. As a policy guide, it focuses on general areas suitable for broad use categories. In contrast, the zoning map shows exact locations by tax parcel for specifically defined land uses. The zoning ordinance and zoning map are intended to be the primary means of implementing the general policies outlined in the Land Use Plan.

AREA COVERED

The area covered by the Land Use Plan is the growth area defined by the Town of Elkton boundaries in addition to the areas that were annexed in 2004. The Town also has an interest in the land use of the surrounding area. Although this zoning could change, it does indicate the possible uses at the time the Plan was written.

GROWTH RATE

The Town wishes to grow, but not at the expense of its small –town atmosphere and quality of life. Its growth rate would therefore be linked closely to the overall factors that will attract new residents and businesses to the area. This policy recognizes the need to coordinate policies with the county to work together for the best overall growth pattern. The annual growth rate from 1990 to 2000 averaged 0.5 percent; with the recent annexation, growth between 2000 and 2004 averaged an annual 9.2 percent. For the coming decade, the Town can expect a mixture of limited growth potential in the traditional borders and higher growth potentials within the annexed areas because of the sizeable amount of vacant land present there.

In 2000, the population density was 1,400 persons per square mile; in 2004 the figure decreased to 1,064 persons per square mile because of annexation. If the overall density were again to reach 1,490 persons per square mile the Town population would be around 3,900 persons.

The Census of 2010 recorded 2,726 as the town's population. The columns in the Table on the next page (pg 88) demonstrates population projections at rates of 3.0 percent, 3.5 percent, and 4.0 percent beginning in the year 2011 with the *Desired Growth Rate* to be 3.0 percent annually. The growth rate of 3.0 percent results in a population of 4,249 people by the year 2026; this represents a gain of 1,523 persons, or an approximate average of ninety five (95) people per year.

