

**LYNCHBURG CITY COUNCIL  
PHYSICAL DEVELOPMENT COMMITTEE  
Tuesday, March 11, 2014  
9:00 a.m.**

**Information Items**

**Recent/Pending Contract Awards:** – no new contracts

**Update on priority projects** – see attached report.

**General Business**

1. Vacate a portion of right of way on Delta Street between 4021 & 4025 Wards Road Kevin Henry
2. License Agreement for Installation of Fiber Optic Cable from 2500 Rivermont Avenue to 2715 Rivermont Avenue Lee Newland
3. Roll Call

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

**Next Meeting: April 8, 2014**

## Lynchburg Capital Projects (General Fund)

March 11, 2014

Projects of Interest	Status		Notes
Timberlake / Logan's Lane Intersection	Design	July 2014	Preliminary Design - Public Meeting Held - Interchange Modification Report Submitted to VDOT - Addressing VDOT Comments
Wards Road Pedestrian X-ing 2B	Construction	May 2014	Trail Phase 2B - Pre-Construction Scheduled
Midtown Connector	Construction	March 2015	Under Construction - Fort / Park Avenue Open - Working on Langhorne
Greenview Drive Phase 2	R/W	August 2014	Project to be Included in P3 RFP with VDOT - Revenue Sharing Funds Awarded
Kemper Street Bridge / Interchange	Design	March 2013	Bids Due January 17th. - Bids were over Budget. Performing Value Engineering to be able to re-bid.
Signal Improvements - Edgewood/Fort, University/Evans & Oak/Rivermont	Construction	December 2013	Complete
Lower Bluffwalk Phase 2	Construction	October 2014	Underway
Memorial - Park - Lakeside Intersection	R/W	April 2013	Utility Relocations Underway - Project Advertised - Bids Rec'd. March 5th.
Miller Center Renovations	Construction	August 2014	Construction on Building Going Well and on Schedule. Parking Lot Construction has Been Slowed Due to Weather.
Odd Fellows Road - P3	Advertising	February 2014	Proposal Being Considered By VDOT - Hope to Advertise by Late February - Postponed till March.
Lakeside Drive Improvements @ L.C.	Design	September 2014	Negotiations with Consultant - VDOT Performing SERP.
Harvard Road Improvements at Tunnel	Construction	June 2014	Adding Turn Lanes and Utilities
Wards Road Bridge Repairs	Construction	October 2013	Complete
Fifth Street Phase 2 Utilities w/ Streetscapes	Construction	November 2013	Closeout in Progress.

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **March 11, 2014 (PDC)**

AGENDA ITEM NO.:

CONSENT:           REGULAR: **X**

WORK SESSION:

CLOSED SESSION:  
(Confidential)

ACTION:

INFORMATION:

ITEM TITLE: **Vacate a portion of right of way on Delta Street between 4021 & 4025 Wards Road.**

RECOMMENDATION: Vacate the right of way.

SUMMARY: Lynchburg Hotel Group, LLC is petitioning to vacate a portion of right of way between 4021 and 4025 Wards Road. This portion of right of way currently serves as a “hammerhead” truck turnaround near the terminus of Delta Street. The area is approximately fifty-five thousandths (.055) of an acre and fifty-eight (58) feet in width at the frontage along Delta Street.

The petitioner has requested this portion of right of way be vacated in order to accommodate parking at 4021 Wards Road for the hotel use. The petitioner has also proposed a public easement, which would replace the current truck turn-around. The proposed public easement is shown on the plat with a hatching that circles the parking lot. Both property owners who adjoin the portion of right of way to be vacated are in agreement with the proposal.

Pending revisions to the plat for public easement by the surveyor, there would be minimal impact with the vacation of this portion of the right of way.

PRIOR ACTION(S):

February 21, 2014: 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, Planner II – 455-3900  
Tom Martin, City Planner - 455-3900  
Kent White, Director of Community Development – 455-3900

ATTACHMENT(S):

- Ordinance
- Application
- Agreement from neighbor
- Maps
- Copy of Survey

REVIEWED BY:

AN ORDINANCE VACATING A PORTION OF RIGHT OF WAY BETWEEN 4021 AND 4025 WARDS ROAD.

