

**The Department of Community Development**  
City Hall, Lynchburg, VA 24504 434-455-3900

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** July 13, 2016  
**Re:** **Conditional Use Permit (CUP) – Group Home, 1343 Oak Lane/1512 Fairway Place**

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**I. PETITIONER**

Centra Health, Inc. 1920 Atherholt Road, Lynchburg, VA 24501

**Representative:** Mr. Mark Ayles, Hughes Associates Architects & Engineers, 656 Elm Avenue SW, Roanoke, VA 24016

**II. LOCATION**

The subject property consists of two (2) tracts totaling approximately seventy-one hundredths (0.71) of an acre located at 1343 Oak Lane and 1512 Fairway Place.

**Property Owner:** Centra Health, Inc. 1920 Atherholt Road, Lynchburg, VA 24501

**III. PURPOSE**

The purpose of the petition is to allow the use of an existing structure and property located at 1343 Oak Lane and 1512 Fairway Place as a group home for up to four (4) pregnant or postpartum women with infants.

**IV. SUMMARY**

- The *Comprehensive Plan 2013-2030 Future Land Use Map (FLUM)* recommends an Institutional use for the area.
- Group homes are a permitted use in R-2, Low Density Residential Districts upon approval of a CUP by City Council.
- Parking will be provided onsite or in other parking areas owned by Centra Health.

**The Planning Division recommends approval of the CUP petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends an Institutional use for the area. These areas include the City's institutions such as religious, educational, and other nonprofit entities. Examples include churches, cemeteries, private schools and universities, private nonprofit hospitals, service clubs and organizations and other nonprofit institutions. (*p. 76*)
2. **Zoning.** The subject property was annexed into the City in 1926. The existing R-2, Low Density Residential zoning was established in 1978.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances are needed for the development of the property as proposed.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
  - On December 11, 1979, City Council approved the CUP petition of Virginia Baptist Hospital to allow an expansion of the hospital at 3300 Rivermont Avenue.

- On July 10, 1984, City Council approved the rezoning petition of Virginia United Methodist Homes, Inc., to rezone 3021 Rivermont Avenue from R-1, to R-4C to allow the construction of a retirement community.
  - On August 13, 1985, City Council approved the CUP petition of Virginia Baptist Hospital to allow a Helistop at 3300 Rivermont Avenue.
  - On November 11, 1986, City Council approved the CUP petition of First Christian Church to allow building and parking expansions at 3109 Rivermont Avenue.
  - On April 14, 1987, City Council approved the CUP petition of Virginia Baptist Hospital to allow a parking expansion on Vassar Street.
  - On September 9, 1987, City Council approved the CUP petition of Virginia Baptist Hospital to allow a parking lot expansion on Vassar Street.
  - On April 12, 1988, City Council approved the rezoning request of M. Van and Carrie Lewis to rezone 3021 Rivermont Avenue from R-4C to R-4C to allow the use of the property as an educational facility with boarding capabilities.
  - On November 11, 1988, City Council approved the CUP petition of Virginia Baptist Hospital to allow a Child Care Facility at 1343 Oak Lane.
  - On February 14, 1989, City Council approved the CUP establishing a master plan for Virginia Baptist Hospital.
  - On November 10, 1990, City Council approved the CUP petition of Virginia Baptist Hospital to allow a parking lot expansion at Vassar Street & Oak Lane.
  - On February 12, 1993, City Council approved the CUP petition of Virginia Baptist Hospital to allow the construction of a two story parking deck on Vassar Street.
  - On September 14, 1993, City Council approved the CUP petition of Holy Trinity Lutheran Church to allow a columbarium at 1000 Langhorne Road.
  - On July 8, 1997, City Council approved the CUP petition of Virginia Baptist Hospital to allow building addition and access improvements at 3300 Rivermont Avenue.
  - On February 8, 2005, City Council approved the CUP petition of the Williams Home to allow a building addition at 1201 Langhorne Road.
  - On April 10, 2012, City Council approved the rezoning petition of Oaklink, LLC, to rezone 207 Preserve Drive from R-2, to R-3C, to allow a residential development.
  - On July 14, 2015, City Council approved the CUP petition of Centra Health to allow an outpatient clinic at 1331 Oak Lane.
5. **Site Description.** The subject property consists of two (2) tracts comprising seventy-one hundredths acres located at 1343 Oak Lane and 1512 Fairway Place. The property contains a two story wood frame, with brick veneer structure constructed in 1949. The property also contains a small one story garage. The property is bordered to the north, east and south by properties owned by the petitioner. The property is bordered to the west (across Fairway Place) by single-family homes.

