



Waynesboro City Council Agenda Briefing

Meeting Date:	January 13, 2020	Staff/Council Member(s): City Manager
Agenda Item #	3(g)	
Resolution#		
Department:	City Manager	
Subject:	Chicurel Lane Closure – Viewer Reports	

Background: At the November 25, 2019 Council Meeting, Council appointed three viewers to review an application and consider the impact of a request by Waynesboro Hotel LLC to dissolve lot lines and vacate a portion of the undeveloped Chicurel Lane right of way at City Tax Map 51-18-3 and 51-18-4, to allow for construction of Chicurel Lane and a new hotel.

City Manager's Recommendation: Receive the viewer's reports and consider setting a public hearing and introducing an ordinance regarding the same for Monday, January 27, 2020.

Suggested Motion(s): Move to receive the viewer's report and set a public hearing for Monday, January 27, 2020.

Attachments:

Viewer's Reports

Applicant Information

11/27/19

To: Viewers

From: Luke Juday, Director of Planning

Chicurel Lane Right of Way Vacation

VAC 2019-002

Background:

In 2016, the City entered into an economic development agreement with Waynesboro Hotels LLC to bring a medium-price hotel to the property off Chicurel Lane. As part of this agreement, the City agreed to manage construction of a public road through the unimproved right of way to provide the hotel with road access. The hotel owners agreed to reimburse the City for the cost of construction of the road. This road had the added benefit to the City of eventually providing an alternative access for Wendy's, Days Inn, and the Silk Road restaurant to allow for future safety improvements to the Windigrove/Rosser intersection.

Nature of the request:

The right of way on which the road is to be constructed is already dedicated but has not been improved. Now that designs have been completed for the road, the right of way needs to be adjusted. Whereas previously the right of way was designed to accommodate a cul-de-sac turnaround, it is now a simple t-intersection, with Chicurel Lane terminating in the hotel parking lot and a second road segment from Days Inn intersecting at the same point.

Although this is a fairly minor change, it involves vacating some right of way and thus must be evaluated by viewers and approved by City Council.

Attachments:

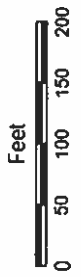
- City GIS system showing current right of way alignment
- Subdivision plat showing new right of way
- Diagram highlighting right of way to be vacated
- Chicurel Lane 2016 performance agreement and 2019 amended agreement

City of Waynesboro, Virginia

Legend

- Street Labels
- Railroads
- City Boundary
- Parcel Boundaries

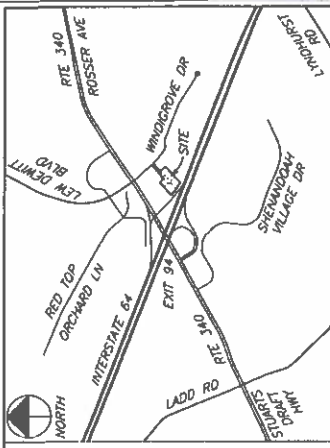
Map Printed from Waynesboro
<http://waynesboro.mapsdirect.net/>



Title:

Date: 11/27/2019

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 City of Waynesboro is not responsible for its accuracy or how current it may be.

