

**LYNCHBURG CITY COUNCIL
PHYSICAL DEVELOPMENT COMMITTEE
MEETING HIGHLIGHTS
Tuesday, March 12, 2019
8:00 a.m.**

Members: Council Member Turner Perrow, Chair, Council Member Mary Jane Dolan, Council Member Sterling Wilder, Mayor Treney Tweedy, ex-officio

Staff Present: Bonnie Svrcek, Reid Wodicka, Gaynelle Hart, Kent White, Lee Newland, Jim Talian, Tom Martin, Dave Malewitz and Patricia Willoughby

Others Present: Amy Seipp, ACCU-POINT Surveying
Jason Lands, Lynchburg Ready Mix
Robert O'Brian, Lynchburg Ready Mix
Carrie Dungan, News & Advance
Kyle, Student at Liberty University

Council Member Perrow convened the PDC Meeting at 8:04 a.m.

Recent/Pending Contract Awards:

Mr. Newland presented the Council with information regarding the lowest bidder for the demolition of the old GLTC site for the New Police Department Project as Pleasant View Developers, Inc. The amount was \$441,370.00 and the estimate was about \$500,000.00.

Council Member Perrow opened the meeting up for questions from Council. Mr. Wilder questioned how many bids were received. Mr. Newland stated that he believed there were (3) three. Mr. Wilder questioned if we had worked with this company before and Mr. Newland stated that we had not. Mr. Wilder questioned the reputation of this company. Mr. Newland stated that we had done the research and called on the references and that they seemed to be a good company. Mr. Wilder questioned where the company was from. Mr. Newland stated that they from Staunton.

Council Member Perrow questioned if the \$500,000.00 actual project costs or demolition project costs. Mr. Newland stated that \$500,000.00 is what was in the budget for the demolition project. Council Member Perrow questioned administrative expenditures and testing expenditures. Mr. Newland responded that yes there would be additional expenditures. It was agreed upon that the City expects to stay within the \$500,000.00 budget.

Priority Projects:

Mr. Newland indicated that there were very little changes over the past two weeks, from the end of February to now.

General Business:

1. Stonehaven Development –

Mr. Martin discussed that in 2009 the City decided to sell the said property to Long Meadows, Inc. for \$70,000.00. The property has transferred to Long Meadows. For various reasons they have not developed the property yet. The proposal at the time was to develop it into 30 lots. They are ready to develop it now and have come back with a proposal for 35 lots and would like to do it under the zoning ordinance that allows residential clusters, which is the smaller lots and in turn would leave about 4.2 acres in green space. That is a section of ordinance that we have never used and it was passed in 2016. The main difference is the prior proposal showed Rainbow Circle as a connecting road and they would not be doing that. There should be a PDF section that shows how they would like to develop it. With that being said, it needs to come before PDC to allow that ordinance for the agreement to be executed.

Amy Seipp's is here representing Long Meadows for any other questions you may have. Ms. Seipp stated that she had been with the project from the beginning. She discussed what was proposed at that time and what is being proposed now. Traffic issues will be mitigated by the new connection to Forest Hills Circle instead of all traffic having to go out up near Kings Island and Papa Johns. The green space will be dedicated. Upgrades will be done to existing homes through water and sewer service. From 2009 to now the project has sat due to various economic reasons. The new ordinance allows some flexibility with the housing.

Council Member Perrow opened up the floor for questions. Mr. Wilder questioned if there was a hearing needed to discuss traffic. Ms. Svrcek stated that that would come to council but would not need a public hearing. Mr. Martin stated that the City does hearing for street vacations. There would be one for the right-of-way of Rainbow Circle. The idea was that the street vacation and the amended agreement would come at the same time. There was a general discussion that you don't see many single family developments within the city.

Mr. Martin attempted to refresh Council's memory by stating that the reason for the zoning ordinance was to preserve green space while allowing the same amount of density in turn would reduce the amount of infrastructure costs by the developer. Not as many roads would need to be extended and not as much water and sewer to be provided to the development.

Ms. Dolan questioned that wasn't that a difficult turn onto Old Forest Road at the left. Mr. Newland stated that is why the developer was doing the road connection at a certain point in the development. This allows two additional exits onto Old Forest Road. Ms. Seipp's stated that the developer has purchased the home at 3040 Forest Hills Circle to aid in the connection. This will help the new road to look and connect appropriately.

Council Member Perrow stated that this discussion began back in 2007 with Council approving in 2009 that included an RFP for developers to perform the work. Council Member Perrow expressed concerns that this PDC may be rushing into this. He doesn't recollect the intent of the RFP and would like to review the RFP prior to making any decisions. He wants to review the RFP to make sure that what the Council was attempting to accomplish back then is consistent with what we are trying to accomplish now.

Mr. Martin agreed that he would provide that to Council. The intent was for the City to put property back on the tax roll. That is what led to the request for proposals. Mr. Newland stated that he remembered two proposals. There will be an attempt to locate documentation during that timeframe on the subject. Council Member Perrow brought up the proposals on this project, one being Rainbow Circle. Mr. Newland stated that there was another proposal by Rush Homes that was reviewed. It was discussed at the time and the thought was that Chris Mowry and his group Long Meadows was the most appropriate design for this area.

