



ORDINANCE 2024-16- VALVOLINE VACATION OF UTILITY EASEMENT

Town Council Regular Meeting
November 12, 2024

PROPERTY INFORMATION

- PIN: 6984-16-2823-000
- Property Address: 203 Broadview Avenue
- Area: 0.5220 Acres (22,738.32 Sq. Ft.)
- Zoning: Commercial (C)
- Use: Service Station with no outside vehicle storage and without vehicle repair (3-4.10.2 ZO)
- Property owner: PM PLUS, LLC



PURPOSE OF REQUEST

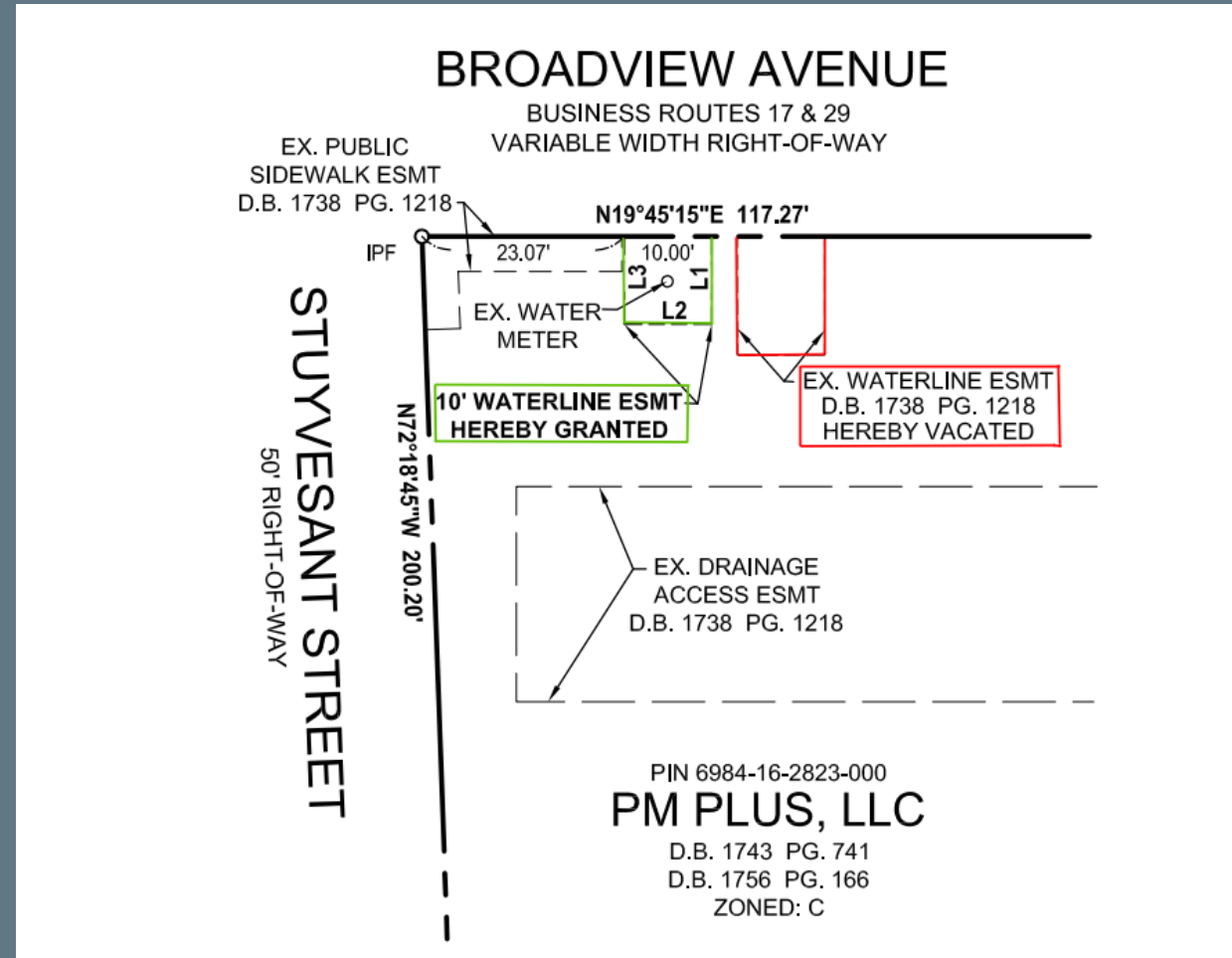
- To vacate an existing waterline utility easement to establish a new waterline utility easement on the property due to issues during construction requiring the relocation of the water meter.
- To comply with Virginia State Code Section § 15.2-2272 (2), which states:
“ By ordinance of the governing body of the locality in which the land shown on the plat or part thereof to be vacated lies on motion of one of its members or on application of any interested person. The ordinance shall not be adopted until after notice has been given as required by § 15.2-2204. Any person may appear at the meeting for the purpose of objecting to the adoption of the ordinance”

BACKGROUND

- Valvoline Site Development Plan approved on August 10th, 2023.
- Building permit (BLDG-23-140) for construction of the facility issued on September 5, 2023.
- Final inspection and Issuance of Certificate of Occupancy on April 5, 2024.
- During an as-built survey, the applicant made staff aware of an issue with the existing waterline easement and the location of the water meter.
- After recommendation from staff, Applicant submitted an easement plat and deed to vacate the existing easement and establish a new easement.

