

**The Department of Community Development**  
City Hall, Lynchburg, VA 24504

434-455-3900

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** June 11, 2014  
**Re:** **Irvington Oaks Drive and Irvington Woods Drive Public Street Naming Request**

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**I. PETITIONER**

Thomas Builders of VA, 102 A Northwynd Circle, Lynchburg, VA 24502

**Representative:** Mr. Tom Bell, 102 A Northwynd Circle, Lynchburg, VA 24502

**II. LOCATION**

The public street naming request applies to two (2) public streets, Irvington Oaks Drive and Irvington Woods Drive, at 170 Irvington Springs Road.

**Property Owner:** Mr. and Mrs. Larry A. Bell, 170 Irvington Springs Road, Lynchburg, VA 24503

**III. PURPOSE**

The purpose of the petition is to name two (2) public streets, Irvington Oaks Drive and Irvington Woods Drive, 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.**

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**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 July 9, 1979, Council approved the conditional use permit (CUP) petition of APCO to allow for an electrical substation at 182 Irvington Springs Road.
  - On February 11, 1986, Council approved the CUP petition of WLVA of Lynchburg for a radio transmission tower at 211 Irvington Springs Road.
  - On August 14, 1990, Council approved the CUP petition of Frank Gough and Charles J. Catalano for a Planned Unit Development (PUD) of twenty-nine (29) townhomes and seventy-one (71) single-family dwellings at Irvington Springs Road.
  - On October 11, 1994, Council approved the CUP petition of Baptist General Association for a Master Development Plan to allow a sanctuary, parking and other facilities at 5077 Boonsboro Road.

- On January 13, 1998, Council approved the CUP petition of Network for Women in Crisis for a ten (10)-person group home and play area at 5077 Boonsboro Road.
  - On April 14, 1998, Council approved the CUP petition of Gatti Development Corporation for a Planned Unit Development (PUD) of twenty-nine (29) single-family dwellings at New Britain Drive.
  - On March 23, 1999, Council approved the CUP petition of Gatti Development Corporation for a modified master plan within a Planned Unit Development (PUD) substituting eight (8) single-family dwellings for twenty-nine (29) townhomes at Irvington Springs Road.
5. **Site Description.** The subject property is one (1) tract encompassing approximately twenty and nine hundred seventy-eight thousandths (20.978) 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 Irvington Woods.
  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 May 20, 2014.

**VI. PLANNING DIVISION RECOMMENDATION:**

**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. Tom Bell, Thomas Builders of VA

## **VII. ATTACHMENTS**

- 1. Applications**
- 2. Subdivision Plat**

APPLICATION FOR THE NAMING OF

RECEIVED

MAY 21 2014

COMMUNITY DEVELOPMENT

Irvington Woods Drive

(Street)

LOCATED BETWEEN

Irvington Springs Road & Beacon Hill Place

The undersigned applicant, Thomas Builders of Va – Thomas 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 Irvington Woods Drive 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 2<sup>nd</sup> Floor Conference Room, 900 Church Street, Lynchburg, Virginia, on, \_\_\_\_\_, 4:00 P.M., or as soon thereafter as the matter may be heard.

Given under my hand this 14, day of May 2014.

