

The Department of Community Development
City Hall, Lynchburg, VA 24504 **434-455-3900**

To: Planning Commission
From: Planning Division
Date: March 26, 2014
Re: **Mason Lane and Ella Terrace Public Street Naming Request**

I. PETITIONER

Mr. Ted and Mrs. Sherry Bell, 190 Dayspring Road, Rustburg, VA 24588
Representative: Mr. Norm Walton, P.E., Perkins & Orrison, Inc., 27 Green Hill Rd. Forest, VA 24551

II. LOCATION

The public street naming request applies to two (2) public streets, Mason Lane and Ella Terrace, at 212, 214, 222, 224, 226, 232 Alta Lane and 1209 Grove Road.

Property Owner: Mr. and Mrs. Ted and Sherry Bell, 190 Dayspring Road, Rustburg, VA 24588

III. PURPOSE

The purpose of the petition is to name two (2) public streets, Mason Lane and Ella Terrace, for a future single-family residential development.

IV. SUMMARY

- The request complies with the requirements of Section 24.1-6 of the Subdivision Ordinance which allows the City Manager to approve the names of public streets “after review by the technical review committee (TRC) with comment from the Planning Commission.”

The Planning Division has submitted the following information for comment by the Planning Commission.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** N/A
2. **Zoning.** N/A
3. **Board of Zoning Appeals (BZA).** N/A
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On May 22, 1979, Council rezoned approximately thirty-six (36) acres at the corner of Leesville Road and Del Ray Court to R-4 as part of the Timberlake Road Area rezoning.
 - On September 11, 1984, Council approved the petition of Covenant Presbyterian Church for a conditional use permit (CUP) to construct two classrooms, an office and a sanctuary to adjoin the existing building at 108 Melinda Drive.
 - On May 14, 1985, Council approved the petition of Virginia Baptist Hospital for a CUP for the property at 693 Leesville Road to construct a forty (40)-bed residential treatment center for children and adolescents, for long-term psychiatric care and substance abuse treatment.
 - On June 6, 1995, Council approved the petition of Virginia Baptist Hospital for a CUP for the property at 693 Leesville Road to construct additions to the existing Bridges Treatment Center.

- On April 9, 1996, Council approved the petition of Virginia Baptist Hospital for a CUP for a Master Development Plan for the property at 693 Leesville Road to add a new residential cottage for approximately twenty (20) residents and a parking area with approximately twenty-six (26) spaces at the existing Bridges Treatment Center.
 - On October 10, 1999, Council approved the petition of Church of Jesus Christ (LDS) for a CUP for use of the property at 110 Melinda Drive for the addition of a forty-six (46)-space parking lot at an existing church in an R-3, Two-Family Residential District and an R-4, Multi-Family Residential District.
 - On August 14, 2001, Council approved the petition of Virginia Baptist Hospital (Centra Health) for a CUP for the Bridges Treatment Center at 693 Leesville Road to allow the temporary retention of a modular classroom, construct an additional classroom, add approximately thirty-five (35) new parking spaces and construct a cottage with approximately twenty (20) beds.
 - On December 10, 2002, Council approved the petition of Centra Health Inc./Bridges Treatment Center for a CUP for the property at 693 Leesville Road to allow the temporary retention of an existing modular classroom, to allow the construction of an additional cottage/classroom and to allow the construction of a nature walk on the existing campus.
 - On November 8, 2005, Council rezoned a portion of property at the corner of Melinda Drive and Wards Ferry Road from R-C Resource Conservation and R-4 Multi-Family Residential to B-3 Community Business District (Conditional) to facilitate the construction of a shopping center.
 - On November 8, 2005, Council approved the petition of Compson Development, LLC for a CUP to add fill within the one hundred (100)-year floodplain to accommodate construction of an access road for a retail shopping center located on a tract approximately one (1) acre in size located adjacent to Wards Ferry Road, also known as Valuation Tax No. 261-05-005.
 - On March 11, 2014, Council denied the petition of Mr. and Mrs. Ted Bell to rezone the property at 402 Alta Lane from R-1, Low Density Single-Family Residential District, to R-4C, Medium-High Density Multi-Family Residential District (Conditional), which proposed fifteen (15) townhouse units.
5. **Site Description.** The subject property is seven (7) tracts encompassing approximately eighteen and four hundred ninety-three thousandths (18.493) acres of undeveloped and mostly wooded land.
 6. **Proposed Use of Property.** The applicant is petitioning to name two (2) public streets for a future single-family residential development, known as Bell Terrace.
 7. **Traffic, Parking and Public Transit.** The City's Transportation Engineer had no comments of concern regarding the petition.
 8. **Stormwater Management.** N/A
 9. **Emergency Services.** The E-911 Division reviewed the petition and did not have any concerns with the proposed naming.
 10. **Impact.** The public street would serve a future single-family residential development within the limits of the properties described above and the proposed naming would have negligible impact upon the surrounding area. The revisions to Section 24.1-6 of the Subdivision Ordinance (effective July 1, 2010) allow the City Manager to approve the names of streets "after review by the technical review committee (TRC) with comment from the Planning