Council Member Perrow continued the discussion on what the past spoke of in regards to ordinance and the design. Mr. Martin indicated that at the time that way was the only way to develop it at the time and to get any density out of it. Sidewalks and street lights were important at that time. It is on a different scale at this time. Allowing the green space and how the property is being developed matches the Council's intent. Council Member Perrow stated that if it doesn't meet the Council's intent then we need to have a full discussion.

Mr. Wilder questioned whether the development was already approved. Mr. Martin stated that yes it was agreed upon to sell the property based on the agreement. Rainbow Circle would be extended and that lots would be fronted on that street. On the new agreement Rainbow Circle would not be a circle and the remaining 4.2 acres would remain undisturbed. Same unit yield but smaller lots. The cluster development was intended to increase green space and reduce infrastructure costs. The bigger question is why we are not seeing more single family homes. Roads and water lines and sewer lines are expensive.

Mayor Tweedy stated that when individuals speak to her regarding single family homes it is questioned what the City is willing to do comes up. Mayor Tweedy questioned the price point. Ms. Seipp confirmed the cost between 100 – 200,000.00. Mayor Tweedy questioned the plans for green space. Ms. Seipp stated that once green space has been dedicated..... Mr. Martin stated that it would be placed in an easement so it could not be developed. If Council does not approve this then the only way to develop this is under the original plan and it may not be developed.

Ms. Seipp stated that the determining factor is the developmental costs. The developer wants a better and safer product. The developer is paying 100% of the connection costs. Council Member Perrow has requested the RFP for the Council to review prior to making a decision. Mr. Wilder questioned how the delay would affect the developer. Ms. Seipp indicated that the developer is ready to go tomorrow. The developer wants to take advantage of the opportunity presented in this window of time to get homes on the market for sale as soon as possible.

Mr. Martin stated that he would research the RFP. He also stated that the idea was to take City owned property that was not generating tax revenue to be put back into the tax rolls.

It was determined that the RFP would be presented to the PDC for review and brought back to the next meeting on Tuesday, April 9, 2019.

2. Lynchburg Ready Mix –

Mr. Newland stated that Lynchburg Ready Mix approached the City in an attempt to relocate their business off of Carroll Avenue. They have asked the City to help them with some infrastructure, to get a road to the facility. There is a Virginia Department of Transportation Access Road Program that is available for localities. The City along with Lynchburg Ready Mix is prepared to go to Council with a resolution to ask VDOT for their assistance for an industrial access road for this property. Mr. Newland pointed out the location on the map on the screen. Jason Landes and Robert O'Brian from Lynchburg Ready Mix are present and can answer any questions about their proposal.

Council Member Perrow had no objections in supporting Lynchburg Ready Mix. Mr. Landes stated that it would be a move with expansion opportunities. Council Member Perrow questions what happens to the old site? Mr. O'Brian stated it was to be determined. Mr. Landes indicated that the railroad goes through the property. There was a consensus to move this forward to Council.

3. Loading Zone Ordinance Update

Mr. Newland states that after the last meeting PDC meeting to come back to them prior to the 26th meeting with an update. Mr. Newland, with the help of Heather Kennedy and Cella Molnar & Associates have completed a mass mailing to local business and delivery companies. Heather Kennedy has spoken to

some over the phone and written comments are due back on March 15th. Heather Kennedy is handing out the Loading Zone Flyers. There are two matrixes, one is tracking the delivery companies and the other is tracking the businesses. Ms. Kennedy stated that she has contacted the fleet managers and the restaurant owners. These are the users of the loading zones. There is an additional spreadsheet that helps me track the contact information for the fleet managers.

Council Member Perrow commented on his concern for the loading zone on Commerce Street between 9th and 10th. There are three or four parking spots that are allowed on that side of the street. Mr. Perrow looks forward to additional information prior to this going to Council on the 26th. Ms. Kennedy stated she has asked for email comments by the 15th but I will be taking comments up until Council.

Mr. Newland indicated that there is another item he would like to provide an update on. Mr. Newland would like to bring this to the March 26th meeting if he could. It's information about the transportation program. Back in 2018 Council approved a resolution asking for TAP funds for Atlanta Avenue Trail to be installed. We were awarded funds for 2019 and 2020 in the amount of \$350,000.00. We have received notification that came to us in November that there is FAST ACT rescission going on by the federal government on these projects. They have to be under construction by September 30, 2022. When we had applied for this money we were only applying for design and right-of-way so we could get an idea of what we needed out there. Our intention was to apply for additional funding cycle for the construction. I don't have a good cost on construction. I have an estimate of \$750,000-850,000 to build the trail is about what we thought it would take.

Mr. Newland would like to do bring back to Council on the 26th for a retraction of this project. There was a consensus on the retraction of this project.

Roll Call:

Ms. Tweedy would like to research a list of other vacant property.... Ms. Svreck stated that staff has been working on a list of vacant property for some time now. She did not know the current status of that. Council Member Perrow felt the list would be interesting.

Mr. Martin stated that a list was put together of City and EDA owned property. It was looked at for those could be developed. We can share this with Council. Mr. Martin was not aware of any agreements. Mr. Martin stated that the City does own a lot of property but few that could be developed.

Meeting adjourned at 8:56 a.m.

Next meeting: Tuesday, April 9, 2019