6. **Proposed Use of Property.** The purpose of the petition is to allow the use of an existing structure as a group home for up to four (4) pregnant or postpartum women with infants. The group home would have a resident manager, twenty-four (24) hour, seven (7) days per week supervision.

7. **Traffic, Parking and Public Transit.** The City’s Transportation Engineer had no comments of concern regarding the proposed use.

The Zoning Ordinance would require a total of four (4) parking spaces for the proposed group home. The submitted concept plan indicates that two (2) parking spaces would be provided onsite and two (2) parking spaces would be reserved in the existing Centra parking area across Oak Lane.

The property is served by Greater Lynchburg Transit Company (GLTC) Route Number 3A. There are multiple bus stops located on Rivermont Avenue.

8. **Stormwater Management.** A stormwater management/erosion and sediment control plan will not be required to develop the property as proposed.

9. **Emergency Services:** The City Fire Marshal and Police Department had no comments of concern regarding the proposed use.

10. **Impact.** The proposed use of the property as a group home for up to four pregnant or postpartum women and their infants should have little to no impact on an area that is already predominantly institutional uses. The submitted concept plan meets or exceeds the development standards for group homes as required by Section 35.2-72.9 of the *Zoning Ordinance*.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on March 15, 2016. Comments related to the proposed use have or will be addressed prior to final site plan approval.

**VI. PLANNING DIVISION RECOMMENDATION**

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Centra Health to allow the use of an existing structure and property at 1343 Oak Lane and 1512 Fairway Place as a group home for up to four (4) pregnant or postpartum women and infants subject to the following conditions:**

1. **The property will be developed in substantial compliance with the concept plan entitled Centra Support Home for Pregnant & Postpartum Women dated received July 30, 2016.**
2. **The group home shall be served by a resident manager and twenty four hour per day, seven days per week supervision shall be provided.**

This matter is respectfully offered for your consideration.