WHEREAS, Lynchburg Hotel Group, LLC are petitioning to vacate a portion of right of way located between the properties of 4021 and 4025 Wards Road, which is approximately fifty-five thousandths (.055) of an acre and incorporates the area shown on the attached survey; and

WHEREAS, City Council finds that no public inconvenience will result from vacating the portion of right of way

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Lynchburg, on its own motion, and in accordance with the provisions of Section 15.2-2006 of the Code of Virginia, 1950, as amended, and Section 35-71 through Section 36-77 of the City Code, 1981, as amended, the following described right of way be, and the same hereby is, discontinued and vacated, namely:

The portion of right of way located between 4021 and 4025 Wards Road, which is approximately fifty-five thousandths (.055) of an acre and incorporates the area shown on the attached survey.

Said vacation is contingent upon the following: (1) that an easement to locate, relocate, repair, replace, maintain and perpetually operate all utilities currently located therein or needed by the City in the future is hereby reserved unto the City of Lynchburg, and the construction of any building or structure or the use of the vacated property in any manner that could interfere with the City's right to locate, relocate, repair, replace, maintain and perpetually operate utilities is prohibited without the prior written approval of the City Manager's Office, City Utilities Division and the City Engineering Division.

BE IT FURTHER ORDAINED that the Clerk of the Council is hereby authorized and directed to deliver a duly-certified copy of this ordinance to the Clerk of the Circuit Court for the City of Lynchburg so that said certified copy of this ordinance may be recorded as deeds are recorded and indexed in the name of the City of Lynchburg.

Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

APPLICATION FOR THE VACATION OF A

Delta Street  
(Street/Alley)

LOCATED BETWEEN

Norfolk and Southern Rail way and Wards Road

The undersigned applicant, Lynchburg Hotel Group LLC, 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 Delta St described as follows:

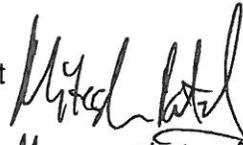
A 0.055 acre parcel shown on the site plan for vacation of a portion of Delta Street and showing the proposed public access easement on the property of Lynchburg Hotel Group, LLC

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 March 11, 2014 , 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 Delta St.

Given under my hand this        day of        , 20    .

Applicant

  
Managing Member of Lynchburg Hotel Group, LLC

Address

109 Destination Blvd  
Anderson SC 29621

Telephone Number (864) 375-0037

Delta Station 1/29/14

EXP: 5/30/23

WE, THE ADJOINING PROPERTY OWNER(S), ARE IN AGREEMENT TO THE VACATION OF THE ABOVE DESCRIBED PROPERTY:

February 26, 2014

Kevin Henry, City Planner  
City of Lynchburg  
900 Church Street  
Lynchburg Va 24504

RE: 4021 WARDS RD, LYNCHBURG VA

Dear Mr. Henry:

As a follow-up to our telephone conversation of February 25,2014 regarding removal of Hammer Head located at 4021 Wards Rd, please let this serve as written confirmation granting our permission for this action to be taken.