TLP Bell

Applicant Signature

102 Northwynd Circle #A

Lynchburg, VA 24502

Address

434-660-9054

Telephone Number

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MAY 21 2014

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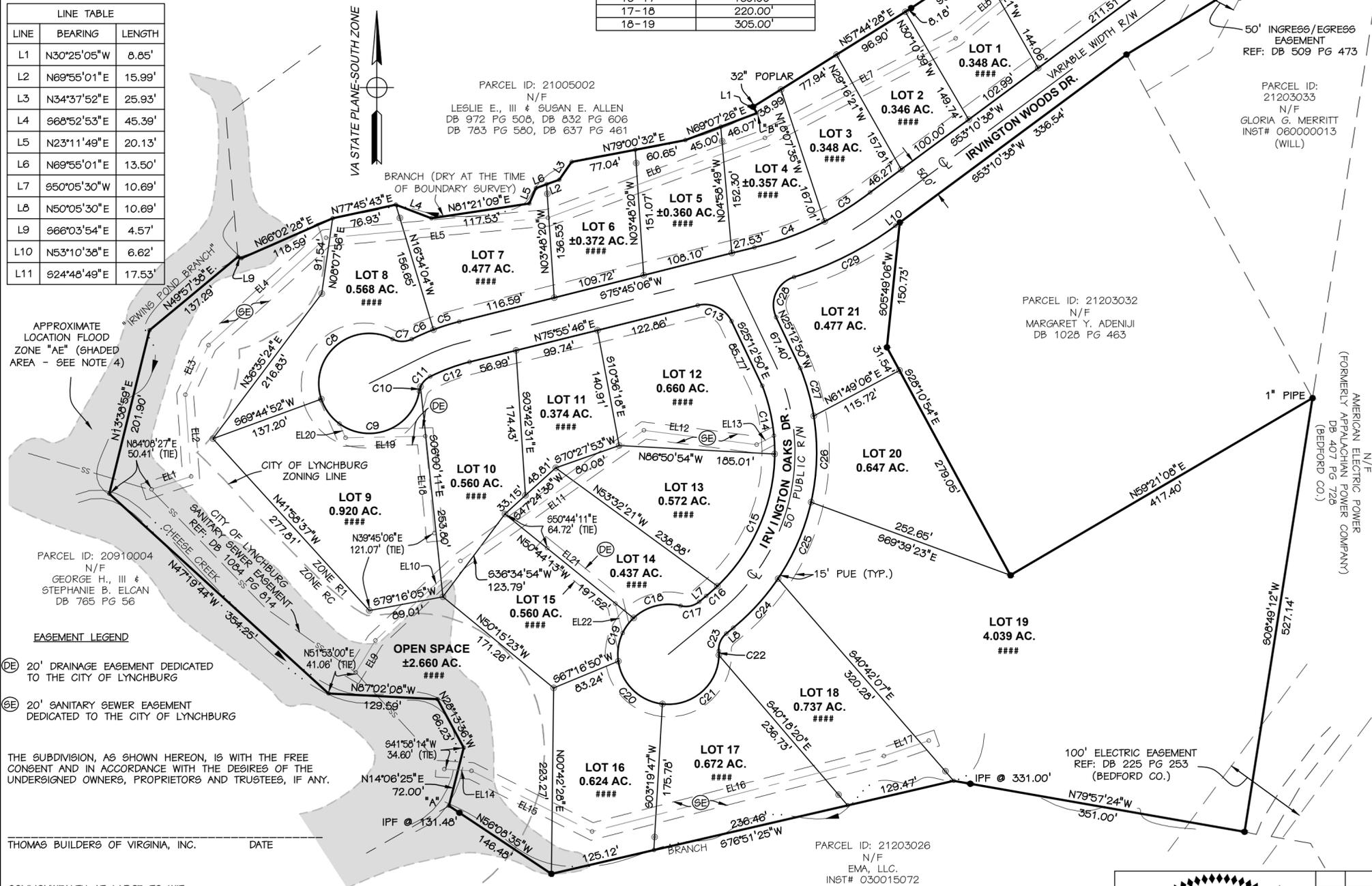
**NOTES:**

1. THE OUTER BOUNDARY OF THIS PROPERTY WAS SURVEYED BY PERKINS & ORRISON ON NOVEMBER 6, 2013. THE REMAINDER OF THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY DONE 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, A PORTION OF THIS PROPERTY IS IN ZONE "AE" (AREA WITHIN THE 100 YEAR FLOOD ZONE). THE REMAINDER OF THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA PANEL NUMBER 5100930036D, DATED JUNE 3, 2008.
5. THIS PROPERTY WILL BE SERVED WITH PUBLIC WATER AND SEWER BY THE CITY OF LYNCHBURG.
6. ALL UTILITIES ARE UNDERGROUND EXCEPT WHERE SHOWN.
7. LINES ALONG THE OUTER BOUNDARY FROM "A" TO "B", CLOCKWISE ARE THE CENTER OF CHEESE CREEK, THE CENTER OF IRVING POND BRANCH, AND THE BRANCH, AS SHOWN HEREON. BEARINGS AND DISTANCES ALONG THESE LINES ARE FOR ACREAGE CALCULATION ONLY.

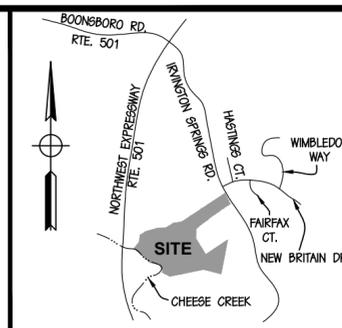
LINE	BEARING	LENGTH
L1	N30°25'05"W	8.85'
L2	N69°55'01"E	15.99'
L3	N34°37'52"E	25.93'
L4	S68°52'53"E	45.39'
L5	N23°11'49"E	20.13'
L6	N69°55'01"E	13.50'
L7	S50°05'30"W	10.89'
L8	N50°05'30"E	10.89'
L9	S66°03'54"E	4.57'
L10	N53°10'38"E	6.62'
L11	S24°48'49"E	17.53'

EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE	BEARING	LENGTH									
EL1	N71°44'02"E	49.41'	EL7	N62°09'47"E	256.20'	EL13	N62°50'25"E	23.21'	EL19	S68°47'05"W	94.71'
EL2	N03°59'06"W	98.51'	EL8	N50°11'36"E	181.06'	EL14	S68°15'33"E	32.34'	EL20	N23°27'04"W	18.36'
EL3	N24°55'35"E	65.46'	EL9	N31°12'07"E	44.88'	EL15	S63°04'36"E	180.73'	EL21	S50°35'00"E	105.03'
EL4	N47°17'55"E	190.06'	EL10	N46°38'24"E	138.98'	EL16	N75°21'02"E	358.49'	EL22	S13°40'58"E	36.42'
EL5	N84°45'53"E	264.75'	EL11	N54°14'41"E	268.69'	EL17	N70°56'48"E	56.43'			
EL6	N69°37'15"E	275.16'	EL12	S82°42'51"E	135.14'	EL18	N05°21'46"W	116.95'			

