PLANNING COMMISSION MINUTES

July 14, 2009 **Special Meeting**
2nd Meeting

The second special meeting began at 8:15 pm and was called to order by Dan Talbot/Chairman.

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

Excused:
Madelyn Dixon Cathy Morrison

The intent for the scheduling of this 2nd special meeting was to discuss a sub division of property and a lot line vacation, of real estate involved with the transfer of property between the Green Mountain Properties and the Town of Elkton, and then submit a recommendation to Council.

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

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

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

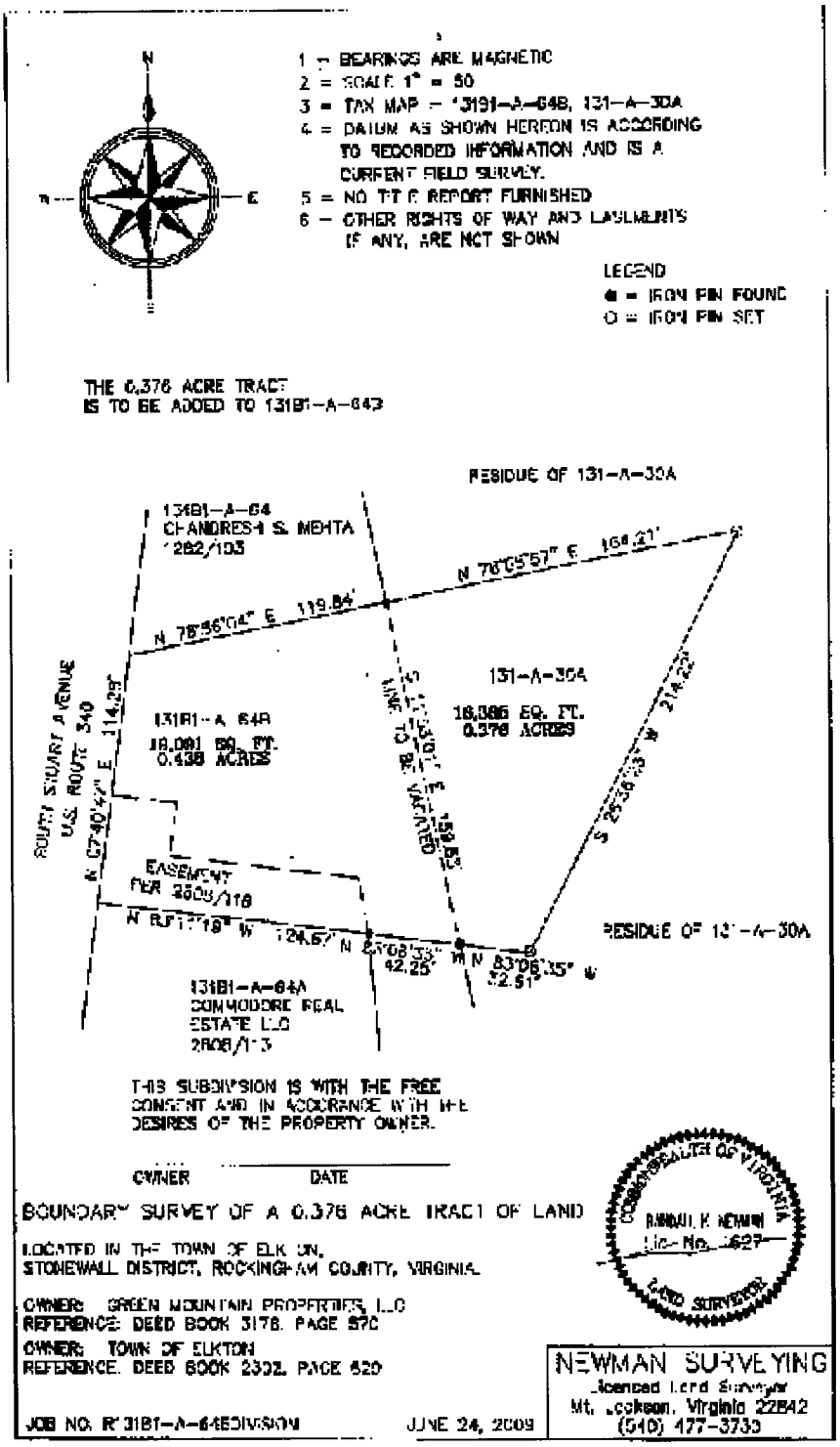
A motion was made by Vic Corbo to recommend approval of sub-division of L131A-30A as shown on Newman survey dated June 24, 2009, Job # R131B1-A-64B division as .376 acres and a lot line vacation with adjoining property 131B1-A-64B. In addition, recommend sub-division of L131B1A-56 by Newman survey dated June 24, 2009, Job # R131B1-A-54 for .571 acres. Motion was seconded by Cole McGregor.