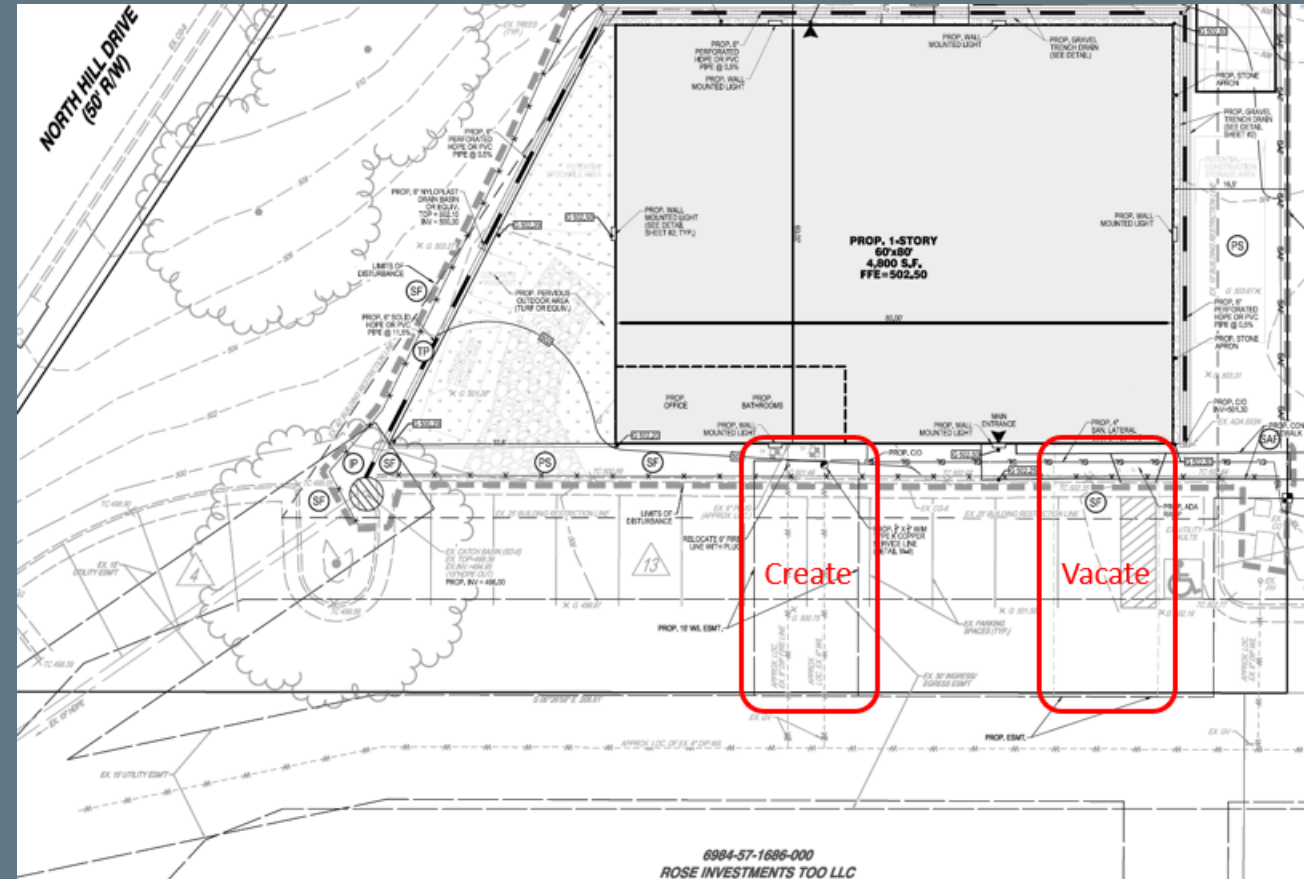
EASEMENT LOCATION

- As shown in the image, the existing waterline easement (Red) does not include the water meter as it was installed on site. The new proposed easement (Green), will include the water meter.



SIMILAR REQUEST

- August 9, 2022, The Town Council heard a request for vacation of a utility easement due to shifting of the utility during construction at North Hill Lot C, for the existing CrossFit Building.



SUGGESTED MOTIONS

1. I move that the Town Council approve Ordinance 2024-16 as drafted.

OR

2. I move that the Town Council approve Ordinance 2024-16 with the following revisions:

a) _____

b) _____

OR

3. I move that the Town Council defer action until the next scheduled Town Council Regular Meeting to address concerns.

OR

4. I move that the Town Council deny Ordinance 2024-16.

OR

5. I move an alternate motion.

An aerial photograph of a town street, showing a mix of residential and commercial buildings, trees, and parked cars. The word "Questions?" is overlaid in the center in a bold, dark blue font. The image is framed by a thick black border.

Questions?



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