

The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: June 12, 2013
Re: **Rezoning: B-5C, General Business District (Conditional) to B-5C, General Business District (Conditional – amended proffers) – 1350 Florida Avenue**

I. PETITIONER

Dominion Sports Center, LLC, 434 Graves Mill Road, Building 100 Suite 3, Lynchburg, Virginia 24502

Representative: Trent Warner, Warner White Engineering Partners, 118 Cornerstone Street, Lynchburg, Virginia 24502

II. LOCATION

The subject property includes one (1) tract totaling approximately one and thirty six thousandths (1.036) acres located at 1350 Florida Avenue.

Property Owner: Dominion Sports Center, LLC, 434 Graves Mill Road, Building 100 Suite 3, Lynchburg, Virginia 24502

III. PURPOSE

The purpose of the petition is to amend the existing proffers on the property to include a paint shop and light mechanical services.

IV. SUMMARY

- The *Comprehensive Plan 2002-2020's Future Land Use Map (FLUM)* recommends a Resource Conservation use for the property.
- Automotive painting and light mechanical uses are permitted in B-5, General Business Districts.
- The proffers associated with the property do not allow for the above mentioned uses and therefore are proposed for modification with this petition

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2002-2020* recommends Resource Conservation uses in this area:

Resource Conservation areas “encompass lands with special natural characteristics that make their preservation in open space particularly important to the City’s environmental health (pg. 5.2).” The Resource Conservation future land use will remain as the designated future land use on the property since large portions of the property contain steep slopes, natural areas, and streams. The existing footprint of the building is not being altered with this proposal. The *FLUM* is not intended to be parcel specific, rather the use of the Plan Framework Map and other objectives of the *Comprehensive Plan 2002-2020* should be used in determining the appropriate use of a property. There will be no substantial physical

alterations being made to the property, therefore the Resource Conservation future land use should remain to insure that the property's sensitive natural areas be considered carefully should the site be developed differently in the future.

2. **Zoning.** The subject property was annexed into the City in 1926. The existing B-5C, General Business District zoning was established in 2001 when the property was rezoned for office, outdoor/indoor storage and retail sales uses by the Greater Lynchburg Habitat For Humanity.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
 1. The property will be used for:
 - o automotive repair and painting
 - o light duty mechanical work
 - o office
 - o inside and outside storage
 - o retail sales
 2. The petitioner will limit the flow of traffic on and off the property to one entrance and one exit.
 3. The petitioner will provide adequate dusk to dawn lighting.
 4. All lighting shall be glare shielded and non-directional to prevent illumination beyond the property line.
 5. The property will be developed in substantial compliance with the rezoning plan submitted by Warner White Engineering Partners dated May 6, 2013.
4. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances would be needed for the development of the property as proposed.
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On December 12, 1982, Council approved the rezoning petition of Woodrow Iseman to rezone 701 Greenfield Drive from R-4, Medium-High Density Multi-Family Residential District to B-3C, Community Business District (Conditional) to allow a grocery store with gasoline sales.
 - On September 13, 1983, Council approved the CUP petition of The Merchandising Company to construct a manufacturing plant and warehouse in the floodway fringe district at 1000 Robins Road.
 - On June 10, 1986, Council approved the CUP petition of Gospel Baptist Church to construct a multi-purpose building at 1415-1417 Florida Avenue.
 - On July 14, 1987, Council approved the rezoning and CUP petition of Woodrow Iseman to rezone 1516-1520 Florida Avenue from R-4, Medium-High Density Multi-Family Residential District to B-3C, Community Business District (Conditional) to allow for a laundromat and car wash.
 - On November 12 1991, Council approved the rezoning petition of Woodrow Iseman to rezone 1516-1520 Florida Avenue from B-3C, Community Business District (Conditional) to B-5C, General Business District (Conditional) to allow for the expansion of an existing car wash.