Commission.” City staff comments related to the proposed name was addressed prior to submittal to the Planning Commission.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the application on March 17, 2014. The only adjustment to the application was the change of Ella Court to Ella Terrace, since a Bella Court currently exists and sounds too phonetically similar.

VI. PLANNING DIVISION RECOMMENDATION

1. **These findings have been provided for review and comment by the Planning Commission prior to submitting to the City Manager. A recommendation to City Council is not required.**

This matter is respectfully offered for your consideration.

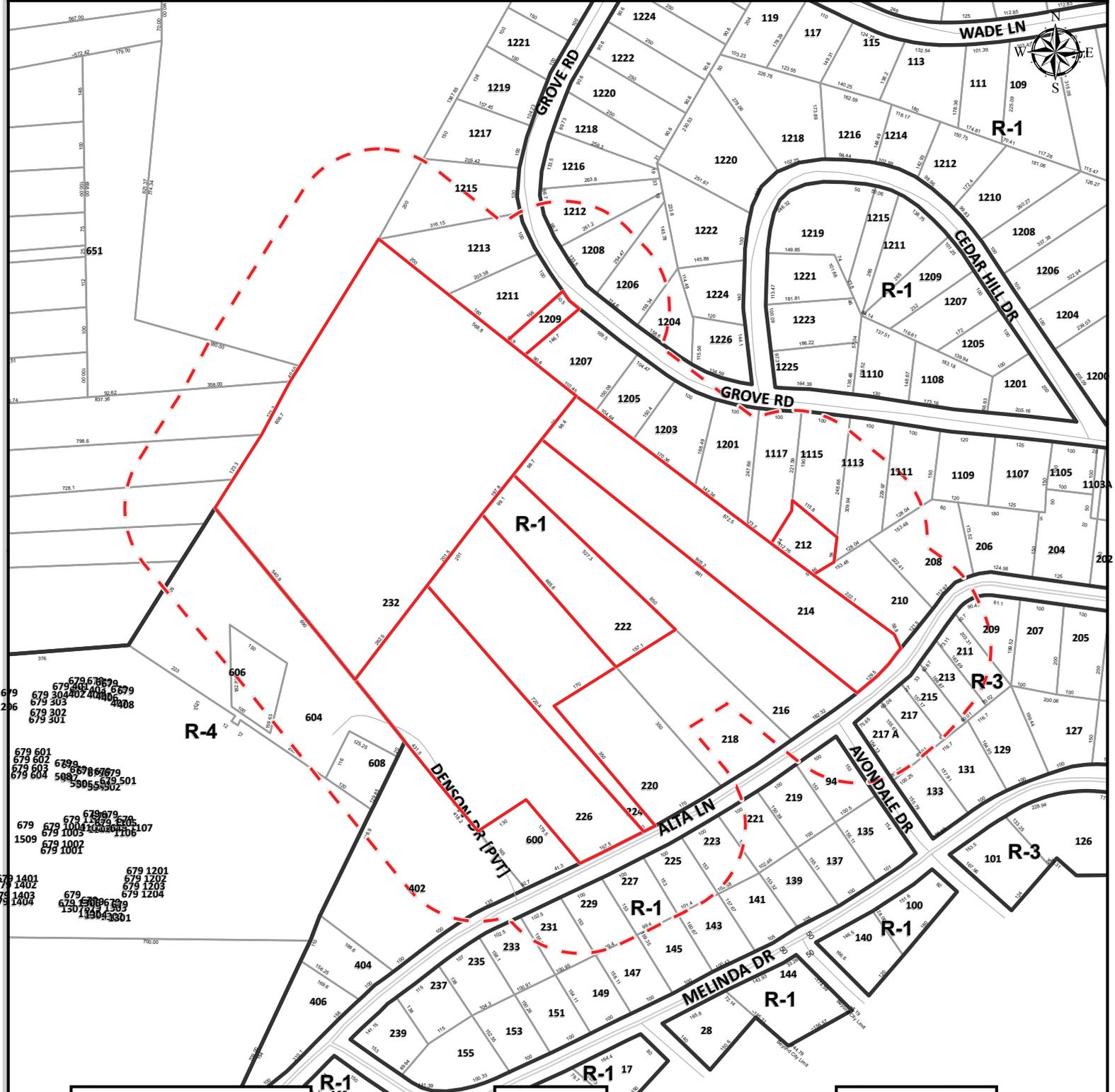


William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Ms. Bonnie M. Svrcek, Deputy City Manager
Mr. Walter C. Erwin, City Attorney
Mr. Kent L. White, Director of Community Development
Mr. J. Lee Newland, City Engineer
Ms. Cynthia Kozerow, Lynchburg Police Department
Battalion Chief Greg Wormser, Fire Marshal
Mr. Don DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Robert Fowler, Zoning Administrator
Mr. Ted Bell, Petitioner
Mrs. Sherry Bell, Petitioner
Mr. Norm Walton, Representative

VII. ATTACHMENTS

1. **Vicinity Zoning Pattern Map**
2. **Vicinity Proposed Land Use Map**
3. **Watershed Location Map**
4. **Planimetric and Topographic Map**
5. **Application**
6. **Subdivision Plat**



PROPERTY INFORMATION

PARCEL ID	ADDRESS
26103007	212 ALTA LN
26103008	214 ALTA LN
26103013	224 ALTA LN
26103016	232 ALTA LN
26103011	222 ALTA LN
26103014	226 ALTA LN
25614035	1209 GROVE RD

