

The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: December 10, 2014
Re: **Garden Way Public Street Naming Request**

I. PETITIONER

Carriage Square, LTD, 200 Timbrook Place, Lynchburg, VA 24502

Representative: Mr. Doyle Allen, Hurt & Proffitt Engineering, 2425 Langhorne Rd., Lynchburg, VA 24501

II. LOCATION

The public street naming request applies to one (1) public street, Garden Way, 203 Timbrook Place

Property Owner: Carriage Square, LTD, 200 Timbrook Place, Lynchburg, VA 24502

III. PURPOSE

The purpose of the petition is to name one (1) public street, Garden Way, for a future multi-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

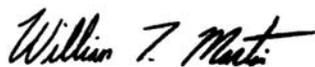
1. **Comprehensive Plan.** N/A
2. **Zoning.** N/A
3. **Board of Zoning Appeals (BZA).** N/A
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On February 14, 1989, Council adopted the Commercial Corridor Overlay District and amended the zoning for properties along and adjacent to the Timberlake Road Corridor.
 - On November 11, 1991, Council approved the petition of National Business College for a conditional use permit to allow the use of an existing building as a college at 104 Candlewood Court.
 - On April 12, 1998, Council approved the petition of Emmett and Hazel Simpson to rezone three (3) acres from R-1, Low Density, Single-Family Residential District to R-4C, Medium-High Density, Multi-Family Residential (Conditional) to allow the construction of a thirty-two (32) unit townhome complex at 203 Timbrook Place.

- On March 11, 2014, Council approved the petition of American Property Management Corporation to rezone sixteen and six tenths (16.6) acres from R-1, Low Density, Single-Family Residential District to R-4C, Medium-High Density, Multi-Family Residential (Conditional) to allow the construction of one hundred ninety-two (192) unit apartment buildings at 200, 203, and 218 Timbrook Place.
- 5. **Site Description.** The subject property is one (1) tract encompassing approximately one and five hundred one thousandths (1.501) acres with a single-family residential dwelling (to be demolished).
- 6. **Proposed Use of Property.** The applicant is petitioning to name one (1) public street for a future multi-family residential development, known as The Gardens.
- 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 multi-family residential development within the limits of the property 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 December 4, 2014 and had no comments regarding the petition.

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. Doyle Allen, Representative

VII. ATTACHMENTS

1. Subdivision Plat

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #5100930101D DATED JUNE 8, 2008.
4. PARCELS A, C, AND D TO BE DEDICATED RIGHT-OF-WAY FOR ROAD USE.

RIGHT-OF-WAY DEDICATION APPROVED:
THE RIGHT-OF-WAY DEDICATION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING REGULATIONS AND MAY BE ADMITTED TO RECORD.

SOURCES OF TITLE:

- TM# 25412010**
ACQUIRED BY CARRIAGE SQUARE, LTD. FROM MARGARET D. SOWDER BY DEED DATED APRIL 4, 2014, AS RECORDED AT INSTRUMENT NO. 140001762 OF THE CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF LYNCHBURG, VIRGINIA.
- TM# 25412009**
ACQUIRED BY CARRIAGE SQUARE, LTD. FROM JOYCE K. CROUCH BY DEED DATED APRIL 4, 2014, AS RECORDED AT INSTRUMENT NO. 140001763 OF THE CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF LYNCHBURG, VIRGINIA.
- TM# 25415002**
ACQUIRED BY CARRIAGE SQUARE, LTD. FROM GEORGE CARHART BY DEED DATED APRIL 4, 2014, AS RECORDED AT INSTRUMENT NO. 140001764 OF THE CIRCUIT COURT CLERK'S OFFICE OF THE CITY OF LYNCHBURG, VIRGINIA.