- On April 14, 1998, Council approved the CUP petition of Jubilee Family Development Center to allow for a community recreation and education center at 1512 Florida Avenue.
 - On January 14, 2003, Council approved the CUP petition of Temple of Deliverance to allow an existing building as a church sanctuary and parking lot at 1040-1042 Florida Avenue.
6. **Site Description.** The subject property is one (1) tract containing an existing building with parking in the front of the building. The property is bounded by Fishing Creek to the north and Branch Creek to the east. There is a significant slope on the property which drops towards the creeks. All adjoining land is heavily vegetated with vacant land uses.
 7. **Proposed Use of Property.** If the rezoning petition is approved, it would allow for light mechanical repair and automotive painting in addition to uses previously allowed. The undeveloped areas of the property would remain as is. The rezoning concept plan does account for alterations to the parking area and landscaping of the site to bring it into compliance with City standards.
 8. **Traffic, Parking and Public Transit.** The vehicle trip threshold for the proposed use does not warrant a traffic study. The driveway entrances will be modified to accommodate a safer flow of ingress/egress. In particular, they will be limited to one-way traffic. As mentioned previously, the existing parking spaces that are located adjacent to Florida Avenue will be removed.
 9. **Stormwater Management.** The property is currently drained by sheet flow away from the existing building and no erosion issues exist at this time on the property. No additional impervious areas will be added to the site. Any waste or paints will be self-contained within the garage.
 10. **Emergency Services.** The City's Fire Marshal did not have any concerns with the proposed change of use of the building, but requested that fire flow calculations be updated to reflect the proposed use.

The City Police Department had no comments of concern related to the proposed petition.

11. **Impact.** The submitted rezoning petition would allow the existing building to be used for automotive painting and light mechanical services, in conjunction with the uses already permitted through the previous rezoning proffers (office, outdoor/indoor storage, and retail sales).

Since the property is already permitted to conduct commercial uses, the amended proffers associated with this rezoning will allow for a marginal expansion of the land use intensity of the property. The painting facility will be completely enclosed and will be located on the rear of the building helping limit any incompatibility with neighboring properties.

Much of the adjacent land of the subject property is vacant and wooded other than the Washington Heights neighborhood across Florida Avenue. The applicant has not submitted any documented communication with this neighborhood to determine if there are any concerns with the petition.

The amended proffered uses submitted should have a negligible impact upon the area. The rezoning concept plan provides for an improved design of the site, in which the site will allow for safer ingress/egress, improved parking layout and landscaping. The marginal expansion of uses upon the property should result in minimal impact and therefore, staff recommends approval of the petition.

12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on May 21, 2013. Comments related to the proposed use have been addressed by the petitioner.
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VI. PLANNING DIVISION RECOMMENDATION

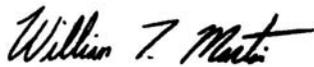
Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Dominion Sports Center, LLC to:

Waive the twenty-one (21)-day submittal requirement for proffers.

Rezone approximately one and thirty six thousandths (1.036) acres located at 1350 Florida Avenue from B-5C, General Business District (Conditional) to B-5C, General Business District (Conditional-amended proffers):

1. **All proffers associated with this property shall continue and in addition shall include light mechanical and automotive painting uses henceforth.**
2. **Any waste paints or oils shall be self-contained within the garage. No floor drains shall be allowed.**
3. **The site shall be developed in substantial compliance with the submitted Rezoning Plan.**

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Ms. Bonnie M. Svrcek, 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 Greg Wormser, Fire Marshal
Mr. Don DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Robert Fowler, Zoning Administrator
Mr. Jacob Dorman, Environmental Reviewer
Mr. Trent Warner, Warner White Engineering Partners

