



September 10, 2025 Planning Commission Meeting

Title

Consider Alley Closing at 530 North Main Street — Meg Rupkey, Department of Community Development

Summary

Project name	N/A
Location	Adjacent to tax map parcels 34-E-1 and 2
Adjacent Tax Map Parcels/Addresses	Adjacent to tax map parcels 34-E-1 and 2, which are addressed as 530 North Main Street and North Main Street, and intersects with North Mason Street and North Main Street
Total Land Area	+/- 2,760 square feet
Applicant	GG & T LLC
Applicant Representative	Mike Martin
Planning Commission	September 10, 2025 (Not a Public Hearing)
City Council	Anticipated October 14, 2025 (First Reading/Public Hearing) Future Date (Second Reading)

Recommendation

Option 1. Recommend approval of the alley closing request.

Fiscal Impact

N/A

Context & Analysis

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

Site: Alley; zoned B-1

North: Parking lot serving auto repair business at 530 North Main Street, zoned B-1

East: Across North Mason Street, commercial uses; zoned B-1

South: Auto repair business and place of worship; zoned B-1

West: Across North Main Street, industrial uses; zoned M-1

The applicant is requesting to close a +/- 2,760 square foot alley that is adjacent to 530 North Main Street (tax map parcel 34-E-1) and a second unaddressed parcel along North Main Street and North

Mason Street (tax map parcel 34-E-2). The applicant owns the parcels on either side of the alley and would like to close the alley to avoid potential concerns and questions relating to maintenance and access that may arise in the future. Vacating the alley would also help with any future plans to construct additions on the existing building or for redevelopment of the parcels.

Staff believes it is possible the alley was originally a private access before becoming public; however, staff could not definitively confirm the alley's history. In cases such as this, where historical ownership is ambiguous, if City Council supports vacating the alley, they can vacate any claim the City might have in its interest. It is presumed, in this case, that the applicant holds the land beneath the platted alley, and if the City's interest is vacated, full control and ownership of the land would revert to the property owners.

Records demonstrate the 12-foot alley's existence since 1859 (Deed Book 33, Page 121). During Urban Renewal in the 1960s, a segment of the alley, which would have run through today's North Mason Street and would have been located on portions of the Roses property was vacated (Deed Book 296, Page 322). City staff reached out to the Northeast Neighborhood Association and the Shenandoah Valley Black Heritage Project to ask if they had concerns regarding the proposed closure of the alley. Representatives from both organizations appreciated that we reached out to them for feedback and noted they did not have concerns with the request.

The existing alley contains public power lines and a public culvert. If closed, a public general utility easement and a public storm drainage easement should be reserved for those facilities. The applicant is aware that easements will be reserved by the City. The final location of the easements will be determined prior to the required second reading.

Conclusion

Given the close proximity of alley to the North Main Street and North Mason Street intersection and existing vehicle and pedestrian facilities, and because the City has not plans to use the alley for anything other than the existing utilities described above, staff supports closing the alley with the following condition:

A public general utility easement and a public storm drainage easement shall be reserved in the necessary locations. The location of each easement shall be determined by a survey completed by the applicant for review by the Department of Community Development.

Options

1. Recommend approval of the alley closing request.
2. Recommend denial of the alley closing request.

Attachments

- Site maps
- Application and supporting documents