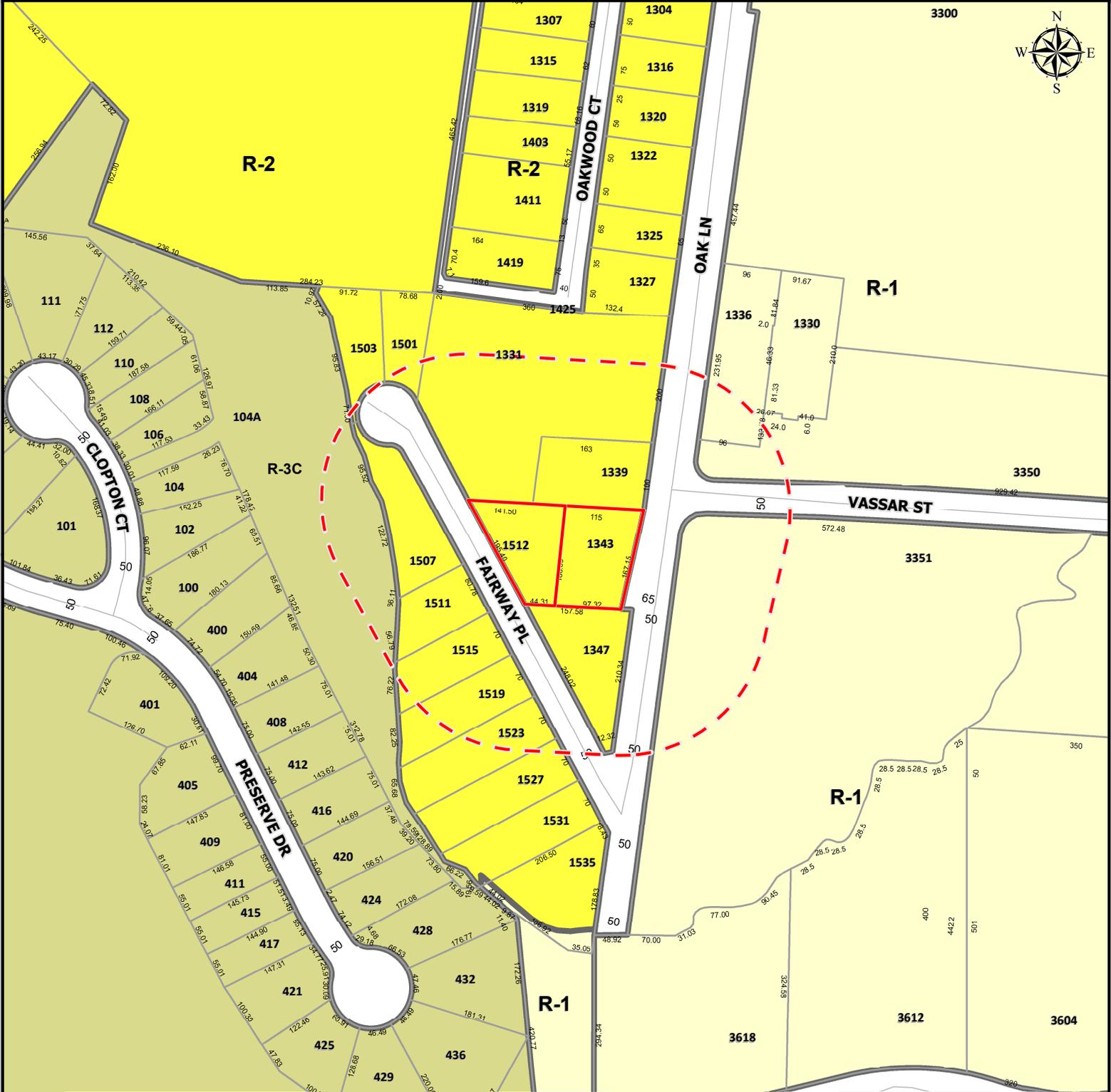


William T. Martin, AICP  
City Planner

pc: Ms. Bonnie M. Svrcek, City Manager  
Ms. Margaret Schmitt, Interim Deputy City Manager  
Mr. Walter C. Erwin, City Attorney  
Mr. Kent L. White, Director of Community Development  
Mr. J. Lee Newland, City Engineer  
Ms. Cynthia Kozerow, Lynchburg Police Department  
Battalion Chief Thomas Goode, Fire Marshal  
Mrs. Maggie Cossman, Transportation Engineer  
Mr. Doug Saunders, Building Official  
Mr. Kevin Henry, Zoning Administrator  
Mr. Mark Ayles, Representative  
Mr. Joe Archambeault, Petitioner

**VII. ATTACHMENTS**

- 1. Zoning Map**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Narrative**
- 7. Property Photographs**



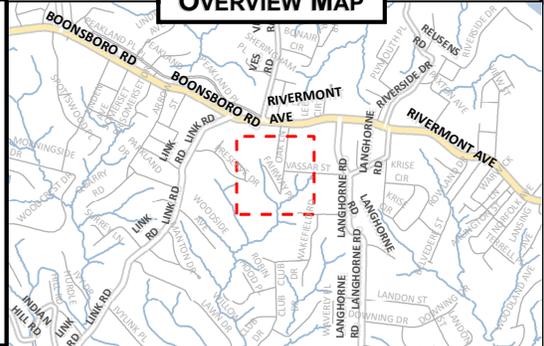
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
03702016	1343 OAK LN
03702041	1512 FAIRWAY PL

**LEGEND**

- Subject Property
- 215' Buffer
- B-1
- B-3
- B-4
- B-5
- R-1
- R-2
- R-3
- R-4
- I-1
- I-2
- I-3
- IN-1
- IN-2
- R-C