ELKTON GROWTH AREA POPULATION PROJECTIONS

2010 to -2026

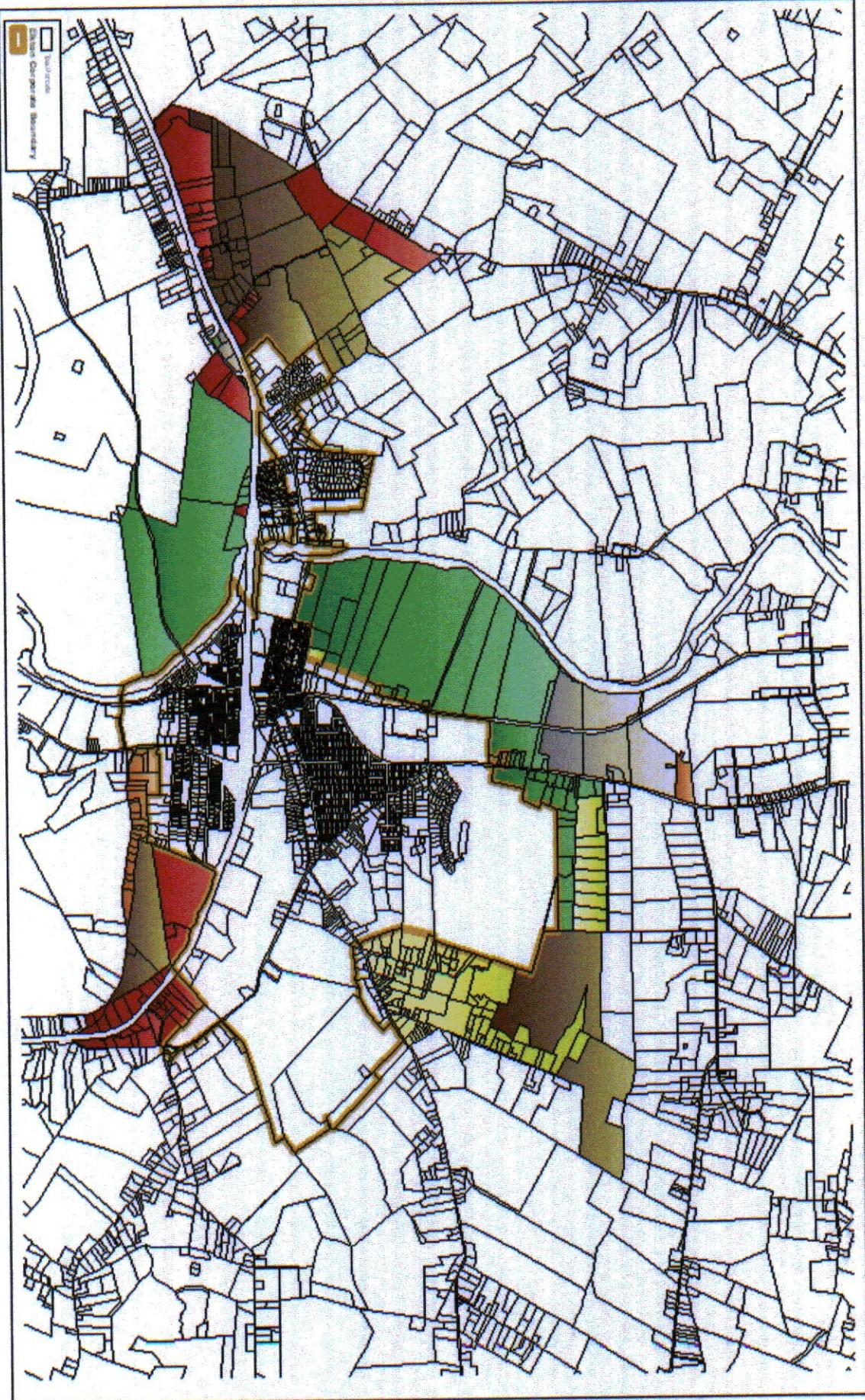
Desired Rate *

<i>Growth Projections at 3.0 Percent Annually*</i>		<i>Growth Projections at 3.5 Percent Annually</i>		<i>Growth Projections at 4.0 Percent Annually</i>	
2010	2726	2010	2726	2010	2726
2011	2808	2011	2821	2011	2835
2012	2892	2012	2920	2012	2948
2013	2979	2013	3022	2013	3066
2014	3068	2014	3128	2014	3189
2015	3160	2015	3237	2015	3317
2016	3255	2016	3350	2016	3450
2017	3353	2017	3467	2017	3588
2018	3454	2018	3588	2018	3732
2019	3558	2019	3714	2019	3881
2020	3665	2020	3844	2020	4036
2021	3775	2021	3979	2021	4197
2022	3888	2022	4118	2022	4365
2023	4005	2023	4262	2023	4540
2024	4125	2024	4411	2024	4722
2025	4376	2025	4565	2025	4911
2026	4249	2026	4725	2026	5107

