

**LYNCHBURG CITY COUNCIL
PHYSICAL DEVELOPMENT COMMITTEE**

**Tuesday, June 9, 2015
9:00 a.m.**

Information Items

Recent/Pending Contract Awards: – There were no new contracts awarded.

Update on priority projects – see attached report.

General Business

1. Vacate a Portion of Sky View Place Kevin Henry
2. Roll Call

Pc: Kimball Payne, City Manager
Bonnie Svrcek, Deputy City Manager
Council Members
Gaynelle Hart, Director of Public Works
News & Advance

Next Meeting: July 14, 2015

Lynchburg Capital Projects Greater Than \$1 Million(General Fund)

June 9, 2015

Projects of Interest		Status		Notes
Timberlake / Logan's Lane Intersection		Right of Way	November 2015	Right of Way Discussions -
Wards Road Pedestrian X-ing 2B	*	Construction	May 2015	Trail Phase 2B - Close out
Midtown Connector		Construction	December 2015	Under Construction - Working on Langhorne 95% complete & Kemper 65% Complete -
Greenview Drive Phase 2		Construction	July 2017	Construction Proposed to Start March 2016.
Kemper Street Bridge / Interchange		Construction	September 2016	Bridge Demolition
One Way Pairs @ 501/221		Preliminary	August 2014	Preliminary Design Completed to Determine Available R/W for Development - On Hold
Lower Bluffwalk Phase 2		Construction	July 2015	99% Complete
Memorial - Park - Lakeside Intersection	*	Utilities Const.	May 2015	Project Underway to Install City Utilites separate from Project then ReBid Intersection Project is Advertised
Odd Fellows Road - P3		Construction	August 2018	Construction Proposed to Start January 2016.
Lakeside Drive Improvements @ L.C.		Design	September 2014	30% Design - On Hold.
Juvenile Services Group Home		Construction	April 2016	On-going

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **June 9, 2015-PDC**

AGENDA ITEM NO.:

CONSENT: REGULAR: X WORK SESSION:

CLOSED SESSION:
(Confidential)

ACTION: X INFORMATION:

ITEM TITLE: **Vacate a portion of Sky View Place**

RECOMMENDATION: Vacate the right-of-way.

SUMMARY: Winnifred C. Schenkel, the owner of 3424, 3429 Sky View Place and 2859 Link Road, is petitioning to vacate right-of-way at the end of the cul-de-sac on Sky View Place; this right-of-way is currently unopened. The total area of the proposed vacation is approximately one hundred eighty-two thousandths (0.182) of an acre. This right-of-way vacation is contingent upon a subdivision plat being approved by the TRC, which will provide for a boundary line adjustment that meets City Subdivision Ordinance standards.

The unopened portion of the cul-de-sac only serves a need if the property were to be developed for future residential use. Staff believes the steep topography of the property limits the development potential beyond the existing cul-de-sac.

PRIOR ACTION(S):

May 22, 2015: The Technical Review Committee [TRC] reviewed the petition. The TRC comments have been incorporated into the proposed ordinance.

FISCAL IMPACT: None

CONTACT(S): Kevin Henry, Zoning Administrator – 455-3900
Tom Martin, City Planner - 455-3900
Kent White, Director of Community Development – 455-3900

ATTACHMENT(S):

- Application
- Map
- Right-of-way vacation plat
- Subdivision plat (boundary line adjustment)

REVIEWED BY:

APPLICATION FOR THE VACATION OF A
PORTION OF SKYVIEW PLACE
LOCATED AT ITS NORTHERLY END

RECEIVED
MAY 05 2015
COMMUNITY
DEVELOPMENT

The undersigned applicant, Winnifred C. Schenkel, pursuant to the provisions of Section 15.2-2006 of the Code of Virginia, 1950, as amended, and Section 35-71 through Section 35-77 of the City Code, 1981, as amended, respectfully makes application to the Lynchburg City Council for the vacation of that certain parcel described as follows:

ALL THAT CERTAIN PARCEL OF LAND, BEING A PORTION OF THE RIGHT-OF-WAY OF SKYVIEW PLACE LOCATED AT ITS NORTHERLY TERMINUS IN THE CITY OF LYNCHBURG, VIRGINIA, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND, WHICH IRON PIN IS THE COMMON CORNER BETWEEN LOTS 7 & 8, BLOCK 4, PANORAMA HILLS, AND WHICH IRON PIN IS LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SKYVIEW PLACE,