VII. ATTACHMENTS

1. **Vicinity Zoning Pattern Map**

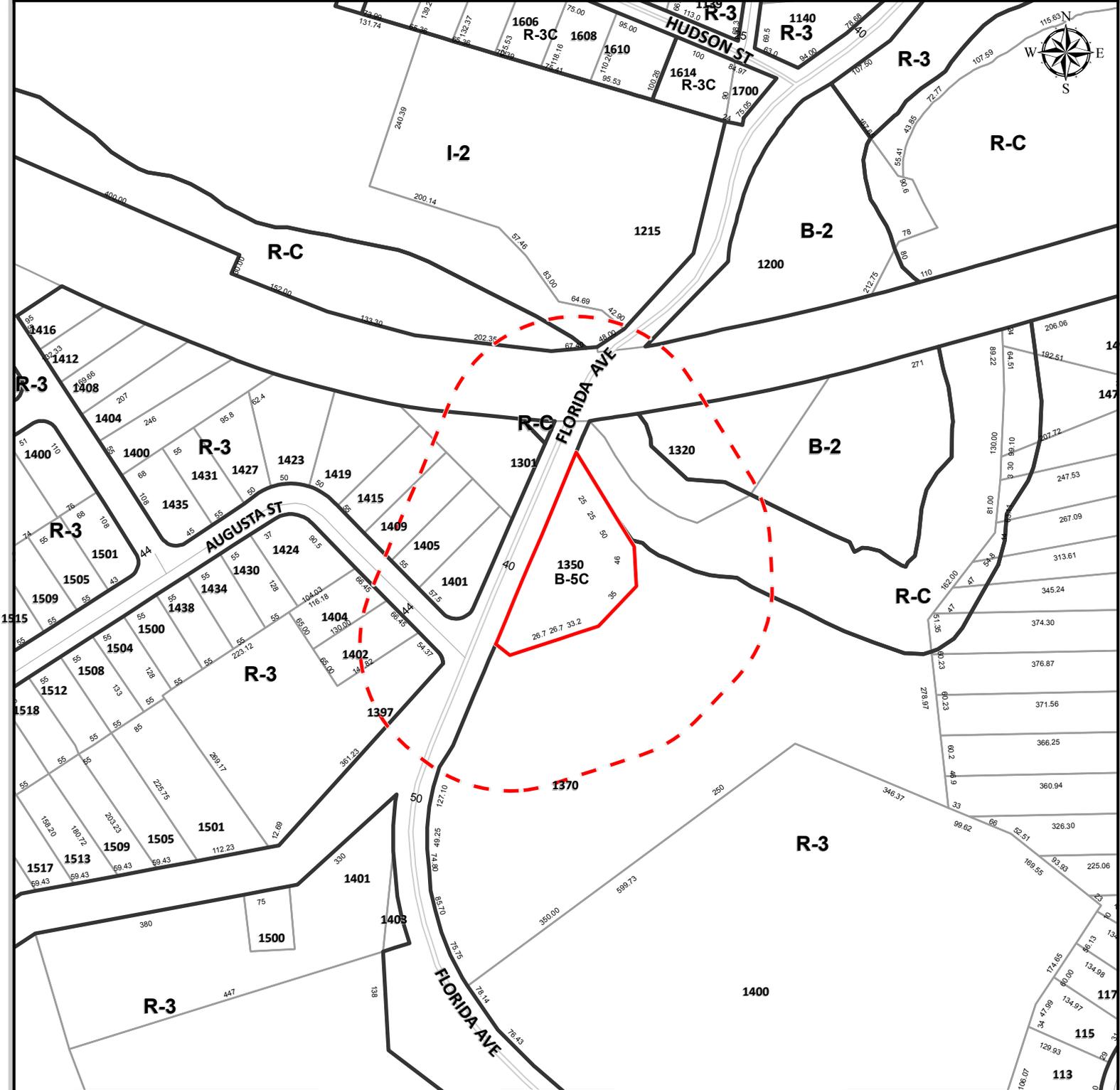
2. **Vicinity Proposed Land Use Map**
3. **Watershed Location Map**
4. **Planimetric and Topographic Map**
5. **Rezoning Plan**
6. **Narrative**
7. **Property Photograph**