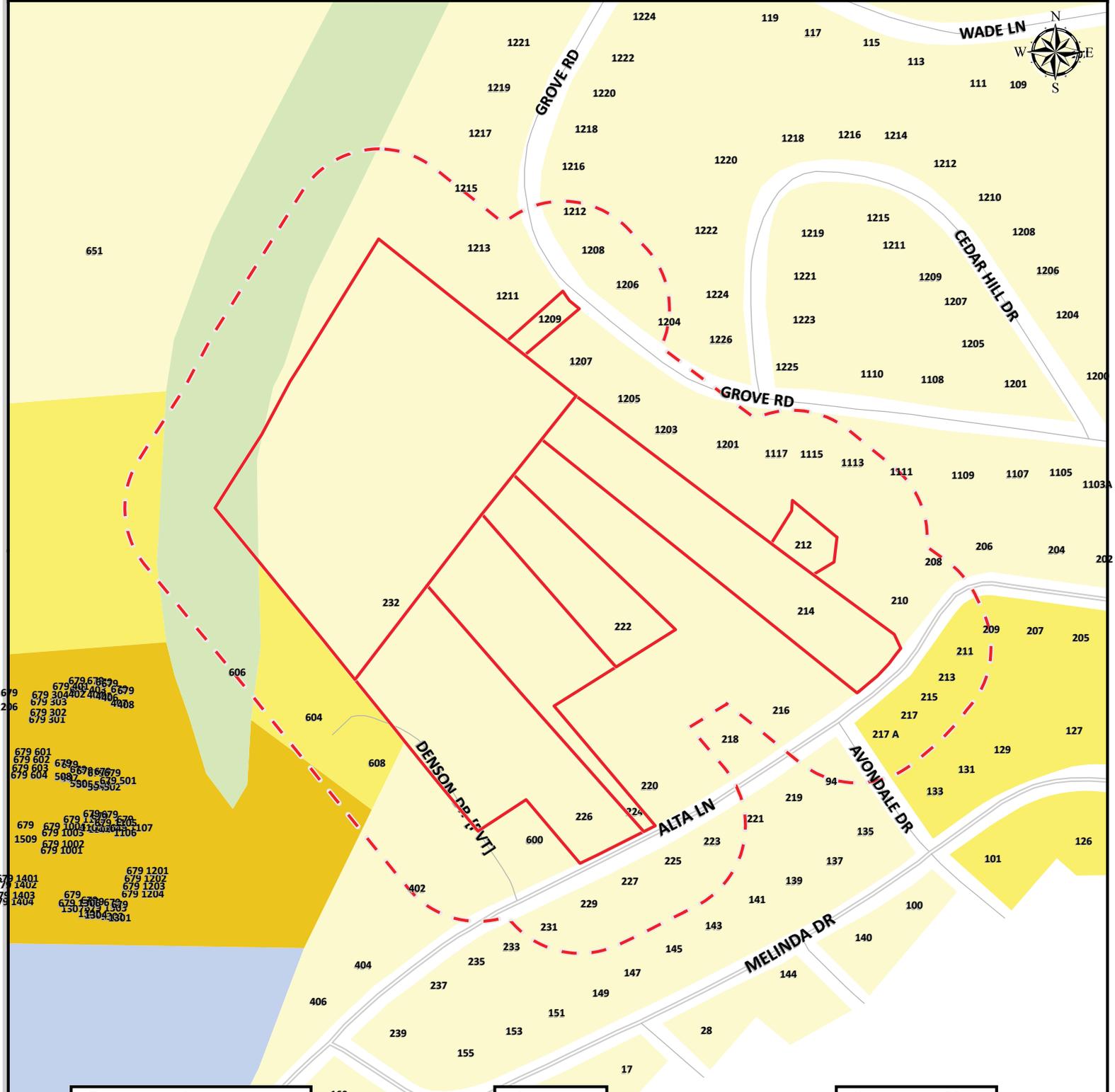
LEGEND

- Subject Property
- 200' Buffer
- Zoning Boundary

OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 3/20/2014