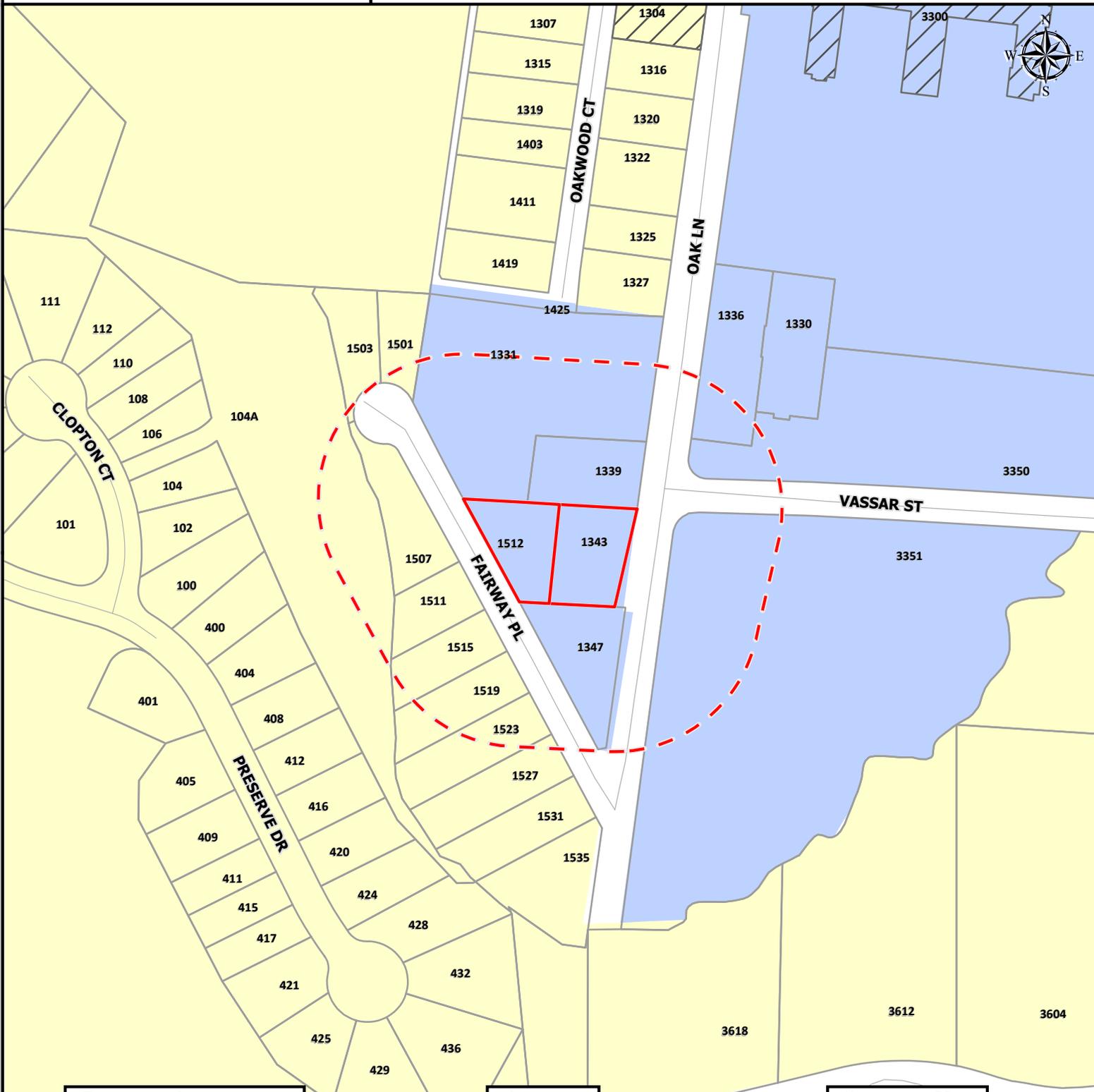
**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 7/5/2016

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.

<b>Parcel ID</b>	<b>Address</b>	<b>Owner</b>
03702035	1515 FAIRWAY PL	BENNION, DEREK C & LAUREN C
03702014	1331 OAK LN	CENTRA HEALTH INC
03801052	1336 OAK LN	CENTRA HEALTH INC
03702041	1512 FAIRWAY PL	CENTRA HEALTH INC
03702015	1339 OAK LN	CENTRA HEALTH INC
03801050	3351 VASSAR ST	CENTRA HEALTH INC
03702016	1343 OAK LN	CENTRA HEALTH INC
03801051	3350 VASSAR ST	CENTRA HEALTH INC
03702017	1347 OAK LN	CENTRA HEALTH INC
03702039	1501 FAIRWAY PL	FELMLEE, CHARLES RAY
03702036	1511 FAIRWAY PL	FISHER, RONALD J
03702032	1527 FAIRWAY PL	GILLETTE, JOHN M & KATIE H
03702033	1523 FAIRWAY PL	LEMAITRE, LUDOVIC
03702037	1507 FAIRWAY PL	LIPSCOMB, DAVID W & ROBIN O
03702034	1519 FAIRWAY PL	MARKHAM, RICHARD D
03702093	104 A CLOPTON CT	OAKLINK LLC
03702038	1503 FAIRWAY PL	SIGLER, JANE T