Zoning Map

MIKE ANDERSON PAINT SHOP

Rezoning

Dominion Sports LLC



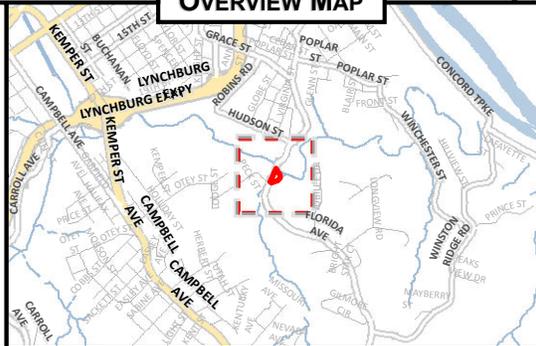
PROPERTY INFORMATION

| PARCEL ID | ADDRESS |
|-----------|------------------|
| 04903017 | 1350 FLORIDA AVE |

LEGEND

- Subject Property
- 200' Buffer
- Zoning Boundary

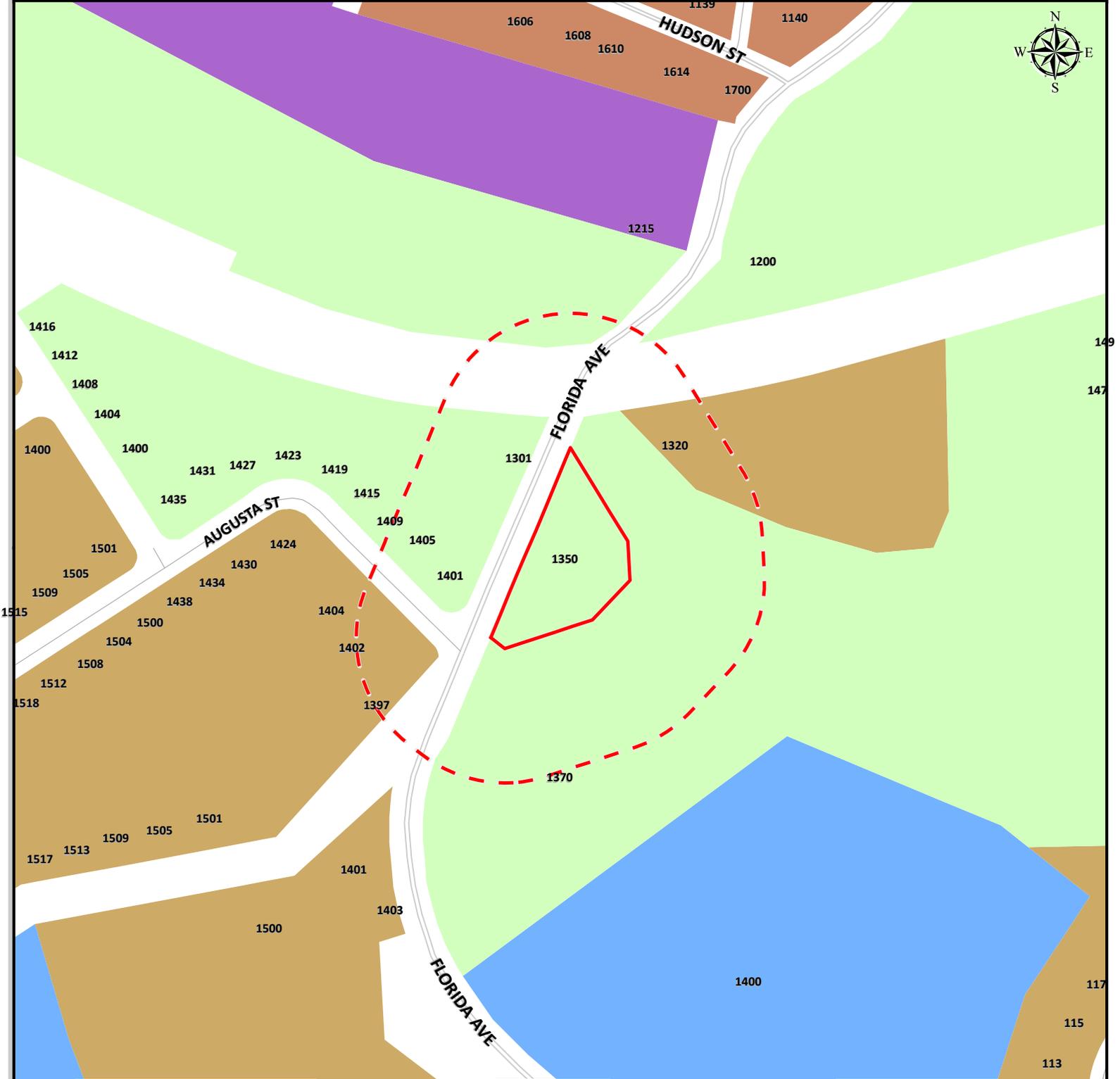
OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 05/27/2013

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.

| Parcel_ID | Local Address | Owner |
|------------------|----------------------|-------------------------------|
| 04911020 | 1402 AUGUSTA ST | THORNTON, RALPH R |
| 04911037 | 1404 AUGUSTA ST | THORNTON, RALPH R |
| 04903015 | 1401 AUGUSTA ST | F W PROPERTIES LLC |
| 04903014 | 1405 AUGUSTA ST | BROWN, CHARLES JR & DOROTHY I |
| 04903017 | 1350 FLORIDA AVE | DOMINION SPORTS CENTER LLC |
| 04903013 | 1409 AUGUSTA ST | ROBERSON, JAMES P & REVA L |
| 04903012 | 1415 AUGUSTA ST | LEWIS, CARNELL JR & ANN M |
| 04903016 | 1301 FLORIDA AVE | ANDREWS, JOHN D & FRANKIE L |
| 04801006 | 1320 FLORIDA AVE | SMITH, CLEMENT A |
| 04801005 | 1200 FLORIDA AVE | SMITH, CLEMENT A |
| 04902027 | 1215 FLORIDA AVE | TRI-TECH LABORATORIES INC |
| 04902016 | 1000 ROBINS RD | TRI-TECH LABORATORIES INC |
| 10903009 | 1370 FLORIDA AVE | DOMINION SPORTS CENTER LLC |
| 04911021 | 1397 FLORIDA AVE | THORNTON, RALPH R |
| 02642002 | 1704 KEMPER ST | NORFOLK & SOUTHERN RAILWAY |