Desired Projected Growth *

Town of Elkton, Virginia AREA OF ZONING INTEREST

Created by County of Rockingham, VA
Geographic Information System Services

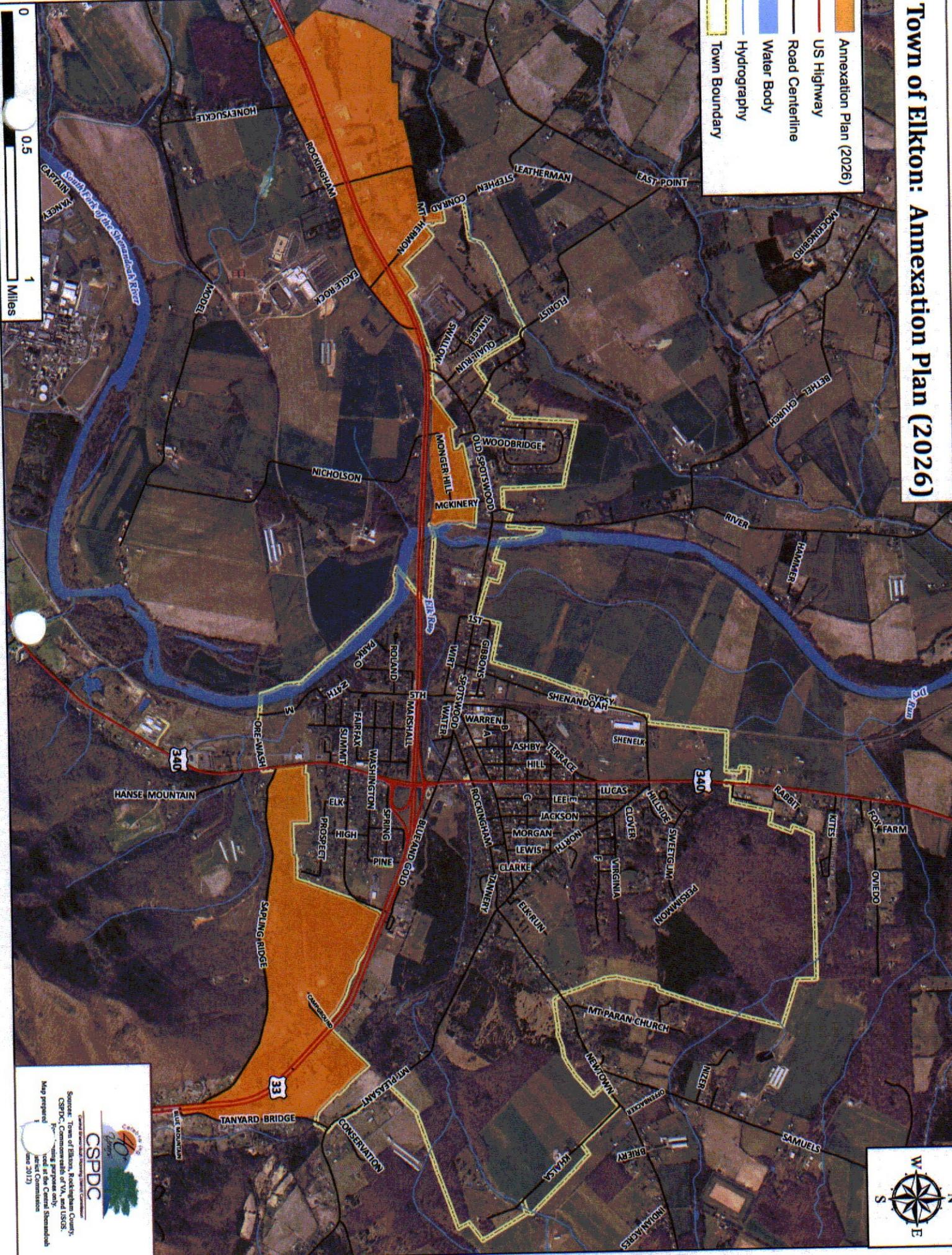


Legend:
Silver Creek Boundary

This information developed on the
map is for informational purposes only and
should not be used as a basis for any
action. The County of Rockingham
Department of Community Development
does not warrant the accuracy of this
information. For more information,
contact the Department of Community
Development at 225-22-8333.

Town of Elkton: Annexation Plan (2026)

	Annexation Plan (2026)
	US Highway
	Road Centerline
	Water Body
	Hydrography
	Town Boundary



CSPDC
 Shenandoah Planning District Commission
 Source: Town of Elkton, Rockingham County, CSPDC, Commonwealth of VA, and USGS.
 For planning purposes only. Shenandoah Planning District Commission (June 2017)

FACTORS IN ACHIEVING THE DESIRED GROWTH RATE

Many of the factors that will determine how far and in what manner development occurs will be outside of the Town's control. Such factors can include economic conditions, distance or proximity to the interstate, natural features, and the actions of individuals. Nevertheless, the Town must attempt through the Comprehensive Plan process to recognize the steps that it can take to provide incentives or dis-incentives that will help result in the level and type of development desired. The Land Use Plan is particularly important as the foundation of the zoning and subdivision ordinances and other Town policies that directly affect development proposals.

PLAN CONSIDERATIONS

The policies affecting vacant tracts will be crucial to the long term development of the Town. For example, if the land developed rapidly in a low-density pattern, the Town will have used up many of its options for future development. On the other hand, the higher-intensity options that would accommodate greater population in the long run would have to be considered carefully.

