Elkton Planning Commission

May 10-2006

In Attendance:

Dan Talbot, Chairman
Dennis Donachy, Town Manager
B. Wake Gooden II, Commissioner
Charlotte Shifflett, Clerk
Harry Armbruster, Commissioner
Madelyn Dixon, Commissioner
Jeremy Ream, Commissioner

Absent:

Wayne Printz, Council Rep
Marty Shifflett, Public Works Director
John Huddle, Rockingham County Assistant Fire Marshall

Agenda:

Approval of Minutes – The April minutes will be revised to include permanent street closings in addition to a copy of the letter regarding Mr. Bonivita's rezoning request

Old Business-

- **Parking Requirements in B1/B2 Business Zone**.

Dan recommended to accept the requirements as written.
Motion Carried- 5-0 (voice vote)

- **Street and/or Alley Closure Policy**

After a brief discussion:

- Define the difference between code and policy?
  - A code is established public information
  - A policy is written mainly for internal personnel, including, but not limited to Administrative, Planning Commission etc.
  - The Planning commission recommended that this issue be referred to Nathan Miller, Town Attorney.
  - Mr. Donachy will re-write and submit as a code.

- **"C" Street Closing**
  - George Hensley contacted Mr. Donachy with a price quote on his property. In the meantime, the Rockingham County School Board withdrew their request.

- **Master Plan**
- Mr. Ray Nicely presented a Narrative Statement for **Dominion Ridge.**
  - Golf course construction should begin in the near future in order to take advantage of the 2006 season.
  - Members will given this month to review the Master Plan.
  - Possibly, a Public Hearing may be scheduled in June.
  - Comments will be accepted at our June meeting.

NARRATIVE STATEMENT

DOMINION RIDGE

A RESIDENTIAL – GOLF COURSE COMMUNITY

R-8 PLANNED UNIT DEVELOPMENT

ELKTON, VIRGINIA

MAY 2006

Dominion Ridge, as depicted on the accompanying Master Plan, is the result of extensive long term planning by both the Town of Elkton and Angler Broadlands, LLC.

Upon approval and development Dominion Ridge will become a signature asset to the Town of Elkton. The combination of a first-rate golf course and a high quality mixed type residential community will provide the citizens of Elkton with housing options, recreational opportunities and an increased source of revenue.

The objective of Dominion Ridge, creating a quality golf course community, will also serve to preserve and enhance the Kite House, an Elkton landmark, and to transform now vacant and unused property into a productive asset.

The planned improvements and use of the Kite House as a clubhouse and a setting for events will prove to be a positive factor in the quality of life in Elkton.

The golf course and driving range will serve as an additional recreational opportunity for folks of all ages in the Elkton area and will provide an additional source of income for the town.

The residential community will help fulfill the expressed need for housing in Elkton and eastern Rockingham County in an attractive and positive manner. Dominion Ridge will feature a mix of single-family homes, duplex dwellings and town-homes in an attractive setting, overlooking and adjoining the golf course. In addition to the golf course recreational open space, the residential areas of the development will include generous amounts of open green space – situated throughout the single-family, duplex and town-home areas.

The development will be served by public roads and public water and sewer service. Roads will be constructed with curb and gutter, storm drainage systems and sidewalks. Sidewalks will be constructed on one side of the street only. Angler is committed to working with VDOT to widen and improve Mount Pleasant Road throughout the project. The sanitary sewer and the water system infrastructure will be dedicated to the Town.

The golf course layout is designed to utilize the existing topography for the benefit of storm water management. The course water features, such as streams and ponds will be integrated into the overall storm water system in a functional and aesthetically pleasing manner.

Other than the golf pro-shop, clubhouse and event center, driving range and maintenance facilities, there are no retail or service commercial buildings or uses planned. An area located centrally in the residential section could be reserved for a homeowner's association recreational use. This recreational area could feature multiple uses and facilities.

A Dominion Ridge Home Owners Association will be established by the developers of the community under the procedure required by the State Corporation Commission. Each lot owner will be required to be a member of the HOA.

When approximately 30% of the lots have been sold, the open space and the recreational area will be conveyed to the Owners Association. The HOA will then assume control and responsibility for collecting dues from the home owners and the maintenance of the open green space in the residential areas. The golf course will be under the control of the Town of Elkton and will not be conveyed to or maintained by the HOA.

Until the open space is conveyed to the HOA, the developer will attempt to retain the open space in its current natural state to the fullest extent possible. Easements will be established for utilities and storm water management facilities to be located in the open space prior to conveyance to the Home Owners Association.

Development at Dominion Ridge is scheduled to begin as soon as the appropriate approvals are obtained. Golf course construction and improvements to the clubhouse area are planned to begin immediately in order to take advantage of the 2006 construction season. The goal is to open the course for play as soon as possible.

Residential construction will be phased over a period of years. The actual start date is dependent upon coordination of the infrastructure and highway improvements.

Dominion Ridge is a joint venture project between the Town of Elkton and Angler Broadlands, LLC. All parcels of land comprising the project is owned by the Town or Angler, or is under contract to Angler.