THENCE, WITH SAID LINE OF SKYVIEW PLACE AND WITH SAID LOT 8, NORTH 03 DEGREES 30 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 61.17 FEET TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 45.63 FEET, BEING SUBTENDED BY A CHORD OF NORTH 15 DEGREES 08 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 43.19 FEET TO A POINT, WHICH POINT IS A COMMON CORNER WITH SAID LOT 8 AND THE PROPERTY OF WINNIFRED C. SCHENKEL;

THENCE, WITH SAID SCHENKEL, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 118.14 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 77 DEGREES 51 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 79.65 FEET TO A POINT, WHICH POINT IS A COMMON CORNER WITH SAID SCHENKEL AND LOT 12, BLOCK 3, PANORAMA HILLS;

THENCE, WITH SAID LOT 12 ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SKYVIEW PLACE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND AN ARC LENGTH OF 33.55 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 30 DEGREES 47 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 32.57 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 30 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 73.78 FEET TO AN IRON PIN FOUND, WHICH IRON PIN IS A COMMON CORNER WITH SAID LOT 12 AND LOT 11, BLOCK 3, PANORAMA HILLS LOCATED ON SAID EASTERLY LINE OF SKYVIEW PLACE;

THENCE, ALONG TWO NEW LINES, NORTH 59 DEGREES 44 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 28.00 FEET TO AN IRON PIN SET;

THENCE NORTH 86 DEGREES 30 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 0.182 ACRES MORE OR LESS.

The applicant further requests the Lynchburg City Council to hold a public hearing on this application at its meeting to be held in the Council Chambers, City Hall, 900 Church Street, Lynchburg, Virginia, on May 12, 2015, at 7:30 p.m., or as soon thereafter as the matter may be heard, and at the conclusion of which hearing to consider whether or not to vacate the above described parcel.

Given under my hand this 28th day of March, 2014.



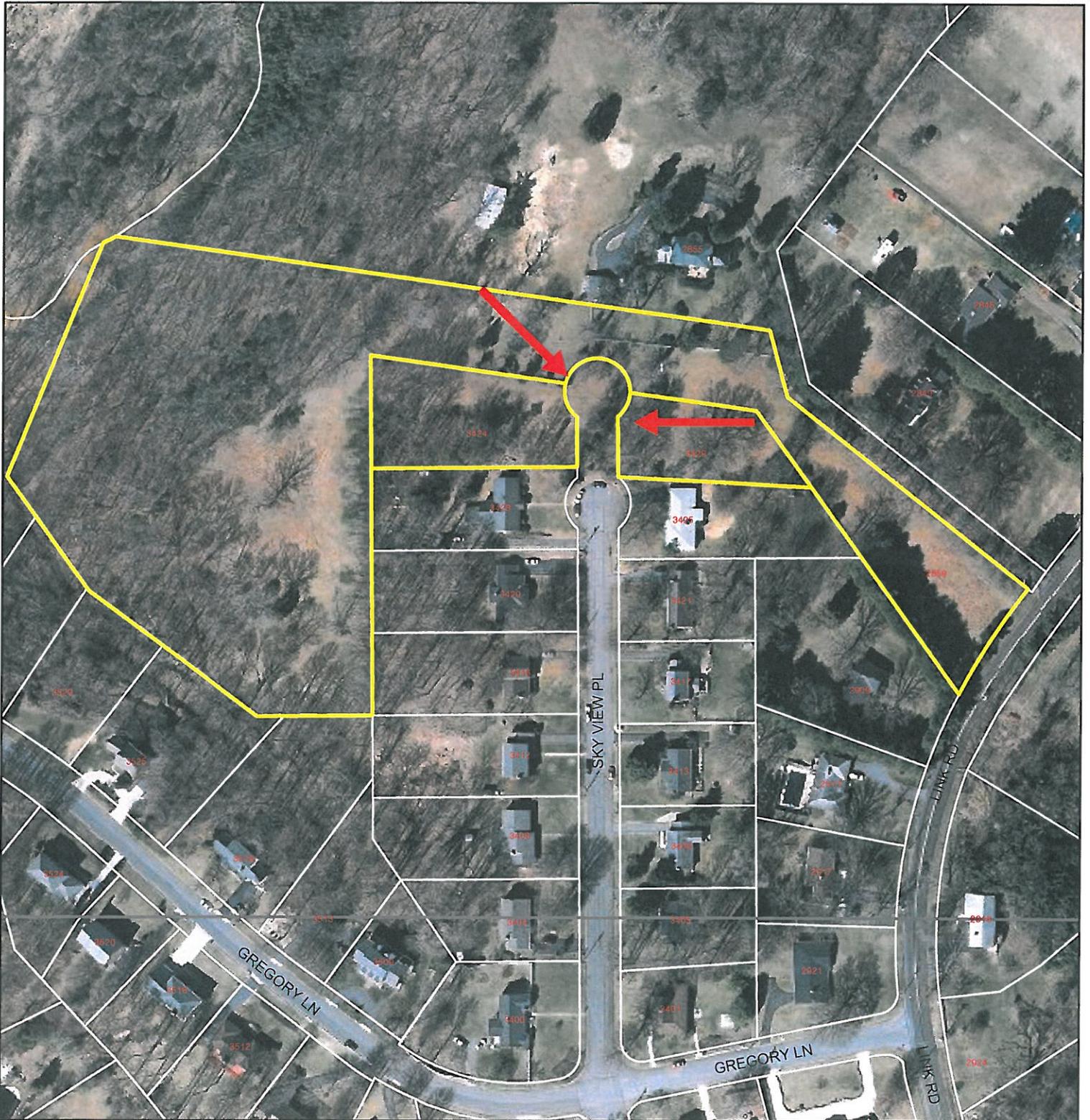
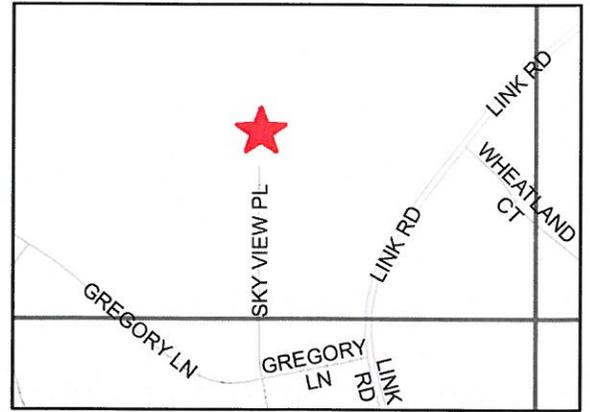
Winnifred C. Schenkel
Applicant