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

REPRESENTATIVE FOR CARRIAGE SQUARE, LTD. _____ DATE _____

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY ENGINEER _____ DATE _____

LARRY J. STONE &
RITA M. STONE
DB 613, PG 324
TM# 24908006

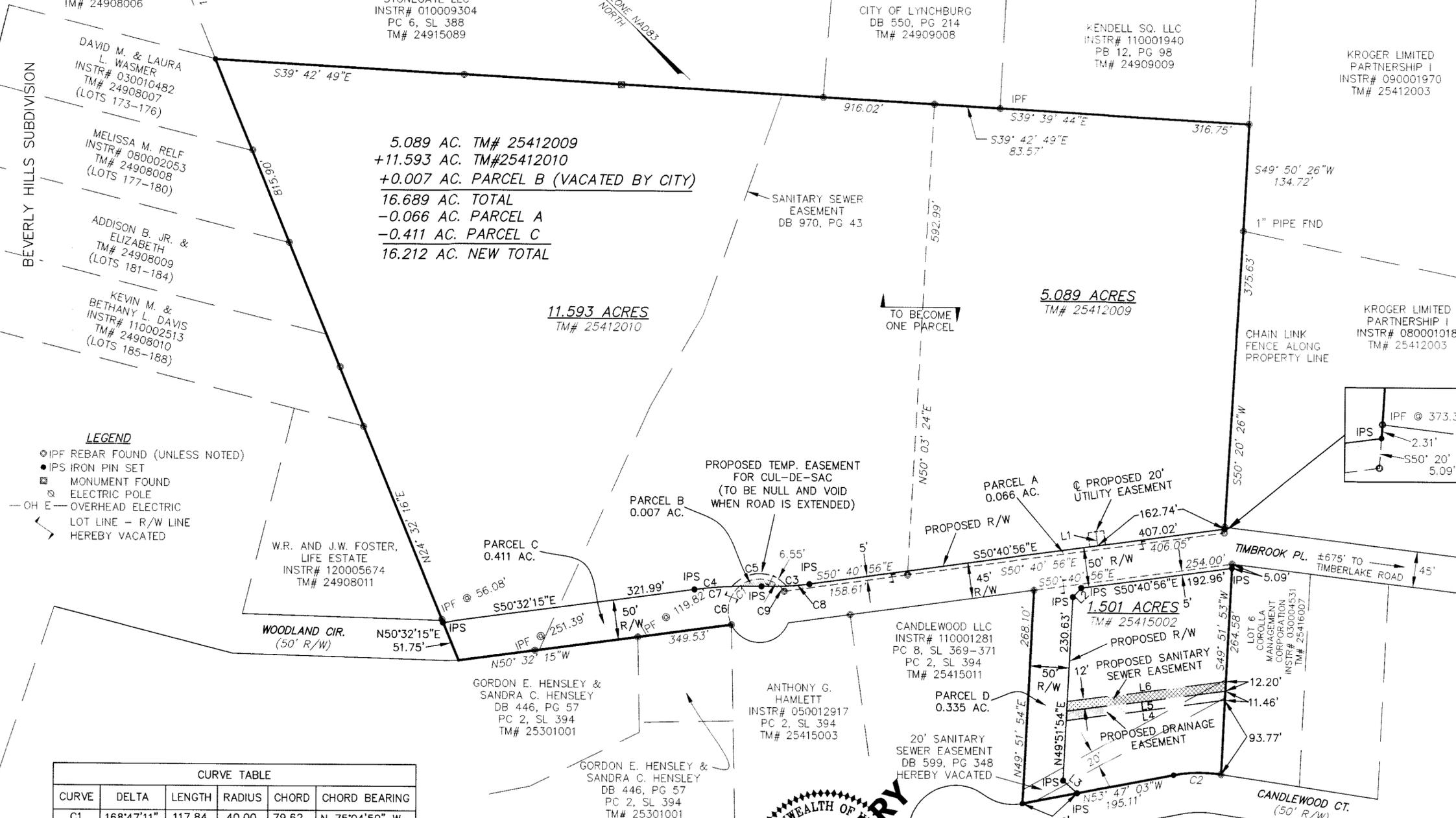
STONEGATE LLC
INSTR# 010009304
PC 6, SL 388
TM# 24915089

CITY OF LYNCHBURG
DB 550, PG 214
TM# 24909008

KENDELL SQ. LLC
INSTR# 110001940
PB 12, PG 98
TM# 24909009

KROGER LIMITED
PARTNERSHIP I
INSTR# 090001970
TM# 25412003

KROGER LIMITED
PARTNERSHIP I
INSTR# 080001018
TM# 25412003



5.089 AC. TM# 25412009
+11.593 AC. TM#25412010
+0.007 AC. PARCEL B (VACATED BY CITY)
16.689 AC. TOTAL
-0.066 AC. PARCEL A
-0.411 AC. PARCEL C
16.212 AC. NEW TOTAL

11.593 ACRES
TM# 25412010

5.089 ACRES
TM# 25412009

1.501 ACRES
TM# 25415002

1.501 AC. TM# 25415002
-0.335 AC. PARCEL D
1.166 AC. NEW TOTAL

LEGEND

- IPF REBAR FOUND (UNLESS NOTED)
- IPS IRON PIN SET
- MONUMENT FOUND
- ⊗ ELECTRIC POLE
- OH E — OVERHEAD ELECTRIC
- LOT LINE — R/W LINE
- HEREBY VACATED

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	168°47'11"	117.84	40.00	79.62	N 75°04'50" W
C2	19°43'59"	60.54	175.78	60.24	N 43°55'03" W
C3	9°27'05"	61.86	375.00	61.79	S 45°57'24" E
C4	9°18'23"	85.28	525.00	85.18	N 45°53'03" W
C5	97°13'35"	78.99	46.55	69.85	N 43°28'35" W
C6	76°47'37"	53.61	40.00	49.69	S 58°55'23" W
C7	6°16'47"	57.54	525.00	57.51	S 47°23'51" E
C8	5°51'44"	38.37	375.00	38.35	S 47°45'04" E
C9	12°22'44"	8.64	40.00	8.63	N 03°07'23" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 39°19'04" E	17.73
L2	N 89°35'27" E	15.66
L3	N 01°54'38" W	23.93
L4	S 50°42'12" E	203.15
L5	S 50°27'53" E	203.00
L6	S 50°27'53" E	203.00



PLAT SHOWING RIGHT OF WAY DEDICATION AND UTILITY EASEMENTS ON THE PROPERTY OF CARRIAGE SQUARE LTD. CITY OF LYNCHBURG, VIRGINIA

PROJECT NO. 20130711
G.L. NO. 264-01-A3.3
FILE NO. _____
DATE: 9-12-2014
DRAWN BY: TWB
CHECKED BY: DBA

HURT
PROFFITT

SHEET NO.
1 OF 1

ENGINEERING & SURVEYING & PLANNING
PROFFITT
INCORPORATED
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LYNCHBURG VA 24501
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434.847.0047 FAX