The primary way for the Town to grow is for construction to occur on previously undeveloped land. However, it is important to ensure that this land is developed in responsible ways that take into account the current and future needs of the community. Certain factors in particular should be considered in determining the land use plan and reviewing prospective development. Some of these factors are described below:

GUIDING PRINCIPLES

- 1) A desire to grow
- 2) A desire to reserve the town's atmosphere
- 3) The need to enhance commercial, residential, and employment opportunities in Town
- 4) The need to accommodate the varied household needs of all citizens
- 5) The need to develop a strong economic base
- 6) A desire to provide an efficient, safe, and convenient street and highway system.

DEVELOPMENT FACTORS

- 1) **Slope-** Slopes in excess of 25 percent are generally not appropriate for intensive development.
- 2) **Floodplains:** Federal programs restrict the construction of residences within the 100-year floodplain unless the structure is flood-proofed. Intensive development of all kinds should generally be discouraged in the floodplain. Appropriate uses for flood plains include agriculture, forestry, recreation and open space.
- 3) **Drainage** Storm water run-off causes problems in some areas of Elkton and additional development can be expected to increase potential flooding and standing water. Furthermore, pollution of ground water supplies may also occur in drainage areas when oils, fertilizers, topsoil, and other pollutants are washed into water supplies. Means of preventing problems should be addressed at the time of development.
- 4) **Utilities** Many private investments, particularly industrial and commercial establishments and coordinated residential developments, cannot be expected to occur without adequate public water and sewer. Conversely, it should be recognized that poorly planned or executed private or public development can result in increased costs to public.
- 5) **Other Infrastructure** – Public investments in roads, schools, and other public buildings can be essential to attracting additional private investment. The quality of public infrastructure can thus be a good indicator of the potential for private development to follow.
- 6) **Impacts on Existing and Future Development** – New development should be compatible with the existing development and be in keeping with major infrastructure plans.

THE LAND USE GUIDE

Intent of **Conservation District C-1.**

This district covers portions of the Town which are occupied by various open uses, such as agriculture, national forests and parks, state-owned forest and parklands, and local-government-owned lands. This district is established for the specific purpose of providing recreation and open space uses, conservation of water and other natural resources, reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire.

Purpose of the Low-Density Residential District R-1. This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, and to promote and encourage a suitable environment for family life. To these ends, development is limited to relatively low concentration, and permitted uses are limited basically to single-unit dwellings providing homes for the residents plus certain additional uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.

Purpose of Low-Density Residential District R-2.

This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life. To these ends, development is limited to relatively low concentration, and permitted uses are limited basically to single-unit dwellings providing homes for the residents plus certain additional uses, such as schools, parks, churches, and certain public facilities that serve the residents of the district.

Purpose of Single-Family Residential District R-3.

The purpose of the R-3 Single-Family Residential District is to encourage residential neighborhoods and to stabilize and protect the essential character of such neighborhoods. The regulations for this district tend to protect against encroachment of commercial or industrial uses and other uses likely to generate noise, crowds, concentrations of traffic, light, dust, odors, smoke, or other obnoxious influences.

Purpose of Residential District R-4.

The purpose of the R-4 Residential District is to protect the residential character of established neighborhoods and communities. The regulations for this district tend to reflect and protect established neighborhoods which reflect on long-standing character.

Purpose of Residential District R-5.

The purpose of the R-5 Residential District is to protect the residential character of established neighborhoods and communities. The regulations for this district tend to reflect and protect established neighborhoods which reflect on long-standing character.

Purpose of High-Density Residential District R -6

Purpose is to provide for higher development densities in accordance with the Elkton Comprehensive Plan. The regulations for this district provide for development which is not completely residential as it includes public and semipublic, institutional and other related uses. However, it is basically residential in character, and as such, is protected against encroachment of heavy commercial, industrial, and other uses likely to generate noise, crowds, and large concentrations of traffic, light, dust, odors, smoke, and other obnoxious influences.