501 VES Road, Apt C311
Lynchburg, VA 24503
Telephone Number: 1-434-385-0174

Sky View Place

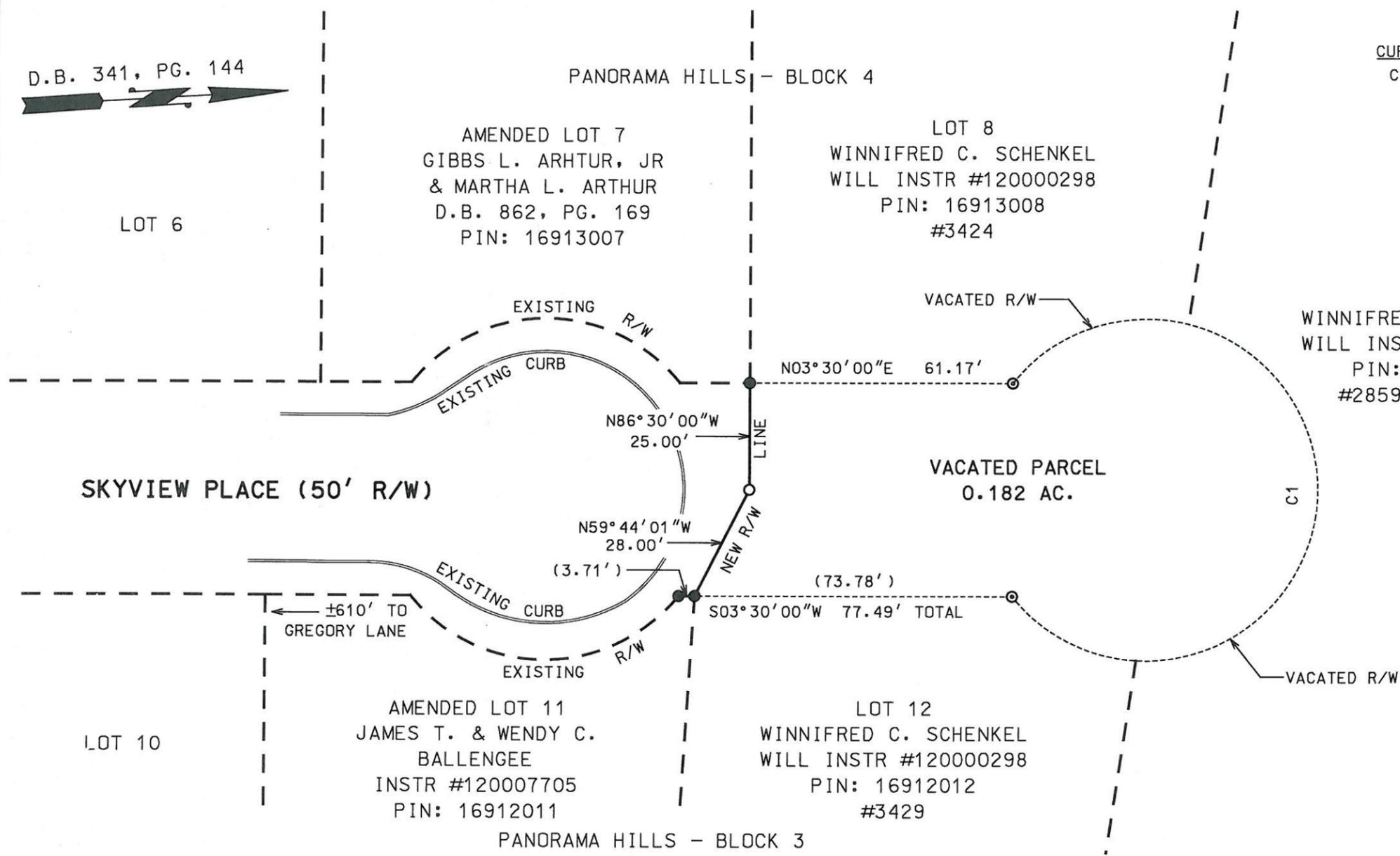
Right-of-Way Vacation

★ Location



D.B. 341, PG. 144

CURVE DATA CHART					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	282°38'08"	40.00'	197.32'	50.00'	S86°30'00"E



SKYVIEW PLACE (50' R/W)

VACATED PARCEL
0.182 AC.

WINNIFRED C. SCHENKEL
WILL INSTR #120000298
PIN: 16913009
#2859 LINK ROAD

AMENDED LOT 11
JAMES T. & WENDY C.
BALLENLEE
INSTR #120007705
PIN: 16912011

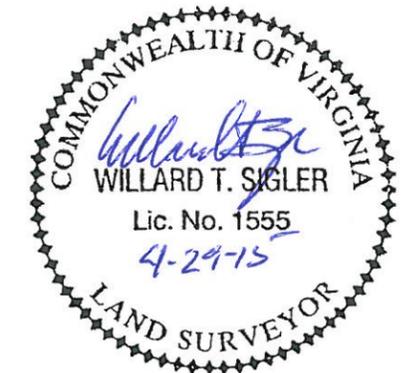
LOT 12
WINNIFRED C. SCHENKEL
WILL INSTR #120000298
PIN: 16912012
#3429

PANORAMA HILLS - BLOCK 3

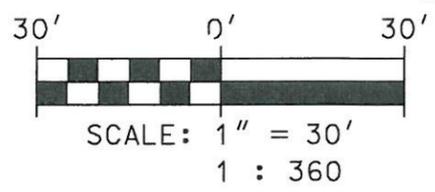
RECEIVED

MAY 05 2015

COMMUNITY DEVELOPMENT



- LEGEND
- CORNER NEITHER SET NOR FOUND
 - IRON PIN SET
 - IRON PIN FOUND
 - R/W RIGHT-OF-WAY
 - WM WATER METER



- NOTES:
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
 - BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (NOT IN A DESIGNATED SPECIAL FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF LYNCHBURG (#5100930037D) DATED JUNE 3, 2008. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
 - THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
 - THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT.
 - TOATAL ACREAGE TO BE VACATED - 0.182 AC.