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LEGEND

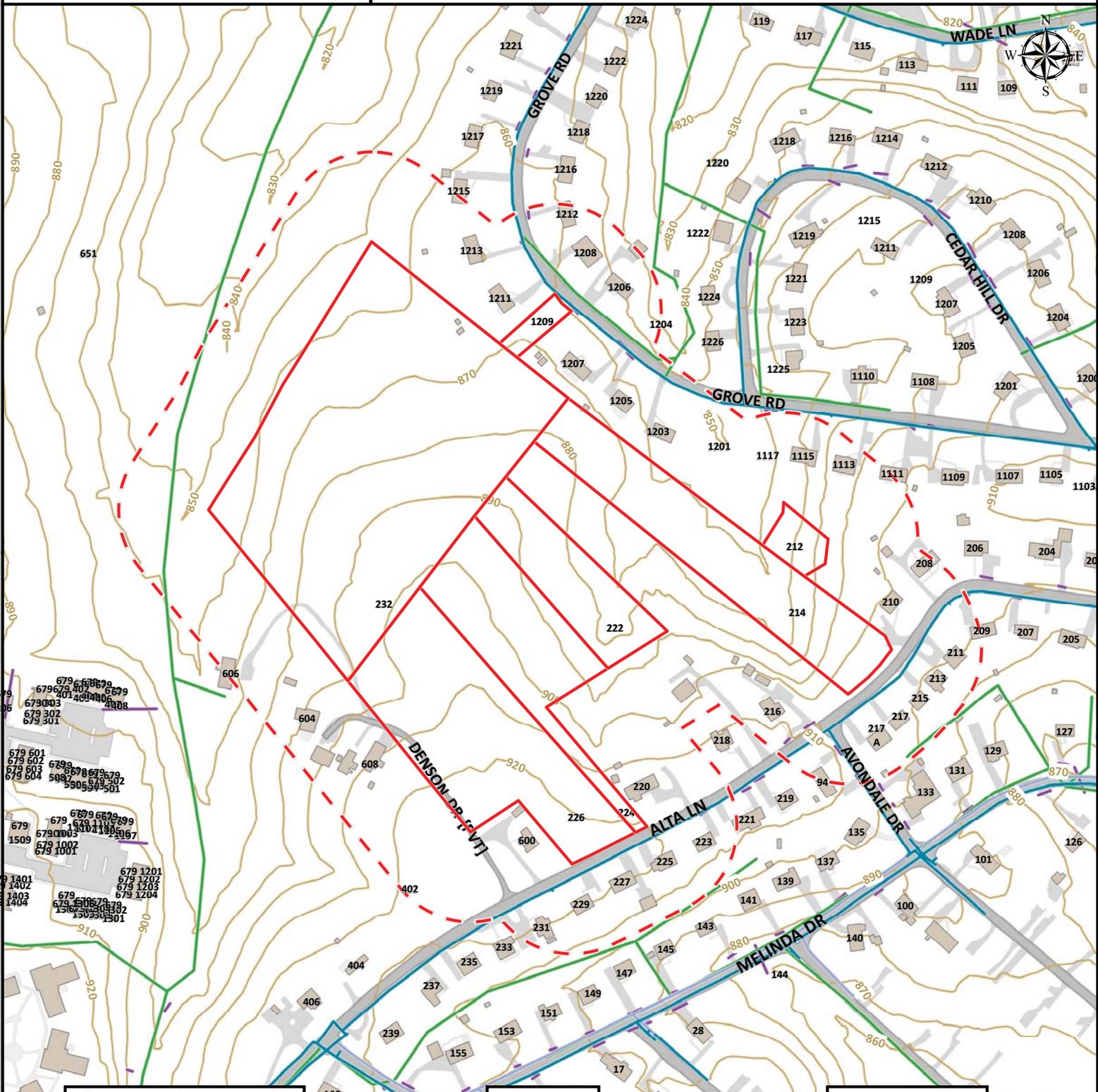
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 3/20/2014