Sincerely,


Fred & Charlotte Lamonds  
Property Owners

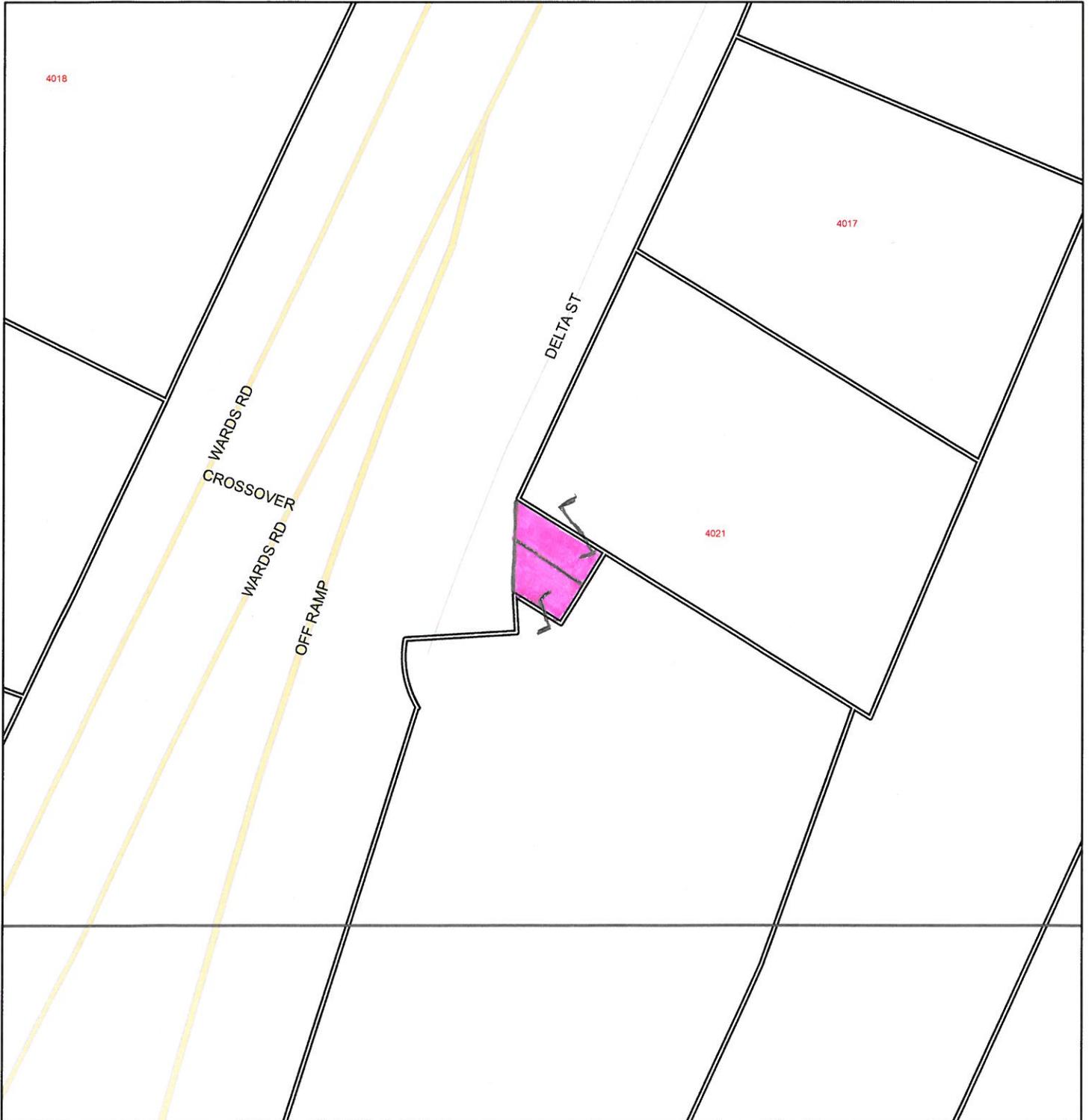
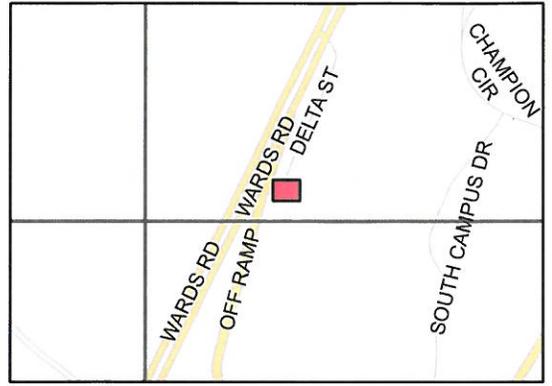
cc: Nixon Land Surveying  
RCM, Inc

# 4021 & 4025 Wards Road

Right-of-Way Vacation



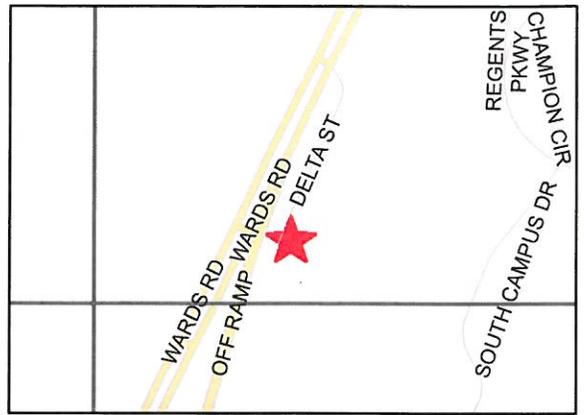
Area to be vacated



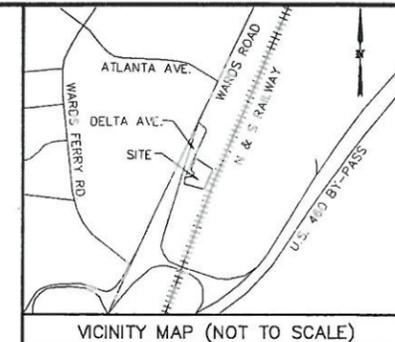
# 4021 & 4025 Wards Road

## Right-of-Way Vacation

★ Location



NORFOLK-SOUTHERN RAILWAY RIGHT-OF-WAY



TOTAL AREA =  
1.570AC.  
(EXCLUSIVE OF R/W  
TO BE VACATED)