The purpose of the Residential District R-7

Purpose is to allow low-cost residential development in the form of manufactured home parks and manufactured home subdivisions

Purpose and intent. of the Planned Unit Development District R-8

Purpose is to permit larger-scale development and clustering of single-family residential dwelling units through design innovation to provide for a neighborhood with a variety of housing types and densities, neighborhood shopping facilities, schools, parks, playgrounds, off-street parking and, where necessary, land reserved to provide local employment opportunities. The development in this district shall substantially conform to a comprehensive land use master plan and shall conform to a detailed final plan. Land zoned R-8 for which a master plan conforming to the requirements of this chapter has not been approved shall not be further developed until a master plan, final plan and, as applicable, a subdivision plat have been approved. With respect to land located in a district other than R-8 for which R-8 zoning is sought, an approved master plan shall be a requirement of the rezoning process and a proposed master plan shall be submitted with the application for an amendment to the Zoning Map.

Intent of Downtown Business District B-1.

Generally, this district covers that portion of the Town intended for the conduct of general business to which the public requires direct and frequent access in the downtown area. This includes such uses as retail stores, banks, theaters, business theaters, business offices, newspaper offices, printing presses, restaurants and taverns, and garages and service stations.

Intent of General Business District B-2.

Generally, this district covers that portion of the Town intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise of congregation of people and passenger vehicles. This includes such uses as retail stores, banks, theaters, business offices, newspaper offices, printing presses, restaurants and taverns, and garages and service stations

Intent of Planned Business District B-3.

The B-3 Planned Business Zone is intended to permit the development of neighborhood business areas; under one ownership or control in those areas of the Town where there are areas of sufficient size in heavily populated sections and where sanitary sewers, street access, and public water supply are adequately provided. Within this district the location of buildings, design of buildings, parking areas,

and other open spaces shall be controlled in such a manner that it will not be a detriment to the adjoining residential property or to the neighborhood in general.

Intent of Light Industrial/Business District M-1.

The intent of the M-1 Industrial/Business District is to accommodate industrial and business uses that provide desirable employment consistent with the goal of maintaining environmental quality. The M-1 District is to permit the manufacturing, compounding, processing, packaging, assembly, sales and/or treatment of finished or semi-finished products from previously prepared material and to permit commercial businesses and professional offices.

Intent of General Industrial District I-1.

The primary purpose of this district is to establish an area where the primary uses of land is for industrial operations, which may create some nuisance, and which are not properly associated with, nor particularly compatible with residential, institutional, and commercial service establishments. The specific intent of this district is to:

- (1)** Encourage the construction of and continued use of land for industrial purposes.
- (2)** Prohibit new residential and new commercial use of the land and to prohibit any other use which would substantially interfere with the development, continuation, or expansion of industrial type uses in the district.
- (3)** Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this chapter.
- (4)** To encourage industrial parks.

Flood Hazard District FH-1The purpose of these provisions is to prevent the loss of life and property, the creation of health and safety hazards, the disruption of commerce and governmental services, the extraordinary and unnecessary expenditure of public funds for flood protection and relief, and the impairment of the tax base by:

- (1)** Regulating uses, activities, and development which, acting alone or in combination with other existing or future uses, activities, and development, will cause unacceptable increases in flood heights, velocities, and frequencies.
- (2)** Restricting or prohibiting certain uses, activities, and development from locating within areas subject to flooding.
- (3)** Requiring all those uses, activities, and developments that do occur in flood-prone areas to be protected and/or flood- proofed against flooding and flood damage.

- (4)** Protecting individuals from buying lands and structures which are unsuited for intended purposes because of flood hazards

Agriculture and Limited Uses District A-1

Statement of intent. This district is established for the specific purpose of facilitating existing or future forest or agricultural operations, conservation of water and other natural resources, reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire.