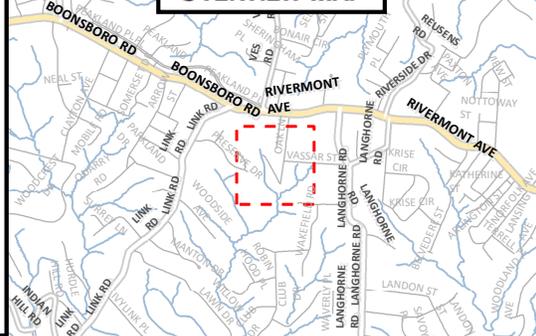
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
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03702041	1512 FAIRWAY PL

**LEGEND**

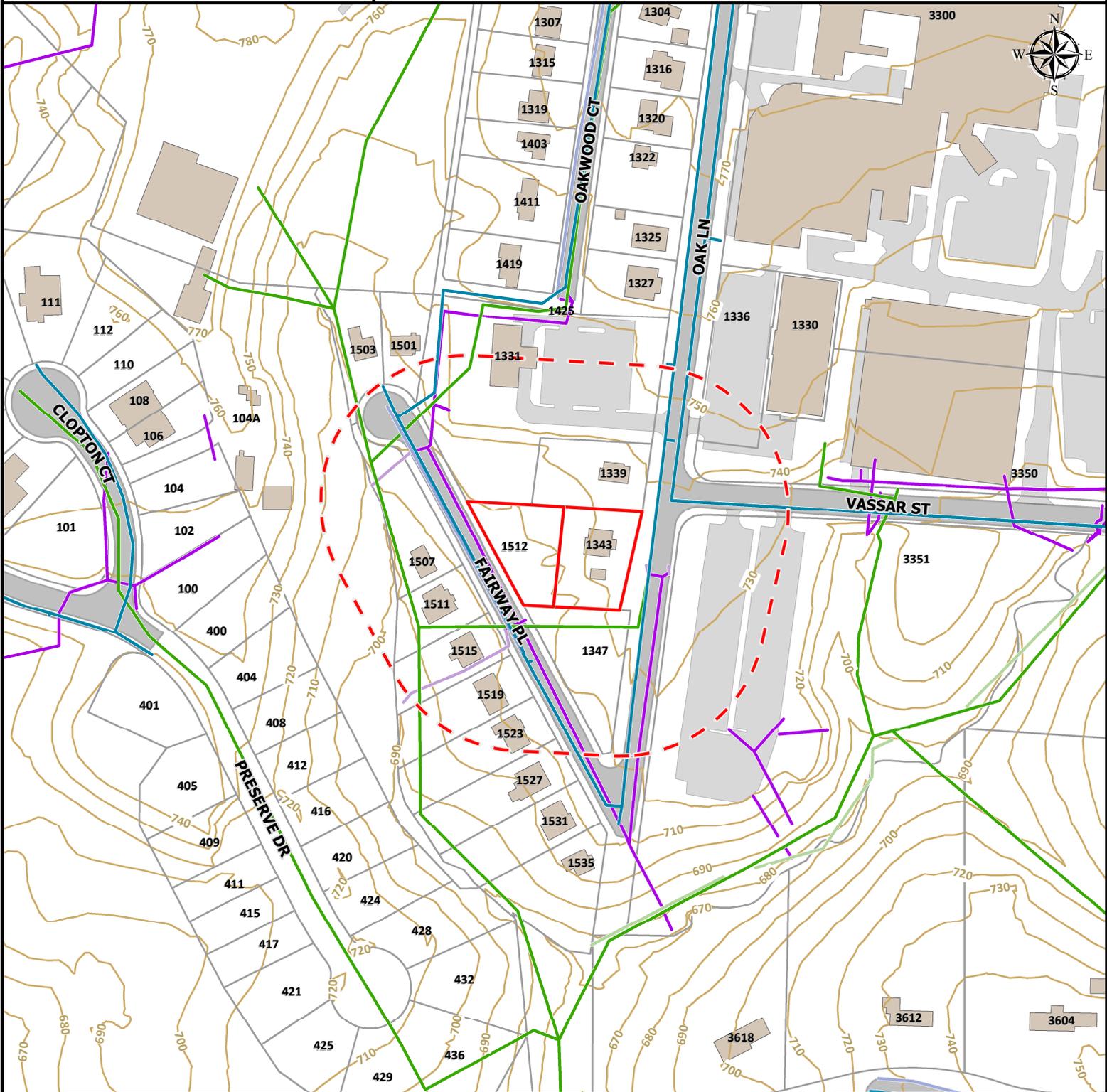
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