TM #26003011  
ABBITT BROTHERS  
PROPERTIES, LLC  
INSTR.NO. 130000389

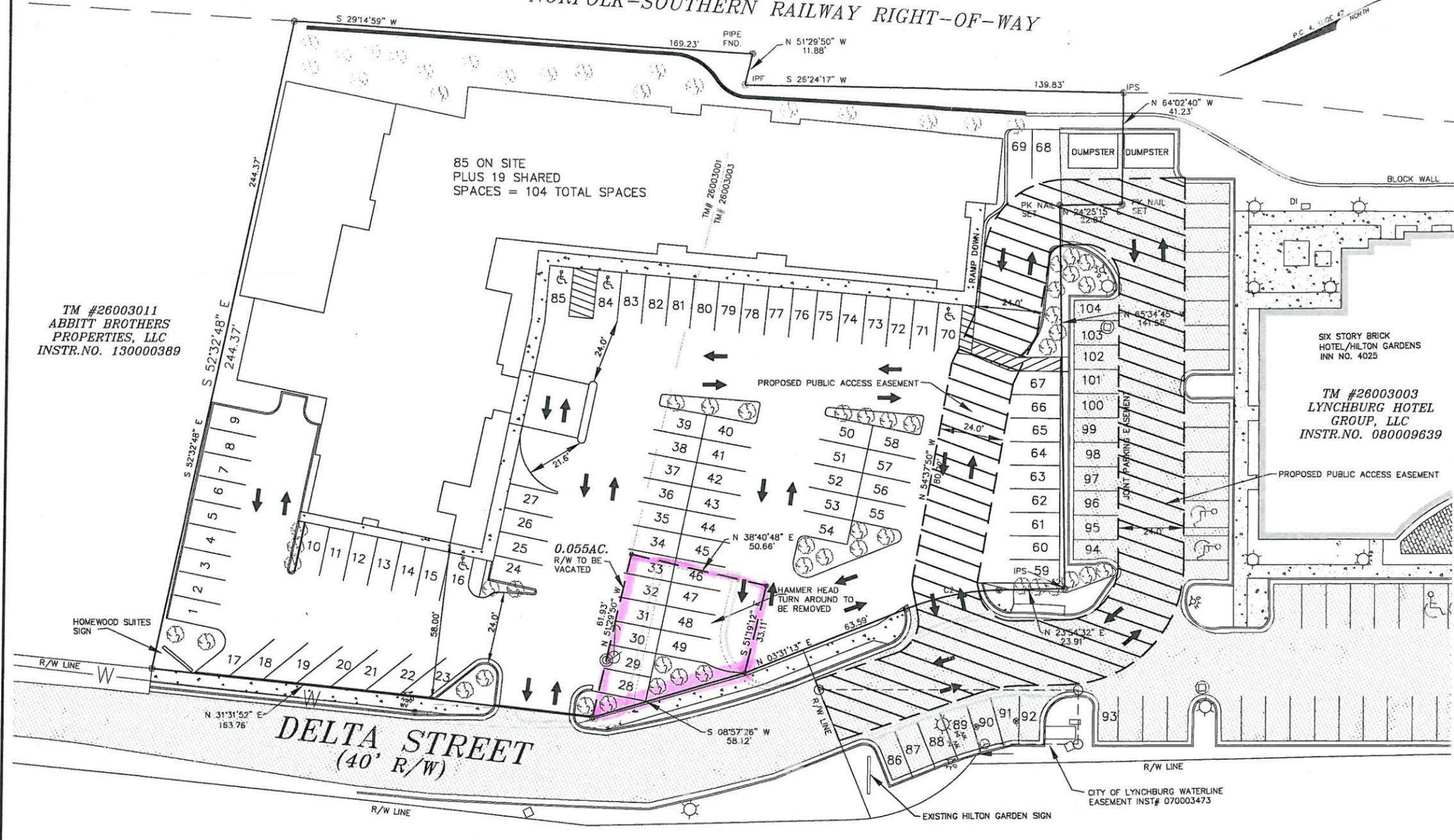
85 ON SITE  
PLUS 19 SHARED  
SPACES = 104 TOTAL SPACES