DISCLAIMER: THIS MAP 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. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.



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LEGEND

	Active	Proposed	Abandoned
Utilities	Water		
	Sanitary		
	Storm		
Planimetrics	Paved		
	Unpaved		
	Other		
	Roadway		
	Parking		
Topography	Sidewalk		
	Driveway		
Topography	Contour		
		10'	10' Obs

OVERVIEW MAP



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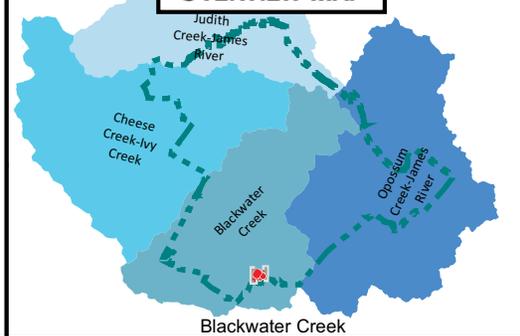
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LEGEND

- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



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APPLICATION FOR THE NAMING OF

Mason Lane

(Street)

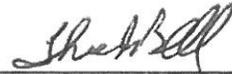
LOCATED BETWEEN

Alta Lane & Grove Road

The undersigned applicant, Theodore & Sherry Bell, pursuant to the provisions of Section 24.1-6 of the City Code, 1959, as amended, respectfully makes application to the City of Lynchburg for the naming of Mason Lane formerly known as N/A (if applicable)

The applicant further requests the Lynchburg Planning Commission to review and provide comment to the City Manager on the proposed street naming request in the 2nd Floor Conference Room, 900 Church Street, Lynchburg, Virginia, on, March 26, 4:00 P.M., or as soon thereafter as the matter may be heard.

Given under my hand this 3rd, day of MARCH, 2014.



Applicant Signature

190 Dayspring Road

Rustburg, VA 24588

Address

207-577-2005

Telephone Number

APPLICATION FOR THE NAMING OF

Ella Court

(Street)

LOCATED BETWEEN

Alta Lane & Grove Road

The undersigned applicant, Theodore & Sherry Bell, pursuant to the provisions of Section 24.1-6 of the City Code, 1959, as amended, respectfully makes application to the City of Lynchburg for the naming of Ella Court formerly known as N/A (if applicable)

The applicant further requests the Lynchburg Planning Commission to review and provide comment to the City Manager on the proposed street naming request in the 2nd Floor Conference Room, 900 Church Street, Lynchburg, Virginia, on, March 26, 4:00 P.M., or as soon thereafter as the matter may be heard.

Given under my hand this 3RD, day of MARCH 2014.