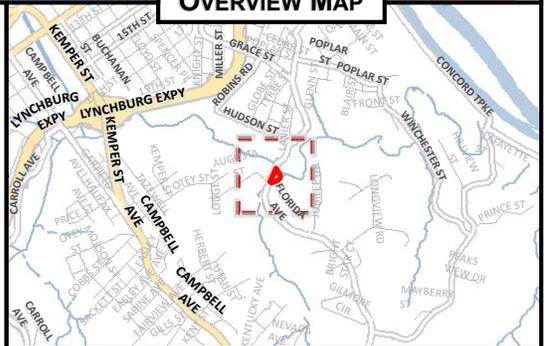
PROPERTY INFORMATION

| PARCEL ID | ADDRESS |
|-----------|------------------|
| 04903017 | 1350 FLORIDA AVE |

LEGEND

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

OVERVIEW MAP



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PROPERTY INFORMATION

| PARCEL ID | ADDRESS |
|-----------|------------------|
| 04903017 | 1350 FLORIDA AVE |

LEGEND

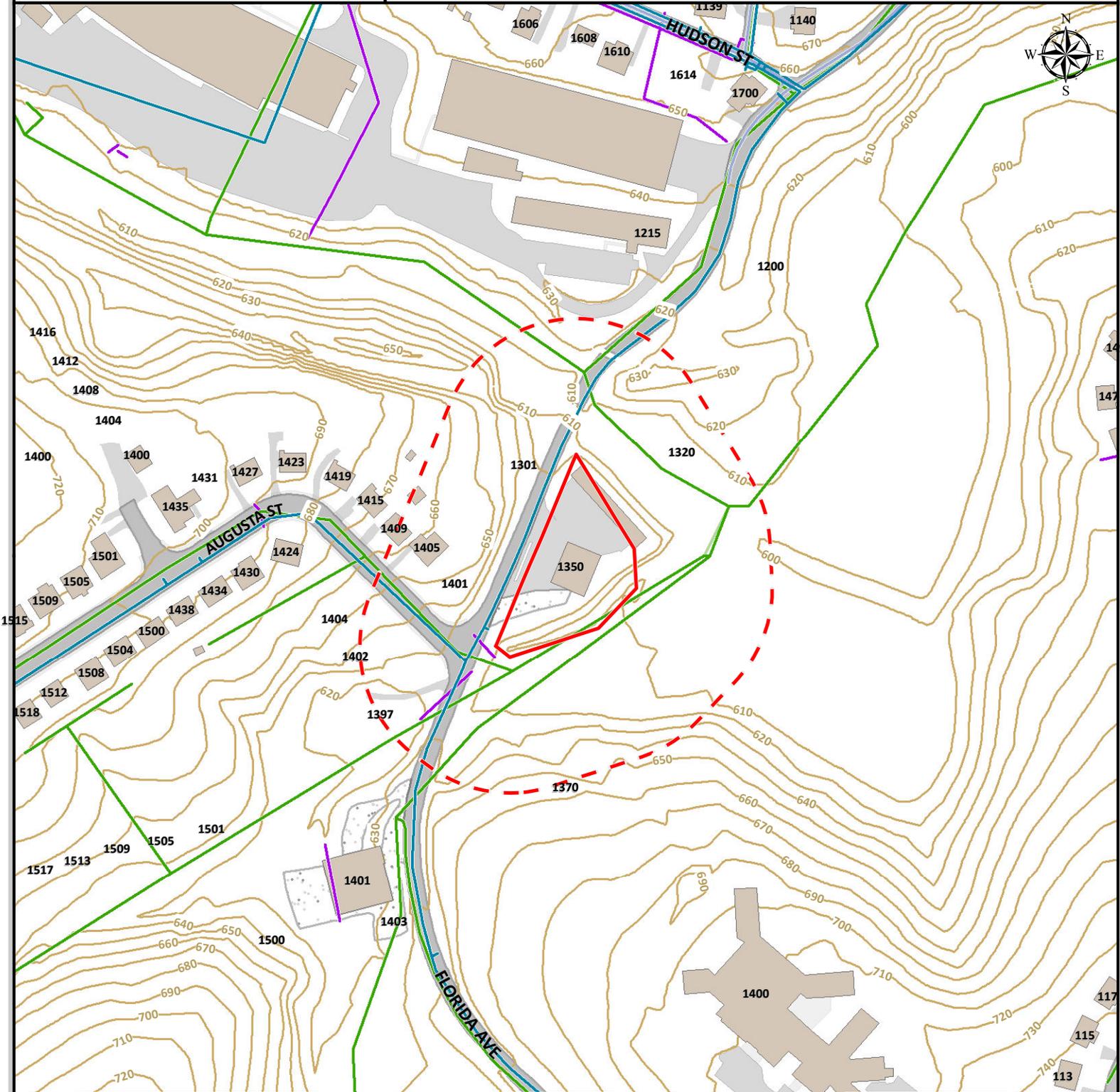
- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 05/27/2013