SIX STORY BRICK  
HOTEL/HILTON GARDENS  
INN NO. 4025

TM #26003003  
LYNCHBURG HOTEL  
GROUP, LLC  
INSTR.NO. 080009639

GENERAL NOTES:

- 1.) THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE PER DATE OF THIS PLAN AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN HEREON.
- 2.) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
- 3.) THIS PROPERTY IS NOT IN A FLOOD ZONE THIS PROPERTY IS IN FLOOD ZONE "X" AS SCALED FROM F.E.M.A. FLOOD INSURANCE RATE MAP(S).
- 4.) THIS PROPERTY IS ZONED B-5C.
- 5.) THIS PROPERTY WILL BE SERVED BY CITY OF LYNCHBURG WATER AND CITY OF LYNCHBURG SANITARY SEWER.
6. THE PROPOSED PUBLIC ACCESS EASEMENT IS FOR THE USE BY THE PUBLIC AND THE CITY OF LYNCHBURG. IT IS DESIGNATED AS A MEANS FOR VEHICULAR TRAFFIC AND UTILITY VEHICLES TO HAVE UNOBSTRUCTED RIGHT TO TRAVEL ALONG ITS PATH. THE DEVELOPER / OWNER UNDERSTANDS THAT THE PUBLIC IS HELD HARMLESS AS TO THE MAINTENANCE OF THE EXISTING AND FUTURE DESIGNATED DRIVE ISLE.



DELTA STREET  
(40' R/W)

WARDS ROAD  
BUSINESS 29 NORTH BOUND LANE  
(VARIABLE WIDTH R/W)

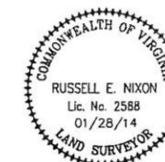
RAMP "A"

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C2	20°23'20"	35.59	100.00	35.40	N 13°42'53" E



SOURCE OF TITLE  
TM# 26003071  
FRED T. LAMONDS &  
CHARLOTTE M. LAMONDS  
D.B. 1038 P. 411

TM# 26003003  
LYNCHBURG HOTEL GROUP, LLC  
INSTR.NO. 080009639



SURVEYED FOR:  
Nixon Land  
Surveying, L.L.C.  
1069C Airport Road  
Lynchburg, VA 24502  
Phone: (434) 237-3600  
Fax: (434) 237-0899  
Email: ren@nixonlsc.com  
www.nixonlsc.com

LYNCHBURG HOTEL GROUP, LLC.  
SITE PLAN FOR VACATION OF  
A PORTION OF DELTA STREET AND SHOWING THE  
PROPOSED PUBLIC ACCESS EASEMENT ON  
THE PROPERTY OF LYNCHBURG HOTEL GROUP, LLC  
CITY OF LYNCHBURG, VIRGINIA

COMM. NO.: 2013176 REVISED: 01/28/14  
SCALE: 1"=20' DR. BY: REN DATE: 09/18/13  
SHEET: 1 OF 1 CHK. BY: REN DRW. NME/CONCEPT

REVISED 01/28/14

DO NOT MOVE AN ANCIENT BOUNDARY STONE OR ENCROACH ON THE FIELD OF THE FORTUNELESS PROPRIETOR 2310 (REV)

# LYNCHBURG CITY COUNCIL

## Agenda Item Summary

MEETING DATE: **March 11, 2014 (PDC)**

AGENDA ITEM NO.:

CONSENT:           REGULAR: **X**

WORK SESSION:

CLOSED SESSION:

(Confidential)

ACTION: **X**

INFORMATION:

**ITEM TITLE: License Agreement for Installation of Fiber Optic Cable from 2500 Rivermont Avenue to 2715 Rivermont Avenue**

### RECOMMENDATION:

Forward to Council to hold a public hearing for consideration of granting Randolph College a License Agreement to place fiber optic cable in city owned right-of-way across Rivermont Avenue as seen on the attached route map.

### SUMMARY:

Randolph College has submitted a request for installation of approximately 55 feet of fiber optic cable in city right-of-way from 2500 Rivermont Avenue (college campus) to 2715 Rivermont Avenue. The college plans to begin renovations to 2715 Rivermont Avenue in May to provide residential housing for students this fall. The college will provide the same technology options to the student residential housing at 2715 Rivermont Avenue as would be found on campus. This bore will allow Randolph College to bring fiber optic cable from their campus to the student housing at 2715 Rivermont Avenue.