BERKLEY-HOWELL & ASSOC., P.C.
ENGINEERS - SURVEYORS - PLANNERS
306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 24551
PHONE: (434)385-7548 FAX: (434)385-6178

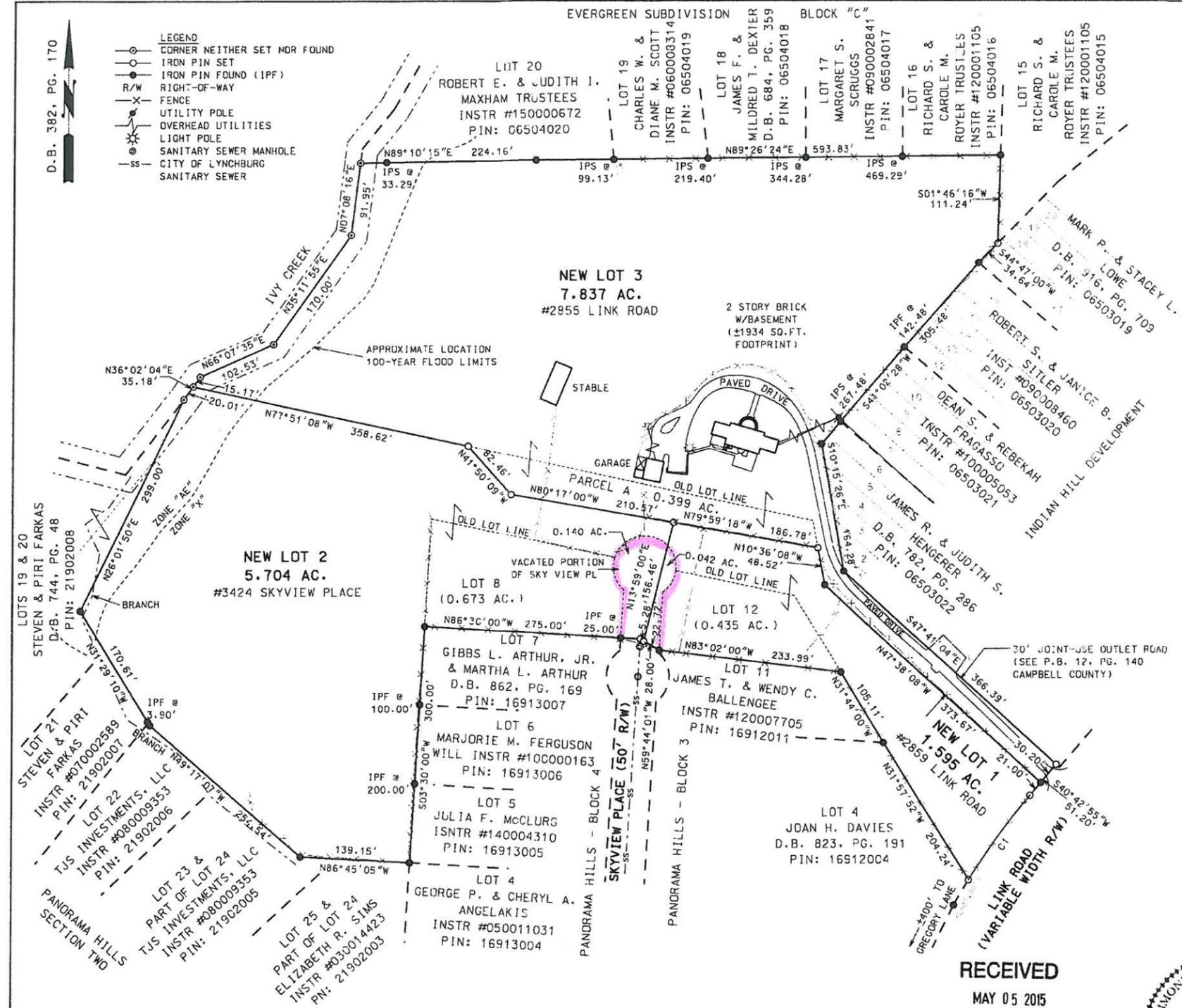
SCALE: 1" = 30' DATE: MARCH 5, 2015
REV. 4-29-15

PLAT OF PORTION OF R/W OF SKYVIEW PLACE PROPOSED TO BE VACATED
CITY OF LYNCHBURG, VIRGINIA

COMM. NO. 150023 F.B. REF. 14-3

D.B. 382, PG. 170

- LEGEND**
- CORNER NEITHER SET NOR FOUND
 - IRON PIN SET
 - IRON PIN FOUND (IPF)
 - R/W RIGHT-OF-WAY
 - X- FENCE
 - UTILITY POLE
 - OVERHEAD UTILITIES
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - CITY OF LYNCHBURG
 - SANITARY SEWER



SOURCE OF TITLE:
 THIS LAND SHOWN HEREON IS THAT PROPERTY CONVEYED TO WINNIFRED C. SCHENKEL BY DEED RECORDED IN DEED BOOK 659, PAGE 210 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF LYNCHBURG, VIRGINIA.