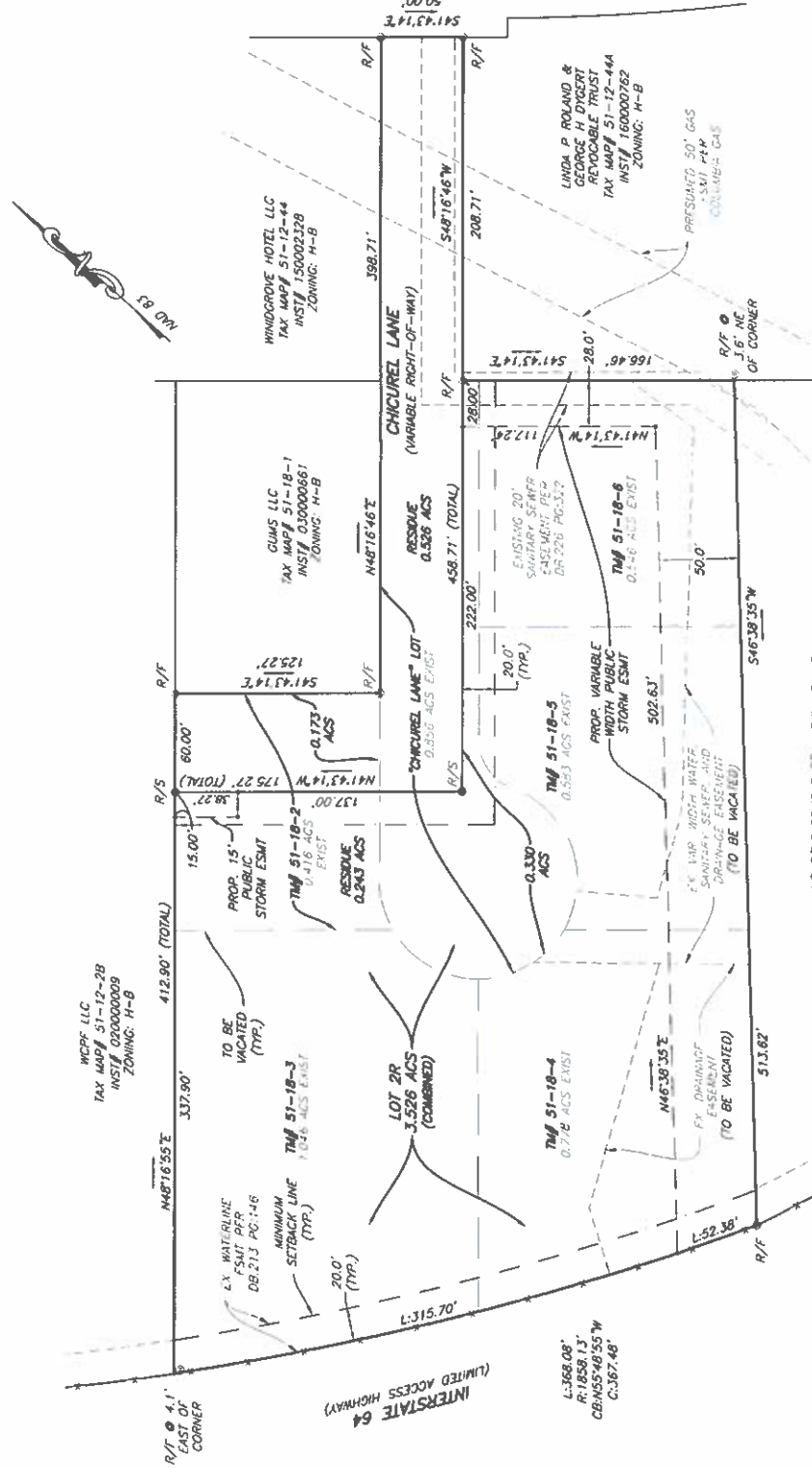


VICINITY MAP
(SCALE: 1" = 2000')

LEGEND
 * R/F ROD FOUND
 ● R/S ROD SET



BALZER & ASSOCIATES
 DATE: 10-22-2019
 SCALE: 1" = 50'
 JOB: 34170041.00
 DRAWN BY: ATE
 CHECKED BY: DEH
 SHEET 01 OF 01



THIS SUBDIVISION IS APPROVED AND MAY BE ADMITTED TO RECORD
 MAYOR CITY OF WAYNESBORO DATE
 SUBDIVISION AGENT CITY OF WAYNESBORO DATE

SOURCE OF TITLE
 DANIEL E. HANSEN, A LAND SURVEYOR DULY LICENSED BY THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS "FINAL PLAT CHICUREL SUBDIVISION A RE-SUBDIVISION OF THE SUBDIVISION OF THE C&B ASSOCIATES, LTD PROPERTY" IS A PORTION OF THOSE CERTAIN TRACTS OF LAND LAST CONVEYED TO WAYNESBORO HOTEL LLC IN INSTRUMENT #170000380, OF RECORD IN CLERK'S OFFICE OF THE CITY OF WAYNESBORO, VIRGINIA.