### PRIOR ACTION(S):

### FISCAL IMPACT:

### CONTACT(S):

Lee Newland, City Engineer – 455-3947

Gaynelle Hart, Director of Public Works – 455-4406

### ATTACHMENT(S):

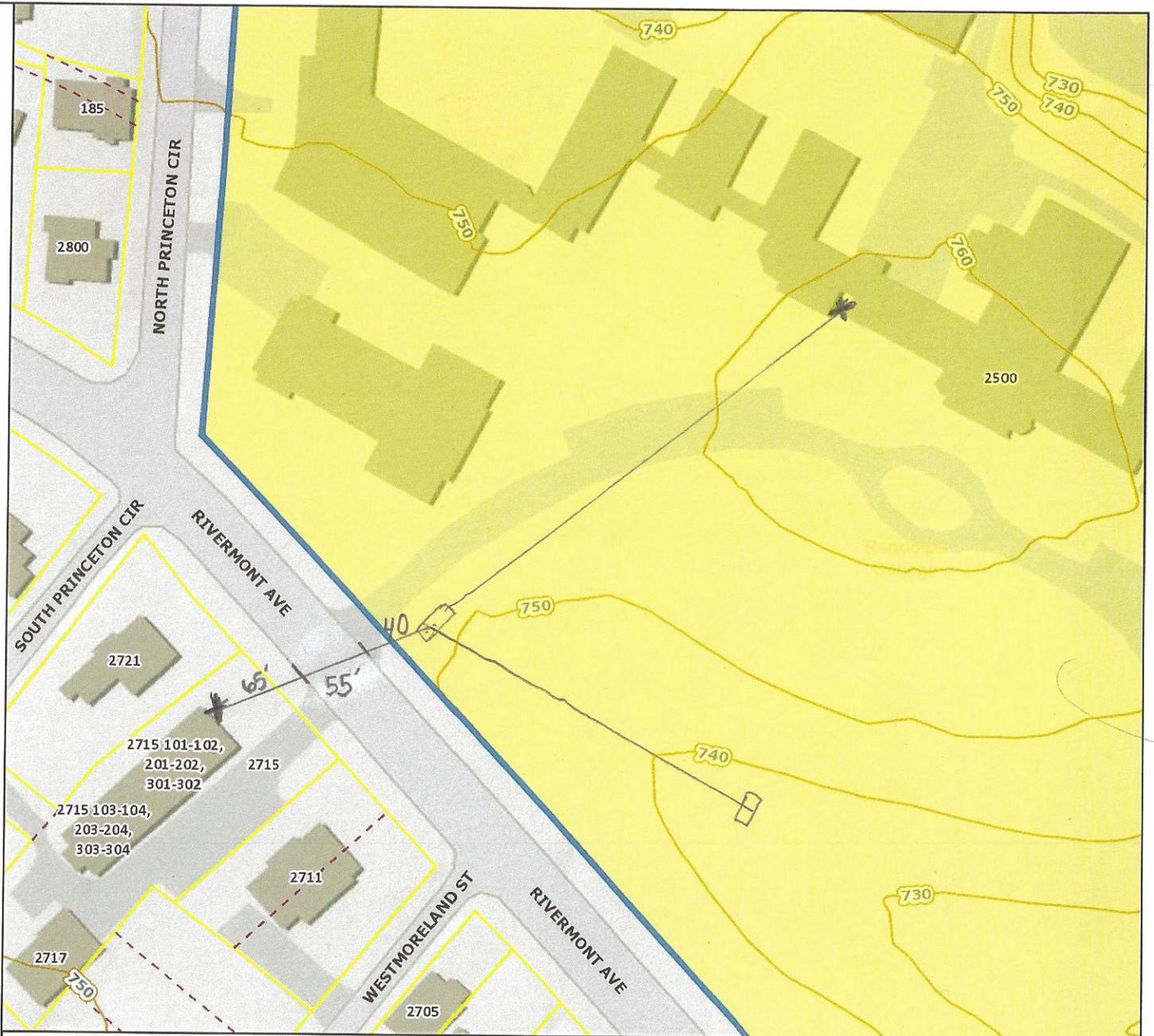
Route Map

### REVIEWED BY:

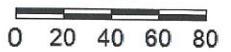
# The City of Lynchburg, VA

## Legend

- Addresses
- Street Labels
- Legal Lot Lines
- Vacated Right of Way
- Parcels
- Owner Unknown
- Survey Gap
- 10ft Contours



Feet



1:1,200 / 1"=100 Feet

## Bore Info

2/27/2014

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the City of Lynchburg is not responsible for its accuracy or how current it may be.