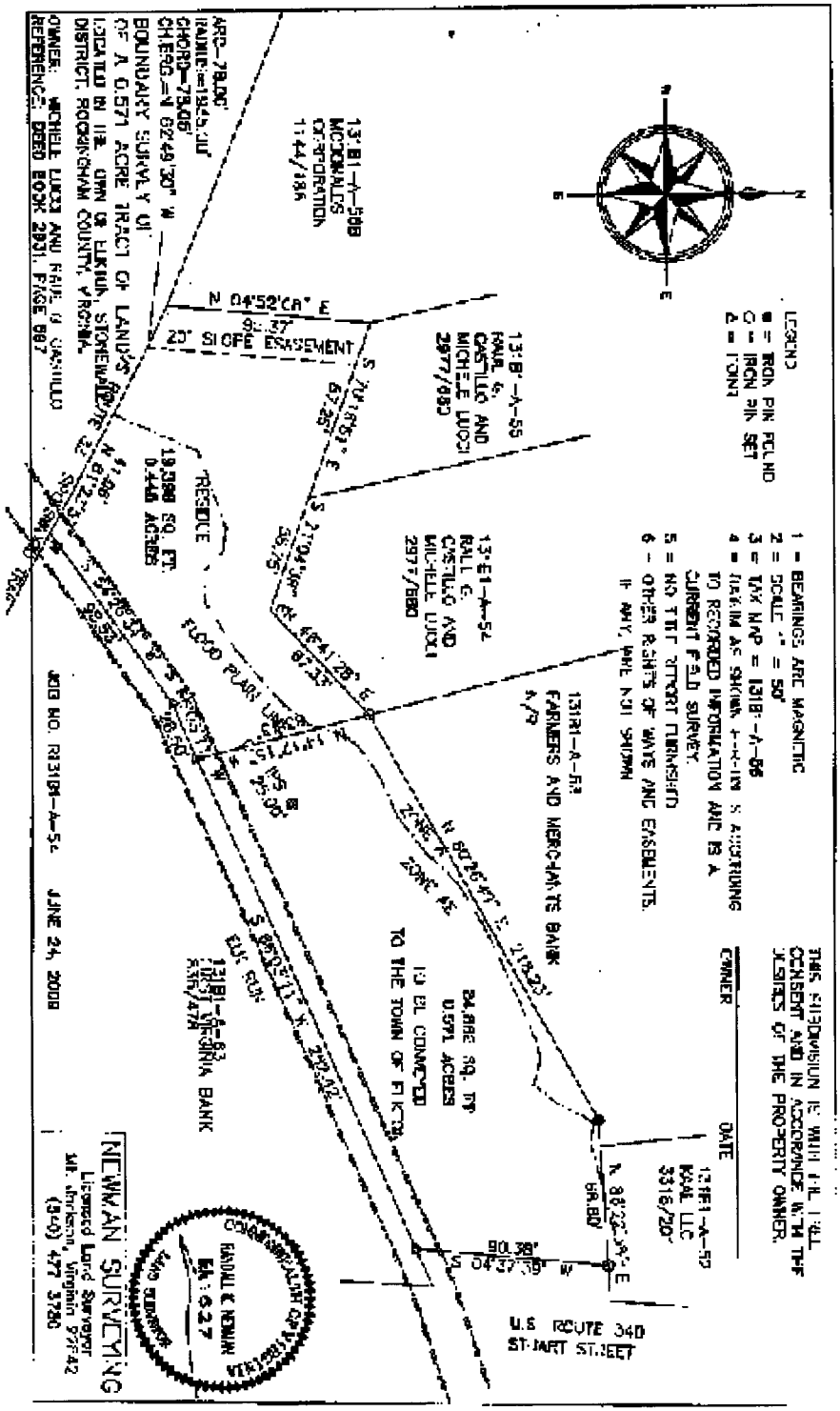
Voice vote 4-0 all yes
Motion Carried

Submitted by:
Charlotte Shifflett

Dan Talbot/Chair

Cathy Morrison/Secretary


N
W
E
S
1 = BEARINGS ARE MAGNETIC
2 = SCALE 1" = 50
3 = TAX MAP – 131B1–A–64B, 131–A–30A
4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
5 = NO TITLE REPORT FURNISHED
6 – OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN
LEGEND
● = IRON PIN FOUND
O = IRON PIN SET
THE 0.376 ACRE TRACT IS TO BE ADDED TO 131B1–A–64B
RESIDUE OF 131–A–30A
131B1–A–64
CHANDRESH S. MEHTA
1282/193
N 78°36'04" E 119.84'
N 78°05'57" E 164.21'
131–A–30A
18,386 SQ. FT.
0.376 ACRES
131B1–A–64B
18,091 SQ. FT.
0.438 ACRES
ROUTE STUART AVENUE
U.S. ROUTE 340
N 67°40'47" E 114.29'
EASEMENT
PER 2608/118
N 83°08'35" W 42.25'
N 83°08'35" W 52.51'
RESIDUE OF 131–A–30A
131B1–A–64A
COMMODORE REAL
ESTATE LLC
2608/113
THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE PROPERTY OWNER.
OWNER
DATE
BOUNDARY SURVEY OF A 0.376 ACRE TRACT OF LAND
LOCATED IN THE TOWN OF ELKTON,
STONEWALL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
OWNER: GREEN MOUNTAIN PROPERTIES, LLC
REFERENCE: DEED BOOK 3178, PAGE 870
OWNER: TOWN OF ELKTON
REFERENCE: DEED BOOK 2302, PAGE 620
JOB NO. R131B1–A–64SDIVISION