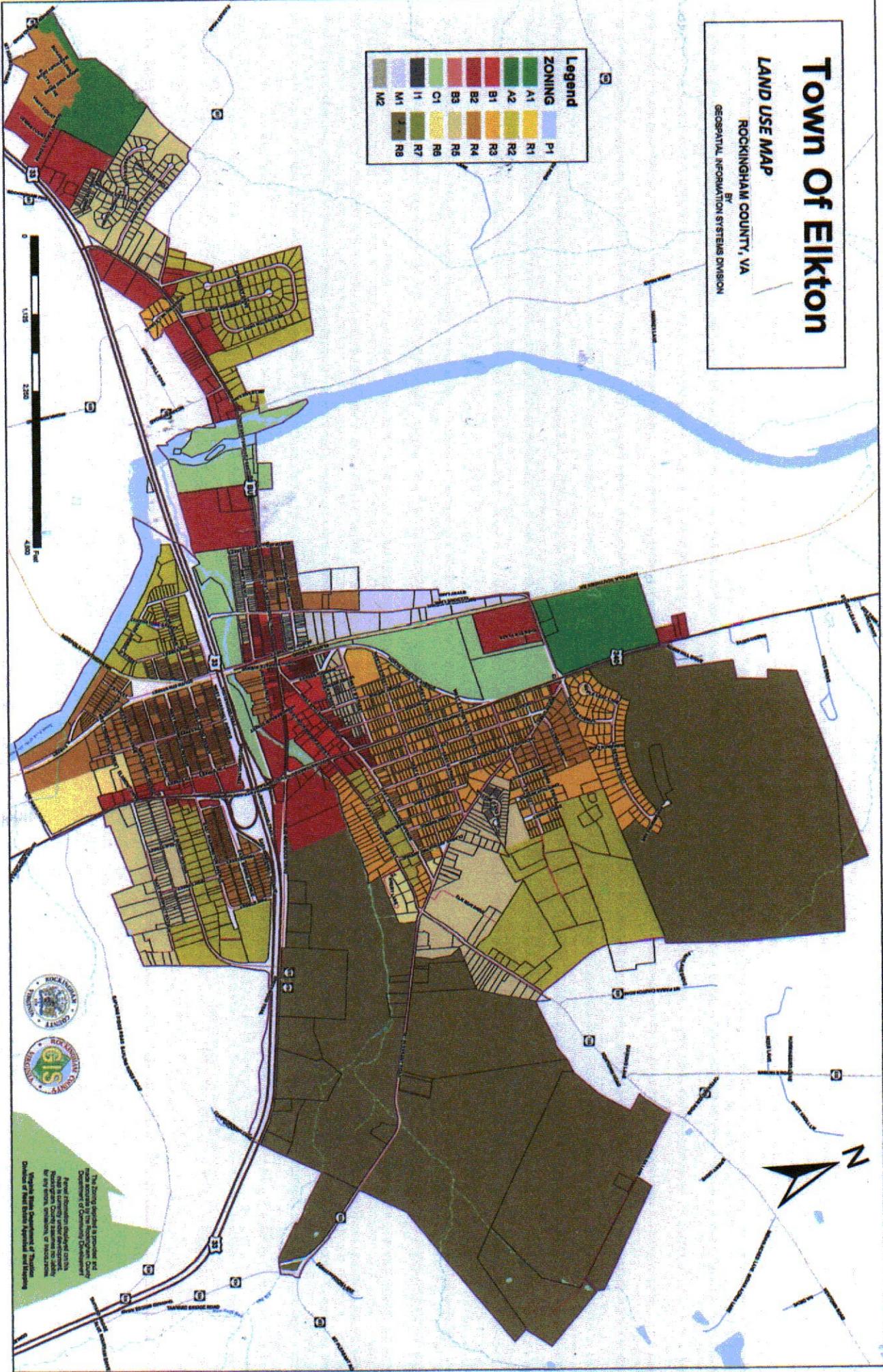
Town Of Elkton

LAND USE MAP

ROCKINGHAM COUNTY, VA

BY
GEOGRAPHICAL INFORMATION SYSTEMS DIVISION

Legend	
ZONING	
P1	Light Blue
R1	Light Yellow
R2	Yellow
R3	Orange
R4	Light Orange
R5	Light Green
R6	Green
R7	Dark Green
R8	Dark Brown
C1	Light Purple
B1	Light Red
B2	Red
B3	Dark Red
I1	Black
M1	Light Purple
M2	Dark Purple



The Zoning Ordinance is prepared and adopted by the Board of Supervisors of Rockingham County, Virginia. It is subject to review and amendment by the Board of Supervisors of Rockingham County, Virginia. The Department of Planning and Zoning is responsible for the implementation of the Ordinance.