Applicant Signature

190 Dayspring Road

Rustburg, VA 24588

Address

207-577-2005

Telephone Number

OWNERS:
THEODORE L. BELL & SHERRY A. BELL
190 DAYSPRING RD.
RUSTBURG, VIRGINIA 24586

PARCEL ID: 26103007, 26103008, 26103011,
26113013, 26113014, 26103016, 25614035

PLACE OF RECORD:
INST# 130001744 RECORDED IN THE CITY OF LYNCHBURG
CLERK'S OFFICE

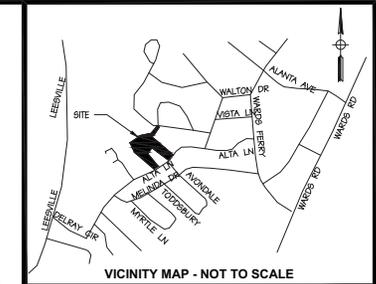
NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL OF THE ENCUMBRANCES UPON THE PROPERTY.
3. IRON PINS ARE TO BE SET AT ALL CORNERS, WHERE POSSIBLE, OR AS OTHERWISE INDICATED ON THIS PLAT.
4. AS DETERMINED BY GRAPHIC SCALING ONLY, THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA PANEL NUMBER 5100930102D, DATED JUNE 3, 2008.
5. ALL LOTS WILL BE SERVED WITH PUBLIC WATER BY THE CITY OF LYNCHBURG. LOTS 1-20 WILL BE SERVED WITH PUBLIC SEWER BY THE CITY OF LYNCHBURG. LOT 21 WILL BE SERVED WITH A PRIVATE SEPTIC SYSTEM.
6. ALL UTILITIES ARE UNDERGROUND EXCEPT WHERE SHOWN.

SUBDIVISION APPROVED:

DIRECTOR OF ENGINEERING, LYNCHBURG, VIRGINIA DATE

CITY PLANNER, LYNCHBURG, VIRGINIA DATE



LEGEND

- — IRON PIN SET (IPS)
- — IRON PIN FOUND (IPF)
- (UNLESS OTHERWISE INDICATED)
- N/F — NOW OR FORMERLY

☑ DRAINAGE EASEMENT DEDICATED TO THE CITY OF LYNCHBURG

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	DELTA	
C1	64.29'	500.00'	S38°25'45"E	64.24'	722°01'
C2	106.63'	500.00'	S28°58'10"E	106.43'	121°3'08"
C3	197.58'	500.00'	S09°12'24"E	198.29'	22°38'26"
C4	32.83'	60.00'	N79°05'59"E	32.42'	31°21'05"
C5	25.50'	27.50'	N89°59'20"E	24.60'	53°07'48"
C6	66.01'	60.00'	S53°42'19"E	62.73'	63°02'20"
C7	99.93'	60.00'	S25°31'34"W	88.77'	95°25'26"
C8	67.70'	60.00'	N74°26'13"W	64.17'	64°39'00"
C9	122.17'	500.00'	S18°30'34"W	121.86'	13°59'57"
C10	25.50'	27.50'	N38°52'51"W	24.60'	53°07'48"
C11	33.30'	60.00'	N28°12'50"W	32.87'	31°47'45"
C12	100.97'	500.00'	S31°17'39"W	100.80'	11°34'14"
C13	105.35'	500.00'	S43°08'56"W	105.15'	12°04'19"
C14	87.56'	450.00'	N43°34'39"E	87.42'	11°08'53"
C15	400.98'	450.00'	N12°28'54"E	387.85'	51°03'17"
C16	114.07'	450.00'	N20°18'47"W	113.76'	14°31'25"
C17	98.47'	450.00'	N33°50'37"W	98.28'	12°32'16"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°28'54"W	21.82'
L2	S32°21'21"E	16.90'
L3	S66°09'57"W	23.84'
L4	S49°09'05"W	1.51'
L5	S51°15'43"E	0.30'
L6	N49°09'05"E	10.70'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N36°16'59"E	71.92'
L8	N05°59'59"E	30.89'
L9	S08°57'22"W	61.43'
L10	S57°17'15"W	48.42'
L11	S28°48'47"E	58.41'

THE SUBDIVISION, AS SHOWN HEREON, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