**OVERVIEW MAP**



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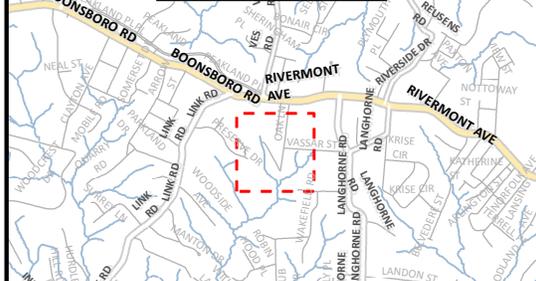
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
03702016	1343 OAK LN
03702041	1512 FAIRWAY PL

**LEGEND**

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Planimetrics	Paved (solid grey)	Unpaved (dotted tan)	Other (solid tan)
	Roadway (solid grey)	Parking (dotted grey)	Sidewalk (dotted tan)
	Driveway (solid grey)	10' Obs (dotted tan)	10' Obs (dotted tan)
	Topography	Contour (solid tan)	Contour (dotted tan)

**OVERVIEW MAP**



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City of Lynchburg - GIS Office | 404.785.6001 | info@lynchburgva.gov

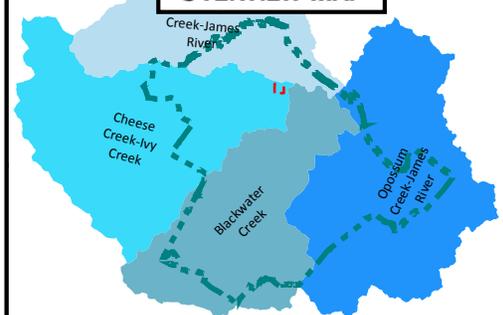
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
03702016	1343 OAK LN
03702041	1512 FAIRWAY PL

**LEGEND**

- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

**OVERVIEW MAP**



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OWNER: CENTRA HEALTH, INC  
 CONTACT: JOE ARCHAMBEAULT  
 LYNCHBURG GENERAL HOSPITAL  
 OFFICE OF PLANNING & CONSTRUCTION  
 ADDRESS: 1901 TATE SPRINGS ROAD  
 LYNCHBURG, VA 24501

LOT FRONTAGE: 165± (OAK LANE)  
 LOT AREA: 0.36 AC± 037-02-015  
 0.35 AC± 037-02-041

GROUP HOME PARKING SUMMARY:  
 SPACES REQUIRED SPACES PROVIDED  
 2 SPACES PER HOME 2 (1 HOME)  
 1 PER EIGHT RESIDENTS 1 (4 ADULT RESIDENTS)  
 1 PER 3 STAFF MEMBERS 1 (3 STAFF MEMBERS)  
 4 SPACES PROVIDED  
 2 ON-SITE  
 2 OFF-SITE

DATE: JUNE 21, 2016

REVISIONS	△
	△
	△
	△
	△

**HUGHES ASSOCIATES**  
 ARCHITECTS & ENGINEERS  
 656 ELM AVENUE SW | ROANOKE, VIRGINIA 24016  
 540.342.4002  
 www.HughesAE.com