JUNE 24, 2009
NEWMAN SURVEYING
Licensed Land Surveyor
Mt. Jackson, Virginia 22842
(540) 477–3733


LEGEND
1 = BEARINGS ARE MAGNETIC
2 = SCALE 1" = 50'
3 = TAX MAP = 131B1-A-56
4 = DERIVED FROM ACTUAL FIELD SURVEY
5 = NO TITLE REPORT FURNISHED
6 = OTHER RIGHTS OF WAYS AND EASEMENTS, IF ANY, NOT SHOWN
THIS SUBDIVISION IS MADE FULLY CONSENT AND IN ACCORDANCE WITH THE WISHES OF THE PROPERTY OWNER.
OWNER
DATE
131B1-A-56 MCDONALDS CORPORATION 1144/186
131B1-A-55 RAUL G. CASTILLO AND MICHELLE LUCCI 2977/880
131B1-A-54 RAUL G. CASTILLO AND MICHELLE LUCCI 2977/880
131B1-A-53 FARMERS AND MERCHANTS BANK
131B1-A-52 RAUL LLC 3316/720
N 04°52'00" E
20' SLOPE EASEMENT
RESIDUE
FLOOD PLAIN
ZONE AE
ZONE X
24,886 SQ. FT.
0.571 ACRES
TO BE CONVEYED TO THE TOWN OF FLORA
ELK RUN
131B1-A-63 VIRGINIA BANK
U.S. ROUTE 340
ST-MART STREET
NEWMAN SURVEYING
Licensed Land Surveyor
Mt. Crawford, Virginia 22841
(540) 477 3780
RANDALL E. NEWMAN
LS 627
JOB NO. R3131-A-54
JUNE 24, 2008
ARC=79.06'
RADIUS=1945.00'
CHORD=79.05'
CHBRG=N 02°49'30" W
BOUNDARY SURVEY OF A 0.571 ACRE TRACT OF LANDS
LOCATED IN THE TOWN OF ELKTON, STONEWALL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA
OWNER: MICHELE LUCCI AND RAUL G. CASTILLO
REFERENCE: DEED BOOK 2931, PAGE 887