THEODORE L. BELL DATE

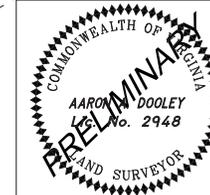
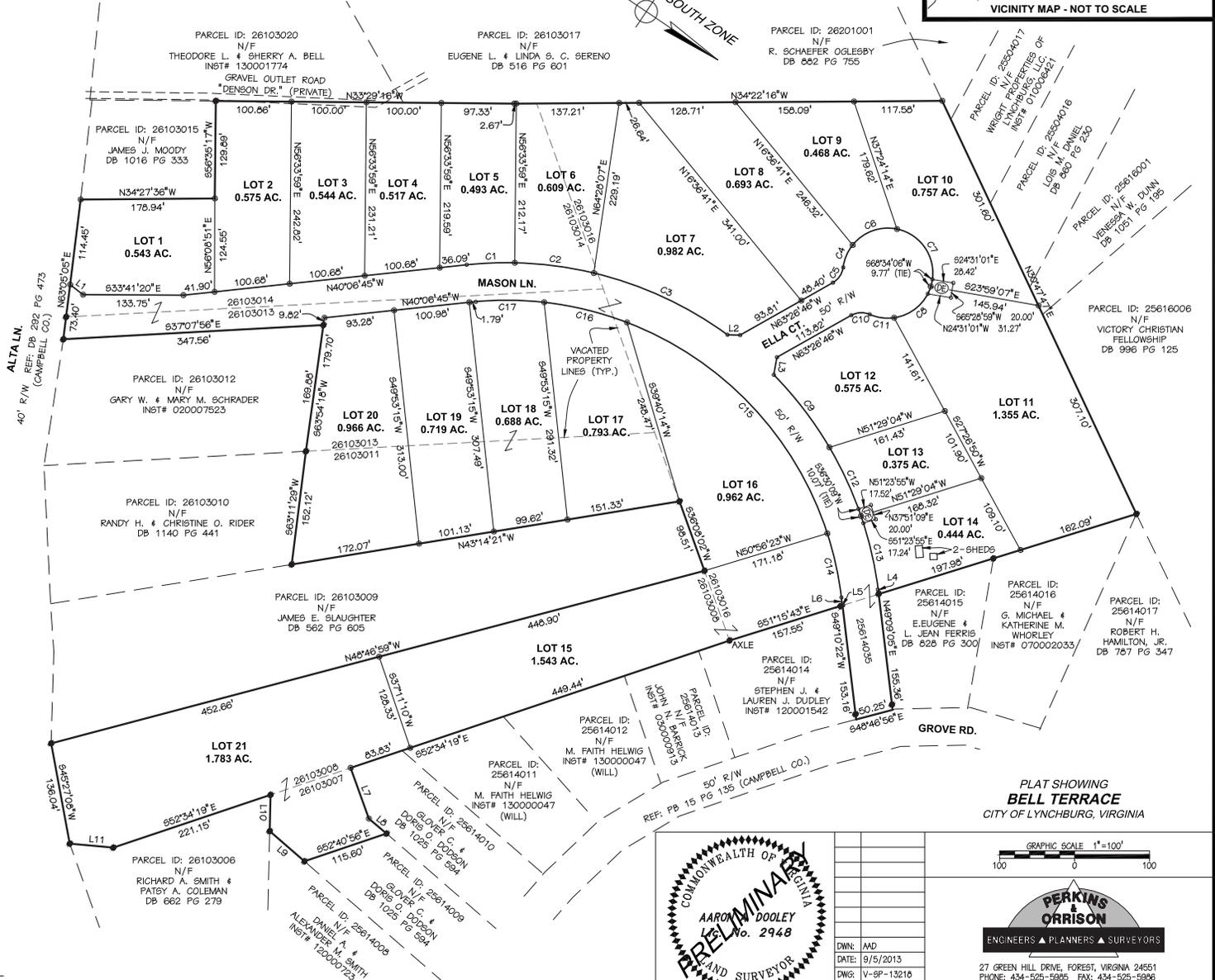
SHERRY A. BELL DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY OF _____

I, _____ A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES ARE SIGNED ABOVE HAVE ACKNOWLEDGED THE SAME BEFORE ME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC DATE NUMBER



PLAT SHOWING
BELL TERRACE
CITY OF LYNCHBURG, VIRGINIA

GRAPHIC SCALE 1"=100'

PERKINS & ORRISON
ENGINEERS & PLANNERS & SURVEYORS

27 GREEN HILL DRIVE, FOREST, VIRGINIA 24551
PHONE: 434-525-5965 FAX: 434-525-5966
E-Mail: pno@perkins-orrison.com WEBSITE - http://www.perkins-orrison.net

DWN: AD
DATE: 9/5/2013
DWG: V-6P-13216
JOB: 13216