CENTRA HEALTH INC.  
 1331 OAK LN  
 PARCEL # 037-02-014  
 ZONING: R-2  
 1.94± AC

CENTRA HEALTH INC.  
 1339 OAK LN  
 PARCEL # 037-02-015  
 ZONING: R-2  
 0.39± AC

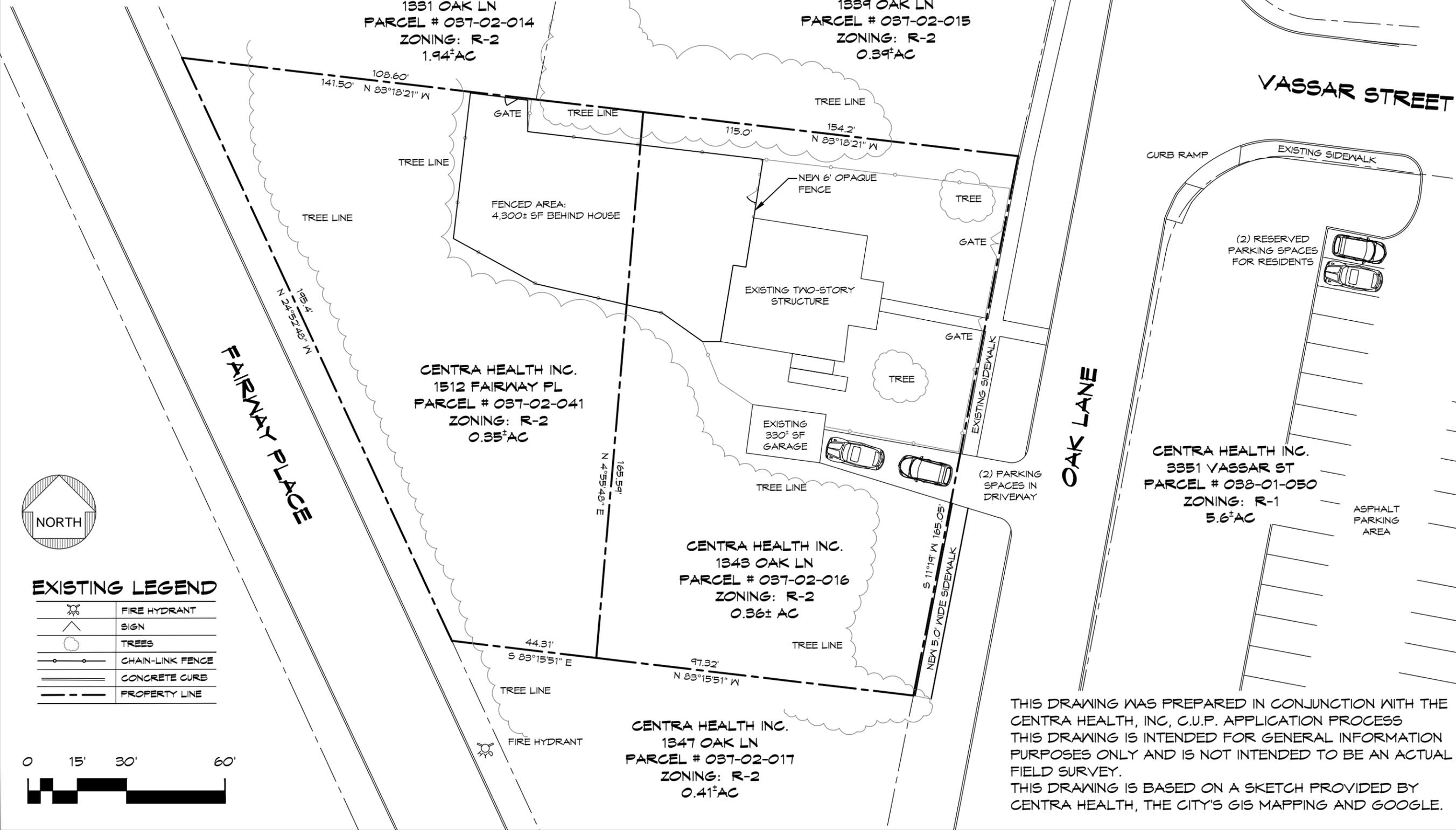
CENTRA HEALTH INC.  
 1512 FAIRWAY PL  
 PARCEL # 037-02-041  
 ZONING: R-2  
 0.35± AC

CENTRA HEALTH INC.  
 1343 OAK LN  
 PARCEL # 037-02-016  
 ZONING: R-2  
 0.36± AC

CENTRA HEALTH INC.  
 1347 OAK LN  
 PARCEL # 037-02-017  
 ZONING: R-2  
 0.41± AC

CENTRA HEALTH, INC  
 3350 VASSAR ST  
 PARCEL # 038-01-051  
 ZONING: R-1  
 3.3± AC

CENTRA HEALTH INC.  
 3351 VASSAR ST  
 PARCEL # 038-01-050  
 ZONING: R-1  
 5.6± AC



SITE PLAN FOR  
 CENTRA SUPPORT HOME FOR PREGNANT &  
 POSTPARTUM WOMEN  
 1343 OAK LANE LYNCHBURG, VIRGINIA

SCHEMATIC  
 SITE PLAN

THIS DRAWING WAS PREPARED IN CONJUNCTION WITH THE  
 CENTRA HEALTH, INC, C.U.P. APPLICATION PROCESS  
 THIS DRAWING IS INTENDED FOR GENERAL INFORMATION  
 PURPOSES ONLY AND IS NOT INTENDED TO BE AN ACTUAL  
 FIELD SURVEY.  
 THIS DRAWING IS BASED ON A SKETCH PROVIDED BY  
 CENTRA HEALTH, THE CITY'S GIS MAPPING AND GOOGLE.