FINAL PLAT
CHICUREL SUBDIVISION
A RE-SUBDIVISION OF THE "SUBDIVISION OF THE C&B ASSOCIATES, LTD PROPERTY"

CITY OF WAYNESBORO, VIRGINIA
 PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 1881 Guilford Road, Suite 2011 / North, Virginia 22901 / Phone: 540-855-2221 / www.balzer.com

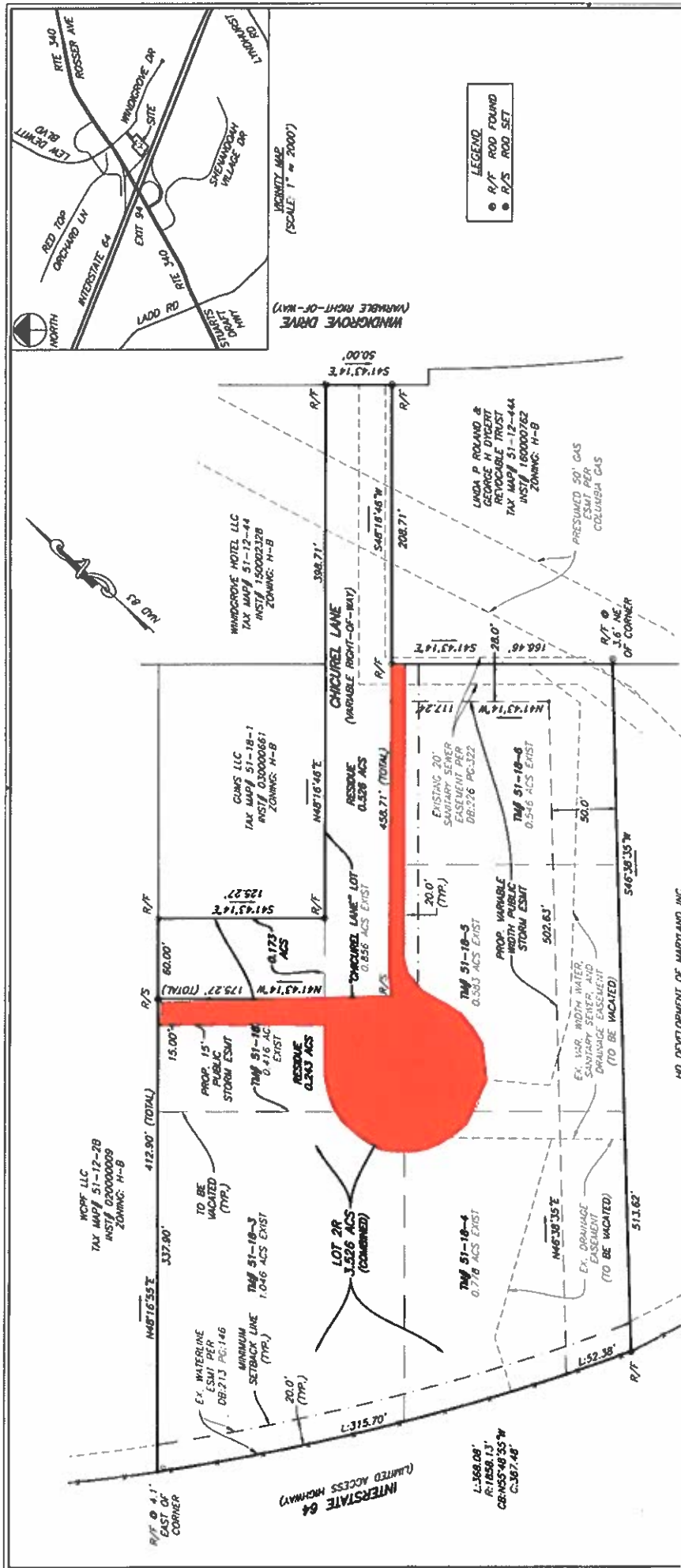
HO DEVELOPMENT OF MARYLAND INC
 TAX MAP # 51-12-4-7
 INST# 020001287
 ZONING: H-B

OWNER'S CONSENT AND DEDICATION
 KNOW ALL MEN BY THESE PRESENTS, THAT THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, AND DESIGNATED AS "FINAL PLAT CHICUREL SUBDIVISION A RE-SUBDIVISION OF THE SUBDIVISION OF THE C&B ASSOCIATES, LTD PROPERTY", SITUATED IN THE CITY OF WAYNESBORO, VIRGINIA, IS WITH THE FREE CONSENT AND DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES.