BETWEEN LOTS	DISTANCE SET
4-5	135.00'
5-6	135.00'
6-7	125.00'
7-8	140.00'
16-17	160.00'
17-18	220.00'
18-19	305.00'



CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	53.17'	35.00'	S18°42'22"W	48.20'	S70°2'18"
C2	82.91'	525.00'	S57°42'04"W	82.82'	S9°02'53"
C3	64.47'	353.85'	S57°08'18"W	64.36'	S10°26'21"
C4	89.42'	353.85'	S69°35'52"W	89.19'	S14°28'46"
C5	32.05'	275.00'	S72°24'48"W	32.03'	S6°40'37"
C6	28.35'	275.00'	S66°07'17"W	28.34'	S5°54'25"
C7	23.67'	25.00'	N89°42'22"W	22.80'	S4°15'07"
C8	142.05'	60.00'	S49°35'40"W	111.12'	S35°39'03"
C9	159.47'	60.00'	N85°37'38"E	116.51'	S152°17'02"
C10	6.37'	25.00'	N16°46'58"E	6.35'	S14°35'44"
C11	16.99'	25.00'	N43°33'11"E	16.67'	S38°56'41"
C12	49.98'	225.00'	N69°23'19"E	49.87'	S12°43'35"
C13	48.17'	35.00'	S64°38'32"E	44.46'	S78°51'25"
C14	83.72'	223.38'	S10°13'30"E	83.23'	S21°28'24"
C15	177.17'	223.38'	S23°14'00"W	172.56'	S45°26'37"
C16	18.01'	223.38'	S48°15'54"W	18.01'	S4°37'12"
C17	23.55'	25.00'	S77°04'33"W	22.69'	S53°58'05"
C18	60.14'	60.00'	S75°20'41"W	57.65'	S7°25'49"
C19	56.98'	60.00'	S19°25'20"W	54.87'	S54°24'53"
C20	79.14'	60.00'	S45°34'25"E	73.53'	S75°34'36"
C21	100.42'	60.00'	N48°41'24"E	89.10'	S95°53'42"
C22	4.84'	60.00'	N01°34'01"W	4.84'	S4°37'08"
C23	23.55'	25.00'	N23°06'28"E	22.69'	S53°58'05"
C24	79.96'	273.54'	N42°03'47"E	79.66'	S16°44'55"
C25	100.57'	273.54'	N23°09'20"E	100.01'	S21°03'58"
C26	104.16'	273.54'	N01°42'48"E	103.54'	S21°49'06"
C27	59.80'	273.54'	N15°27'31"W	59.68'	S12°31'33"
C28	59.78'	35.00'	N23°43'12"E	52.78'	S97°52'03"
C29	135.97'	400.00'	N62°54'55"E	135.32'	S19°28'36"
C30	67.15'	2325.00'	S25°38'12"E	67.15'	S1°39'17"



VICINITY MAP - NOT TO SCALE

OWNERS:  
THOMAS BUILDERS OF VIRGINIA, INC.  
102 NORTHWYND CIR. # A  
LYNCHBURG, VIRGINIA 24502-2981

PARCEL ID: 21203035  
PLACE OF RECORD:  
INST# 130008496 RECORDED IN THE CITY  
OF LYNCHBURG CLERK'S OFFICE

PARCEL ID: 20910004  
N/F  
GEORGE H., III &  
STEPHANIE B. ELCAN  
DB 765 PG 56

**EASEMENT LEGEND**  
 (DE) 20' DRAINAGE EASEMENT DEDICATED TO THE CITY OF LYNCHBURG  
 (SE) 20' SANITARY SEWER EASEMENT DEDICATED TO THE CITY OF LYNCHBURG

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.

THOMAS BUILDERS OF VIRGINIA, INC. 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: \_\_\_\_\_

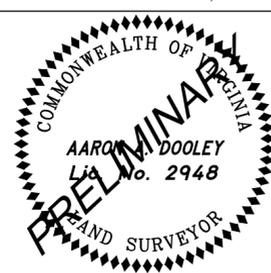
NOTARY PUBLIC DATE NUMBER

SUBDIVISION APPROVED: \_\_\_\_\_

DIRECTOR OF ENGINEERING, LYNCHBURG, VIRGINIA DATE

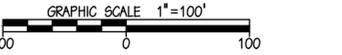
CITY PLANNER, LYNCHBURG, VIRGINIA DATE

- LEGEND**
- IRON PIN SET (IPS)
  - IRON PIN FOUND (IPF)
  - UTILITY POLE
  - ⊥ OVERHEAD UTILITY
  - N/F NOW OR FORMERLY



DWN:	AMD
DATE:	1/20/2014
DWG:	V-9P-13343
JOB:	13343

PLAT SHOWING  
**IRVINGTON WOODS**  
CITY OF LYNCHBURG, VIRGINIA



27 GREEN HILL DRIVE, FOREST, VIRGINIA 24551  
PHONE: 434-525-5905 FAX: 434-525-5906  
E-Mail: pno@perkins-orrison.com WEBSITE: http://www.perkins-orrison.net