COMMISSION No.  
 16028  
 SHEET  
 SP-1



**EXISTING LEGEND**

	FIRE HYDRANT
	SIGN
	TREES
	CHAIN-LINK FENCE
	CONCRETE CURB
	PROPERTY LINE



# **SUPPORT HOME FOR PREGNANT & POSTPARTUM WOMEN**

## **1343 OAK LANE, LYNCHBURG, VIRGINIA**

*Centra Women and Children Service* line, in partnership with *Roads to Recovery, Inc.*, proposes to establish a residential substance recovery program in Lynchburg.

Centra Women and Children service line will provide the space for the program, at 1343 Oak Lane, Lynchburg, VA. In addition, Centra will provide clinical substance abuse services through its Pathways Treatment Center and Mental Health Services Department, and serve as the primary referral source. Roads to Recovery (R2R) will design, staff, manage and deliver a peer-led non-clinical treatment program, the Oak Lane Residential Recovery Program for Pregnant and Postpartum Women and Their Newborns. In addition to clinical treatments provided through Centra, collaborative support from other community organizations will be provided.

The 3,320 square foot house currently has 3 bedrooms, large living (community) space, kitchen and 1.5 bathrooms. The building is structurally sound and lighting, and heating/cooling systems are in place. Some renovations are needed to accommodate up to 4 women and 4 infants at one time.

Mission: The Oak Lane Residential Recovery Program for Pregnant and Post-Partum Women has as its primary mission to promote sustained recovery and self-sufficiency to perinatal peers, to increase healthy pregnancies and improve birth outcomes, improve parenting skills, stability and quality of life. This will be achieved by meeting specific goals and measurable objectives.

This project also supports Healthy People 2020 Objectives for Screening and Treatment of Substance Abuse.

The Oak Lane Residential program not only reaches the women and infants who will reside there, but their family members, friends and other people in their lives, through community events and on-site support groups. Through a planning process guided by a coalition, the project also leverages community resources, including time, expertise and funds.

## **Roads to Recovery Residential Recovery Program**

Roads to Recovery's Residential Recovery Program offers the structure of single-gender homes with a Resident Manager, 24-hour, 7-days a week supervision, a Residential Recovery Services Manager, and the resources of the Roads to Recovery Center to provide comprehensive recovery management services.

Intensive support during early recovery, and continuing support for an extended period of time greatly increase the likelihood that participants will sustain their recovery and achieve productive citizenship in our community. Roads to Recovery's homes may serve individuals before, during, and/or upon exiting treatment or other programs. Not only is Roads to Recovery's recovery management model more effective, it is more cost efficient than incarcerating people with addiction problems. Roads to Recovery offers the positive option of a community-based alternative to incarceration that can work for both front-end and re-entry

programs within the criminal justice system. Our unique combination of resources, including an evidence-based recovery management program and recovery specialists, allows Roads to Recovery to create an array of non-clinical alternatives to residential treatment, intensive outpatient, continuing care, and case management services.



Roads to Recovery's Recovery Residences conform to the National Association of Recovery Residences (NARR) Standards for Level 2: Monitored Recovery Residences. Length of stay is open-ended to support long-term recovery and emphasis is placed on community, accountability, and service in a culture of peer support. All residents sign a contract to which they are accountable on a daily basis, with support and supervision from peer mentors in long-term recovery.

House rules include no alcohol or other drug use in any form; drug tests are administered on entry, for cause and randomly as warranted. Recovery management plans include mutual support meetings, getting a job, and community service.

### **ADMISSION GUIDELINES**

Residents of these homes will:

- 1) be adults (emancipated minors and under 18 considered on a case by case basis);
- 2) be in or seeking recovery and willing to work a program of recovery (not necessarily limited to AA/NA);
- 3) not have recent violent crimes (individual situations considered on a case by case basis);
- 4) be able to function/participate in a recovery management residential program (e.g. stable on meds if applicable);
- 5) be able to pay \$135/week program fees plus \$275 admission fee (or good prospects for getting a job soon and willing to pursue employment with assistance from Roads to Recovery staff; individual situations considered case by case); and
- 6) meet applicable income guidelines (Monroe House).

All potential residents will be interviewed by the House Manager and/or Residential Recovery Services Manager and admission decisions will be made promptly.



Roads to Recovery - **Monroe Recovery Residence**-This residence is zoned as a group home through the city of Lynchburg.

1100 16<sup>th</sup> St., Lynchburg, VA 24504

Gender: Men's Home

Capacity: 9