OWNERS CONSENT AND DEDICATION:
 THIS RECONFIGURATION OF LAND APPEARING ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THE OWNER CERTIFIES THAT HE IS THE FEE SIMPLE OWNER OF SAID LAND.

WITNESS THE FOLLOWING SIGNATURE THIS ____ DAY OF _____, 20__.

WINNIFRED C. SCHENKEL
 COUNTY/CITY OF: _____, TO WIT:
 STATE OF: _____

I, _____, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE ____ DAY OF _____, 20__, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THE ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

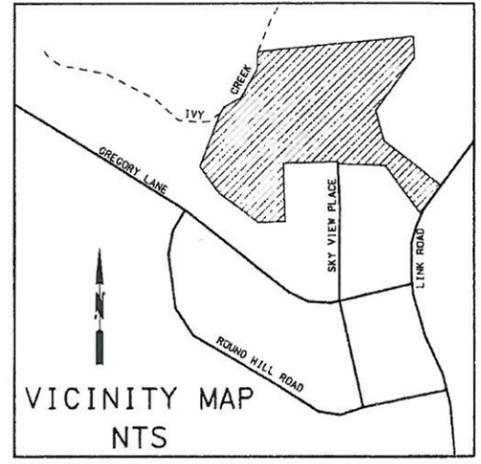
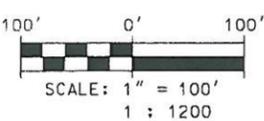
- NOTES:**
1. THE OWNERS OF THIS SUBDIVISION DO NOT AGREE TO CONSTRUCT A PUBLIC SANITARY SEWER SYSTEM. BEFORE THE CONSTRUCTION OF ANY DWELLING CAN BEGIN THE CITY OF LYNCHBURG HEALTH DEPARTMENT MUST BE CONSULTED TO INSURE THE PROPER LOCATION OF THE DWELLING IN RELATION TO THE LOCATION OF THE PRIVATE SEWER FACILITIES.
 2. BY GRAPHIC SCALING ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE" (A DESIGNATED SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF LYNCHBURG, VIRGINIA (#5100930037D) DATED JUNE 3, 2008. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
 3. TOTAL ACREAGE RECONFIGURED - 15.136 AC.
 4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
 5. CURRENT ZONING OF ALL PARCELS: R-1 (RESIDENTIAL)
 6. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT.
 7. THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
 8. SUBJECT PROPERTY IS PIN: 16913009, 06504021, 16912012 & 16913008
 9. THE EXACT LOCATION OF UNDERGROUND UTILITIES HAS NOT BEEN DETERMINED AT THIS TIME.
 10. THE DOTTED LINES DENOTED AS "OLD LOT LINE" ARE HEREBY VACATED WITH THE RECORDATION OF THIS PLAT.
 11. RESTRICTIONS, IF ANY ARE TO BE RECORDED IN A SEPARATE DOCUMENT.

ACREAGE SUMMARY

NEW LOT 1	NEW LOT 2	NEW LOT 3
0.435 AC. LOT 12	0.673 AC. LOT 8	7.438 AC. ALL OF PIN:06504021
+0.042 AC. PORTION OF VACATED R/W	+0.140 AC. PORTION OF VACATED R/W	+0.399 AC. PARCEL A
+1.118 AC. PORTION OF PIN:16913009	+4.891 AC. PORTION OF PIN: 16913009	(PORTION OF PIN: 16913009)
1.595 AC. NEW LOT 1	5.704 AC. NEW LOT 2	7.837 AC. NEW LOT 3

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHD BEARING
C1	009°07'38"	828.40'	131.96'	131.82'	S36°09'06"W



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 MAY 05 2015
 COMMUNITY DEVELOPMENT



BERKLEY-HOWELL & ASSOC., P.C. ENGINEERS - SURVEYORS - PLANNERS 306 ENTERPRISE DRIVE, SUITE C FOREST, VIRGINIA 24551 PHONE: (434)385-7548 FAX: (434)385-6178		RECONFIGURATION OF THE "SCHENKEL" PROPERTIES CITY OF LYNCHBURG, VIRGINIA	
SCALE: 1" = 100'	DATE: APRIL 25, 2015	COMM. NO. 150023	F.B. REF. 14-3