

SUP06-7: Christopher Avery & Ronald Jenkins
Special Use Permit Application
for
Townhouses in a B1 Zoning District

Location and Proposed Use

The subject .495-acre parcel (Tax Map # 42A12 (A) 10) is located on Brumback Avenue; slightly north of the intersection of Brumback Avenue and East Main Street. The address of the property is 4 Brumback Avenue.

The applicant is seeking a special use permit in order to construct townhouses. In the B1 zoning district townhouses are allowable by special use permit. Presently a single-family dwelling is located on the parcel. This single-family home is vacant and in extremely poor condition.

The Town Code (section 510) requires a minimum lot size of 20,000 square feet for townhouse construction. A survey of the parcel indicates it is 0.495-acres, which is approximately 21,562 square feet.

Background

As previously noted, a vacant single-family home is located on the parcel. The applicants have indicated that prior to the house falling into disrepair, it was utilized as a rental property for many years.

Access, Traffic Movement & Parking

The parcel is located in close proximity to the intersection of Brumback Avenue and East Main Street (see map). Brumback Avenue - from East Main Street to O'Flinn Street - is one-way. Beyond the intersection with O'Flinn Street, Brumback Avenue becomes two-way.

Vehicular traffic leaving the subject parcel would be required to travel north on Brumback Avenue – where one could either take a right onto O'Flinn Street, or continue North on Brumback Avenue.

From the subject parcel the most direct route to access East Main Street would be to travel north on Brumback Avenue (which is one-way), take a right onto O'Flinn Street, and take another right onto Woodland Avenue.

Due to the parcels close proximity to the intersection of Brumback Avenue and East Main Street, VDOT has recommended that ingress and egress to the site be located on the far southwestern portion of the parcel. Locating the access point to this area would significantly decrease the temptation to travel the “wrong way” (albeit for a short distance) on Brumback Avenue as a means to quickly access East Main Street.

As a condition of the special use permit the applicants have agreed to locate access to the

parcel exclusively to the far northwest portion of the parcel. (see conditions below and the attached site sketch).

Per the Town Code, the applicants are required to provide two parking spaces (10' X 20') per Townhouse unit. For five townhouses a total area of 2,000 square feet would be required to meet parking standards; additional square footage would be necessary to accommodate turning radiuses. The conditions proposed by the applicants provides for over 8,000 square feet of area dedicated for parking (see conditions).

Conditions of the Special Use Permit

The applicants have submitted a signed letter which articulates specific conditions of the special permit. If approved, the applicants will be required to adhere to these conditions. These conditions are as follow:

- The number of townhomes will be limited to five. The lot-width per townhouse will be 18 feet.
- Per VDOT's request, a point of ingress/egress to the site will be located on the southwest (left) portion of the parcel. Parking will be located in the rear (north) portion of the parcel.
- The "footprint" of the townhomes will be located in a fashion to allow for a 36-foot side yard setback on the parcel's southwest (left) side boundary. This is intended to allow ample space for vehicular traffic to enter and exit the site.
- Parking areas will be provided on the northern portion of the parcel - located to the rear of the townhomes. Just over 8,000 square feet of parking area will be set aside to accommodate required parking, additional overflow, and provide ample turning radiuses. The parking area will be graded and surfaced.
- A fence will be installed along the parcel's southeast (right) boundary.
- A five-foot buffer area will be provided at the parcel's rear (north) boundary.

Other Considerations

- Citizen concerns have been brought to the attention of Town staff concerning the likelihood of increased vehicular traffic on O'Flinn Street. Presently O'Flinn

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Street has approximately 18-feet of pavement width, and vehicles regularly park on both sides of the street. Thus creating a very narrow corridor on O'Flinn Street.

- It is estimated that five townhomes would likely generate an additional 30 – 50 vehicle trips to and from the parcel each day.
- The parcels is zoned B1, and the applicants have a whole host allowable by-right uses.