Town of Elkton Comprehensive Plan

Chapter 11

GOALS

- 1) Ensure managed growth with economically proportioned distribution of residential vs. business development.
 - a. Offer incentives' to new and existing businesses owners for rehabilitation of properties.
 - b. Offer flexible alternatives to building more business properties.
 - c. Statues are still in existence for the Park Authority and the Industrial Development Authority. Consider recruiting new members for these committees.
- 2) Ensure all buildings in each Zoned District are approved uses. No non-conforming uses or structures.
 - a. Offer incentives' to owners of non-conforming buildings to bring the use of the building to standards for the District in which they are located.
 - b. Review Zoning Codes to ensure they contain the proper wording for each District and that they remain current with State guidelines.
- 3) Establish and Maintain Architectural Integrity of the Town.
 - a. Provide architectural support to existing and new business owners through programs established by the (ECDC) Economic Community Development Committee.
- 4) Maintain Small Town Atmosphere
 - a. Support local festivals/parades.
 - b. Aggressively enforce existing nuisance ordinances.
 - c. Promote greater proportion of Single Family home vs. apartments/townhouses.
 - 80% single family
 - 12% multi family less than 4
 - 8% multi family more than 4
 - d. Support individual and/or family owned business.
 - e. Maintain/Upgrade parks.
 - f. Pedestrian friendly streets/sidewalks.
 - g. Respect existing neighborhoods.

Note**Currently, there are ample building lots in all zoning classifications within the town. The percentage of proposed multi family attached dwellings far exceeds the Comprehensive Plan's stated goal of 12 percent; it stands at 28 percent.

Elkton is comprised basically of two types of developable land:

- a. Green field (R 8) Land that can be defined by the developer to establish a neighborhood that meets characteristics that the developer believes will be appealing to the current market.
- b. Established neighborhoods; Lots that are interspersed between existing structures that already create an environment or feel that is appreciated by the current occupants/owners.

- 5) Ensure development of property adjoining the town limits are sustainable and in line with all other goals of this Comprehensive Plan.
- a. Establish an open and continual dialog with the Rockingham County Planning Commission.
 - b. Develop Town standards and work with Rockingham County around compatibility issues for development outside of Town limits.
 - c. Town Code 110-706 Signs
 1. Share with a county representative and set standards for future development within ½ mile of town boundaries.

TOWN OF ELKTON HOUSING AFFORDABILITY GOALS

Housing for the Town is linked to its general growth. The Town expects to grow which will create housing challenges in the future that are not now recognizable. Currently, the housing needs are being met; however, as the demographics of the Town's population change, including an aging population, the Town needs to prepare a plan to insure that adequate housing options are available to meet the citizens' needs.

Goal ___: Support affordable and attainable housing for those who live or work in the Town of Elkton.

Policy 1: Encourage and support initiatives that upgrade the quality of life and standard of living for residents, including adequate and affordable housing.

Policy 2: Encourage adequate affordable housing opportunities for low to moderate income residents of the Town of Elkton and to those working and desiring to live in the Town of Elkton.

Policy 3: Ensure variety and choice in housing and equal housing opportunities.

Policy 4: Emphasize the creation and preservation of safe, high quality and sustainable neighborhoods.

Policy 5: Encourage the upgrading of existing, substandard housing to meet minimum standards.

Policy 6: Encourage the preservation, renovation and restoration of existing structures to maintain the housing stock and expand affordable housing opportunities.

SHORT TERM GOALS

1. Downtown revitalization
2. Smart Growth/Planning/Controlled Growth/Better Design
3. Financial Planning
4. Clean up Town with Nuisance/Blight Ordinances
5. Promote Tourism
6. Promote Business Development
7. Protect Small Town Character
8. Complete 5 Year Plan for Water and Sewer Infrastructure
9. Increase traffic enforcement on streets within town limits.
10. Implementation of the recommendations of the "Gateway Study Committee".

LONG TERM GOALS

1. Long Term Infrastructure Upgrade
2. Self Sufficient Fee and Permit Structure/Tax Burden Covered by Businesses, Tourism Industry and Developers.
3. Complete Phase I and Phase II of the Community Center
4. Control Growth
5. Tourism Promotion
6. Minimize cost of taxes and services for residents
7. Grants for Infrastructure Upgrades
8. Protect Water/Sewer Infrastructure for safety.