



May 14, 2025, Planning Commission Meeting

Title

Consider Alley Closing adjacent to Newtown Cemetery — Nyrma Soffel, Community Development

Summary

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|---------------------------------------|---|
| Project name | Alley closing adjacent to Newtown Cemetery |
| Location | Undeveloped alley connecting Hill Street and Sterling Street |
| Adjacent Tax Map Parcels/Addresses | Adjacent to tax map parcels 33-K-12-20 (Newtown Cemetery) and tax map parcels 33-K-1, 3-8, and 11, which are addressed as 500, 508, 512, 516, 520, 524, 532, 540, 548, and 556 East Gay Street and 425 Hill Street. |
| Total Land Area | +/- 8,659 sq. ft. |
| Applicant | Newtown Cemetery Trustees |
| Planning Commission | May 14, 2025 (Not a Public Hearing) |
| City Council | Anticipated June 10, 2025 (First Reading/Public Hearing) Future Date (Second Reading) |

Recommendation

Option 1. Recommend denial of the request to close the alley.

Fiscal Impact

N/A

Context & Analysis

The applicant, Newtown Cemetery Trustees, is requesting to close an undeveloped 17-foot-wide alley adjacent to the Newtown Cemetery, which totals +/-8,659 square feet. In addition to the Newtown Cemetery, the alley is adjacent to tax map parcels 33-K-1, 3-8, and 11, which are zoned R-2, Residential District and addressed as 500, 508, 512, 516, 520, 524, 532, 540, 548, and 556

East Gay Street and 425 Hill Street. The applicant would like to close the alley to allow for the future expansion of Newtown Cemetery for burials.

The following land uses are located on and adjacent to the property:

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| <u>Site:</u> | Undeveloped public alley, zoned R-2 |
| <u>North</u> | Newtown Cemetery, zoned R-2 |
| <u>East:</u> | Across Hill Street, residential uses, zoned R-2 |
| <u>South</u> | Residential uses, zoned R-2 |
| <u>West:</u> | Across Sterling Street, residential uses and, although slightly askew to the subject alley, an undeveloped alley that connects Sterling Street to Myrtle Street, zoned R-2 |

The subject alley was created by a plat recorded in 1909. In 1909, subdivisions in Virginia were governed by the Early Subdivision Act, which provided that streets and alleys shown on recorded subdivision plats created a public easement or right of passage, but title to the underlying real estate remained with the dedicator of the subdivision or their heirs or assigns. The City likely does not own the underlying land but instead holds a public easement or right of passage across the alley. There are no public water, sewer, or power lines located within the alley. Approval of the applicant's request would result in the City vacating all its interest in the alley; however, the City cannot convey title to the alley to the applicant. It would be the responsibility of the applicant to secure title to the alley in the event the City vacates its interest.

In April 2025, a non-invasive geophysical survey using ground penetrating radar (GPR) was conducted on portions of the existing Newtown Cemetery, the alley to the south of the cemetery, a portion of Effinger Street, and a portion of Sterling Street. The GPR survey identified three potential unmarked graves in or near the alley. The alley boundaries were not surveyed and flagged or staked for the GPR survey; therefore, all locations are approximate, and the precise location of the potential unmarked graves in or near the alley is unknown. A copy of the GPR report is attached.

A tree located in the alley behind 540 East Gay Street appears to encroach on the alley. The tree is approximately 13 feet from the fence and may be an obstacle for vehicular traffic. The potential unmarked graves appear to be located to the west of the tree behind 524 and 532 East Gay Street. A survey of the property would be required to determine how close the potential graves are located to the property line and whether they encroach in the alley. There appears to be evidence of vehicle traffic in portions of the alley and evidence of pedestrian traffic in the areas where vehicular traffic is likely obstructed.

If the applicant's request is approved, they hope to use the additional land to expand the existing Newtown Cemetery for burials. The undeveloped alley is zoned R-2 and would require approval

of a special use permit (SUP) per Section 10-3-40 (3) to allow an expansion of the existing cemetery. The City cannot accept a SUP application until the Trustees have secured title to the land. However, it should be known that staff recognizes the sensitive nature of cemetery operations and would need to further evaluate whether a cemetery should be able to expand closer to residential properties.

Regardless of the complexity of the actions needed for the applicant to acquire the public alley and that further action is needed to gain the ability to expand the cemetery, staff believes that maintaining the public easement or right of passage across the alley is generally in the best interest of the community. A site visit and documented photos (attached) demonstrate that people are walking and driving in the alley. In addition, there are gates that provide rear access to existing lots through the alley. Staff believes that alleys offer the public a benefit and, in this neighborhood, provide access for property owners to the rear of their parcels. Therefore, staff recommends denial of the alley closing request.

If Planning Commission and City Council wish to support closing portions of the alley, which contain potential unmarked graves, staff would recommend closing the portion of the alley extending from the tree located behind 540 East Gay Street going west to the include the locations of the potential graves, approximately behind 524 East Gay Street. A survey of the area would be required to determine the exact location of the tree and the potential graves. If this portion of the alley is closed, staff recommends adding a condition to require a public access easement at least five feet in width running the length of this area. A more precise location can be determined by the applicant and Community Development prior to recordation. The public access easement would allow continued pedestrian access along the entire alley.

Alternatively, if Planning Commission and City Council wish to support closing the entire alley between Hill Street and Sterling Street, staff recommends adding a condition to require a public access easement of at least five feet in width at a location determined by the applicant and Community Development prior to recordation, and at least ten feet in width through the remaining portions of the alley between Hill Street and Sterling Street. The public access easement would allow residents continued vehicular access to their property from the alley and allow continued pedestrian access.

Options

1. Recommend denial of request to close the alley.
2. Recommend approval to close a portion of the alley with a condition to require a public access easement at least five feet in width at a location determined by the applicant and Community Development prior to recordation.
3. Recommend approval of the request to close the entire length of the alley between Hill Street and Sterling Street with a condition to require a public access easement at least five

feet in width at a location determined by the applicant and Community Development at prior to recordation, and at least ten feet in width through the remaining portions of the alley between Hill Street and Sterling Street.

4. Recommend approval of the alley closing request as submitted by the applicant.

Attachments

- Site maps
- Application and supporting documents
- Picture tour of the alley
- Ground Penetrating Radar Report dated April 2025
- Public Comment