- The meeting continued with Commission Members noting their first impression after viewing the Plan:
    1. Very well planned!
    2. Surprised at the number of duplexes/townhouses.
    3. Flood Plain discussion.
    4. Fantastic set of plans—good job.
    5. The layout is well designed with streets and townhouses to the side. Consideration is needed to bring the overall number of multi-family dwellings in line with the proposed Comprehensive Plan. Currently, the ratio is well above what has been proposed as the desired ratio for the town. One section of townhouses needs to be reoriented to face a public road.
    6. Architectural ideas would be helpful; photos would be welcome.
- **New Business**

Comprehensive Plan

Dan Talbot/Chairman thinks is very important to discuss urban growth areas.

- If land lies in an urban area anyone may come forward to request rezoning.
- Take the Comprehensive Plan into consideration since every 5 years you are allowed to make changes.
- Don't rule out further annexation.

Several locations are:

1. Wooded area behind the Bible Holiness Church.
2. The land surrounding East Rockingham Health Ctr., Dick Myers and the cement plant.

What do we need to do in the future?

1. The Town Map should be reviewed to see where water/sewer connections can be made so the town will be able to collect revenue.

Pathforwards:

- Write a proposal for Street closure, temporary and/or permanent.
  Responsibility: D. Donachy timing: 10-May-06
  Forward to Town Attorney for June meeting.
- Write a policy describing the process used to communicate changes within zoning regulations
  Responsibility: D. Donachy timing: 10-May-06
  In process
- Schedule an updating a Final Draft proposal of the Comprehensive Plan
  Responsibility: D. Donachy timing: 10-May-06
  In process
- Write a policy or code to cover vacating of lot lines.
  Responsibility: D. Donachy timing: TBD
  In process
- Review the Comprehensive Plan relative to urban growth.
  Responsibility: Commission Members timing: June meeting
  New

Daniel Talbot/Chairman

Madelyn Dixon/ Secretary

AN ORDINANCE TO AMEND CHAPTER 110 (LAND DEVELOPMENT) SECTIONS 110-302 (TERMS DEFINED) AND 110-709 (SPECIAL REGULATIONS FOR TOWNHOUSES) C OF THE CODE OF THE TOWN OF ELKTON TO CLEARLY DEFINE PRIVATE STREETS AND TO ELIMINATE PRIVATE STREETS FROM TOWNHOUSE DEVELOPMENTS.

WHEREAS, the current code does not define private streets; and

WHEREAS, the Planning Commission wishes to limit the establishment of private streets;

BE IT ORDAINED, by the Town Council of Elkton, Virginia, that Chapter 110 (Land Development) of the Code of the Town of Elkton, is hereby amended as follows:

1. Section 110-302 is hereby amended by changing the following wording:

   ~~STREET, INTERNAL~~ *STREET, PRIVATE* – A private street providing access to ~~lots within a development~~ *no more than three lots or six dwelling units and must meet VDOT standards*, but not including driveways.

2. Section 110-709 C is hereby amended by deleting the following wording:

   C. Each townhouse building shall front on a street dedicated to public use. ~~If access is to be provided by means of privately maintained streets,~~ The streets including .....

3. This ordinance shall be effective immediately upon its adoption.

Adopted by the Town Council of the Town of Elkton this ____ day of _____, 2006

_____
Mayor

_____
Clerk of Council

Approved this _____ day of _____, 2006

_____
Mayor

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AN ORDINANCE TO AMEND CHAPTER 143 (STREETS AND SIDEWALKS) OF THE CODE OF THE TOWN OF ELKTON TO ADD ARTICLE VI (CLOSURE OF STREETS OR ALLEYS)

WHEREAS, currently there is no clear procedure for the permanent or temporary closure of streets or alleys in the current code; and

WHEREAS, there has been numerous requests to close alleys and streets; and

WHEREAS, there are alleys and streets shown on the town map that are nonexistent and need to be improved or abandoned;

BE IT ORDAINED, by the Town Council of Elkton, Virginia, that Chapter 143 (Streets and Sidewalks) of the Code of the Town of Elkton, is hereby amended by adding the following Article VI:

1. ARTICLE VI Closure of Streets or Alleys

§143-36 Temporary Closure

A street or alley may be temporarily closed if the following procedures are met:

A. Request must be submitted in writing to Town Council at least thirty (30) days prior to requested closure date.

B. The closure is for a purpose that benefits the town population.

C. The closure does not create long term impact to the adjacent property owners.

D. There is a defined period of closure.

E. Traffic is not diverted in a manner that would cause undue congestion in other areas.

F. At the conclusion of the closure period the street or alley is returned to a status that is at least as good as the original condition by the party that requested the temporary closure.

§143-37 Permanent Closure

A street or alley may be permanently closed if the following procedures are met:

A. Request must be submitted in writing to the town manager, or his/her designated representative. The request must provide information on why the street or alley should be closed, impact on neighboring property and the benefit of closure to the town.

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B. The town manager, or his/her designated representative, must certify that the street/alley has no useful purpose to the town or its residents by nature of current use, zoning, cost of closing, or point of origin and/or destination.

C. Request will be reviewed by the Planning Commission for their comments and recommendations.

D. All land owners along the right-of-way must be notified and a public meeting must be held following the procedures set forth in §15.2-2006 of the Code of Virginia.

E. After the public meeting the Planning Commission will forward their recommendation to the Town Council.

F. After receiving a recommendation from the Planning Commission the Town Council will determine if the street or alley is to be closed.

2. This ordinance shall be effective immediately upon its adoption.

ADOPTED by the Town Council of the Town of Elkton this ___ day of _____, 2006.

_____
Mayor

_____
Clerk of Council

Approved this ___ day of _____, 2006

_____
Mayor

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