REPRESENTATIVE: _____ DATE: _____
 WAYNESBORO HOTEL LLC
 COMMONWEALTH OF VIRGINIA
 CITY/COUNTY OF _____ TO WIT:
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019.
 BY: _____
 NOTARY: _____

- NOTES.**
- 1) OWNER: WAYNESBORO HOTEL LLC
 TAX MAP #S 51-18-2, 51-18-3, 51-18-4, 51-18-5, 51-18-6 & "CHICUREL LANE"
 INST# 170000380
 ZONING: H-B (HIGHWAY BUSINESS)
 - 2) TOTAL AREA OF PROPOSED SUBDIVISION: 4.275 ACRES
 LOT: 3.526 ACRES
 R-O-W: 0.699 ACRES
 - 3) ZONING: H-B (HIGHWAY BUSINESS)
 FRONT SETBACK: 20 FEET
 SIDE (STREET) SETBACK: 25 FEET
 SIDE (INTERIOR) SETBACK: 0 FEET
 SIDE (ADJUTING RESIDENTIAL): 25 FEET
 REAR (ADJUTING RESIDENTIAL): 30 FEET
 4) WATER: PUBLIC
 5) SEWER: PUBLIC
 - 6) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
 - 7) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
 - 8) PORTIONS OF EXISTING EASEMENTS WITHIN THE PROPOSED RIGHT-OF-WAY OF CHICUREL LANE ARE TO BE VACATED UPON THE DEDICATION OF SAID RIGHT-OF-WAY.
 - 9) PROPERTY IS LOCATED IN FEMA DEFINED ZONE "X"
 COMMUNITY PANEL NOS.: 5101500370 & 510150041F
 EFFECTIVE DATE: SEPTEMBER 28, 2007 & AUGUST 03, 2015 (RESPECTIVELY)
 - 10) IT IS THE INTENTION OF THIS PLAT TO ADJUST 0.173 ACRES FROM TAX MAP # 51-18-2 WITH THE 0.527 ACRES RESERVE OF THE "CHICUREL LANE" LOT. THE RESULTANT IS TO BE TREATED AS ONE PARCEL (CHICUREL LANE VARIABLE RIGHT-OF-WAY) AND DEDICATED TO PUBLIC USE.
 - 11) IT IS FURTHER THE INTENTION OF THIS PLAT TO ADJUST TAX MAP #S 51-18-3, 51-18-4, 51-18-5, 51-18-6 IN THEIR ENTIRETIES, AND 0.129 ACRES FROM THE "CHICUREL LANE" LOT INTO THE RESERVE OF TAX MAP # 51-18-2. THE RESULTANT IS TO BE TREATED AS ONE PARCEL (LOT 2R).

Area shown in orange is to be vacated and attached to new Lot 2R



Proposed vacating some of right of way at Chicurel Lane, per request of Waynesboro Hotels LLC. Viewer's Report requested return date of Friday, December 13, 2019.

VIEWER'S REPORT FORM

1(a). Will any inconvenience result to the public if the proposed vacation is approved?

Yes

No

(b). (Answer only if 1(a) was answered "yes"). Describe the inconvenience, if any, you feel will result to the public if the proposed vacation is approved.

My concern for public safety is the future traffic pattern improvements to Windigrove/Rosser intersection. When option "B" and Chicurel Lane are built will their intersection (90 degree turn) be wide enough to handle the huge tractor trailer trucks that are frequently parked on Days Inn property parallel to Rosser that would need to exit onto option "B" and then turn onto Chicurel Lane? Will the design of the roads, now, take future needed improvements into consideration? Are some of the right of ways requested by hotel needed to make the width of the road safe for the huge trucks that may use that route when the city improves the traffic pattern?

2(a). Will any landowner or landowners abutting on the proposed vacation suffer any special damage if the vacation is approved?

Yes

No

(b). (Answer only if 2 (a) was answered "yes"). Describe the special damages that you feel such abutting land owner(s) will suffer if the street/alley is vacated, discontinued, or altered, in whole or in part, as proposed.

In the future - depending on how the future traffic pattern is designed and implemented to cross Days Inn property to connect to Option "B"

(Signed) Ellen Winter

Date: 12/13/2019

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2(a). Will any landowner or landowners abutting on the proposed vacation suffer any special damage if the vacation is approved?

Yes

No

(b). (Answer only if 2 (a) was answered "yes"). Describe the special damages that you feel such abutting land owner(s) will suffer if the street/alley is vacated, discontinued, or altered, in whole or in part, as proposed.

(Signed) Mark Stephens

Date: 12/13/19

Rec'd
12/10/19

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2(a). Will any landowner or landowners abutting on the proposed vacation suffer any special damage if the vacation is approved?

Yes No

(b). (Answer only if 2 (a) was answered "yes"). Describe the special damages that you feel such abutting land owner(s) will suffer if the street/alley is vacated, discontinued, or altered, in whole or in part, as proposed.

(Signed) *Jeffrey C. Mellett*

Date: 12/10/19