Opossum Creek-James River



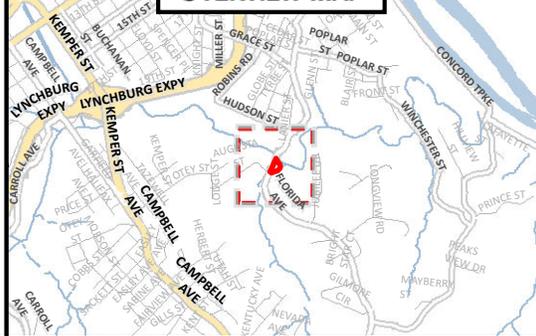
PROPERTY INFORMATION

| PARCEL ID | ADDRESS |
|-----------|------------------|
| 04903017 | 1350 FLORIDA AVE |

LEGEND

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

OVERVIEW MAP



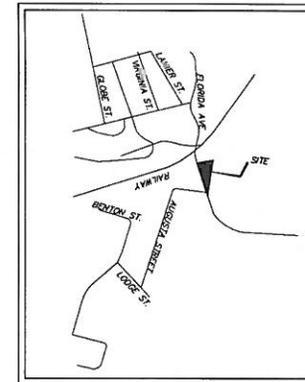
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| SYMBOL | TREE | QUANTITY | BOTANICAL NAME | COMMON NAME | PLANTING SIZE | ULTIMATE SIZE | CANOPY PER PLANTING | REMARKS |
|--------|------|--------------------------------|------------------|----------------|---------------|---------------|---------------------|---------|
| CR | 6 | CORNUS FLORIDA 'RUBENS' | PINK DOGWOOD | 1 1/2" CALIPER | 25' H X 25' W | 491 SF | TREE | |
| IA | 11 | ILEX X ATTENUATA 'FOSTER'S #2' | FOSTER HOLLY | 5' TO 6' | 25' H X 12' W | 113 SF | TREE | |
| EA | 20 | EUDORNIUS ALATUS 'RUBY HANG' | WINGED EUDORNIUS | 3' H | 5' H X 5' W | - | BUSH | |
| IC | 3 | ILEX CRENATA 'SKY PENCIL' | JAPANESE HOLLY | 6' H | 10' H X 3' W | - | BUSH | |

NOTE: PLANTINGS ALONG THE STREET SHALL BE LIMBED SO AS NOT TO BLOCK THE SIGHT DISTANCE OF THOSE ENTERING AND EXITING THE FACILITY.

DOMINION SPORTS CENTER LLC
TMP 048 030 15
INST# 100004105
1370 FLORIDA AVE
ZONED R-3, R-C, B-2
USE: VACANT



VICINITY MAP
NOT TO SCALE

PROJECT NARRATIVE:

THE PURPOSE OF THIS PLAN IS TO CHANGE THE CURRENT ALLOWABLE USE TO INCLUDE LIGHT MECHANICAL REPAIR AND AUTOMOTIVE PAINTING. ALL PREVIOUSLY APPROVED USES SUCH AS OFFICE, INSIDE AND OUTSIDE STORAGE AND RETAIL SALE OF DISCOUNTED NEW AND USED BUILDING MATERIALS ARE TO REMAIN INTACT.

STORMWATER MANAGEMENT:

THE PROPERTY IS CURRENTLY DRAINED BY SHEET FLOW AWAY FROM THE BUILDING AND NO EROSION ISSUES EXIST AT THIS TIME. NO ADDITIONAL IMPERVIOUS AREAS WILL BE ADDED TO THE CURRENT CONDITION.

TOTAL ACRES= 1.036 AC
EXISTING IMPERVIOUS AREA = .409 AC OR 39.48%

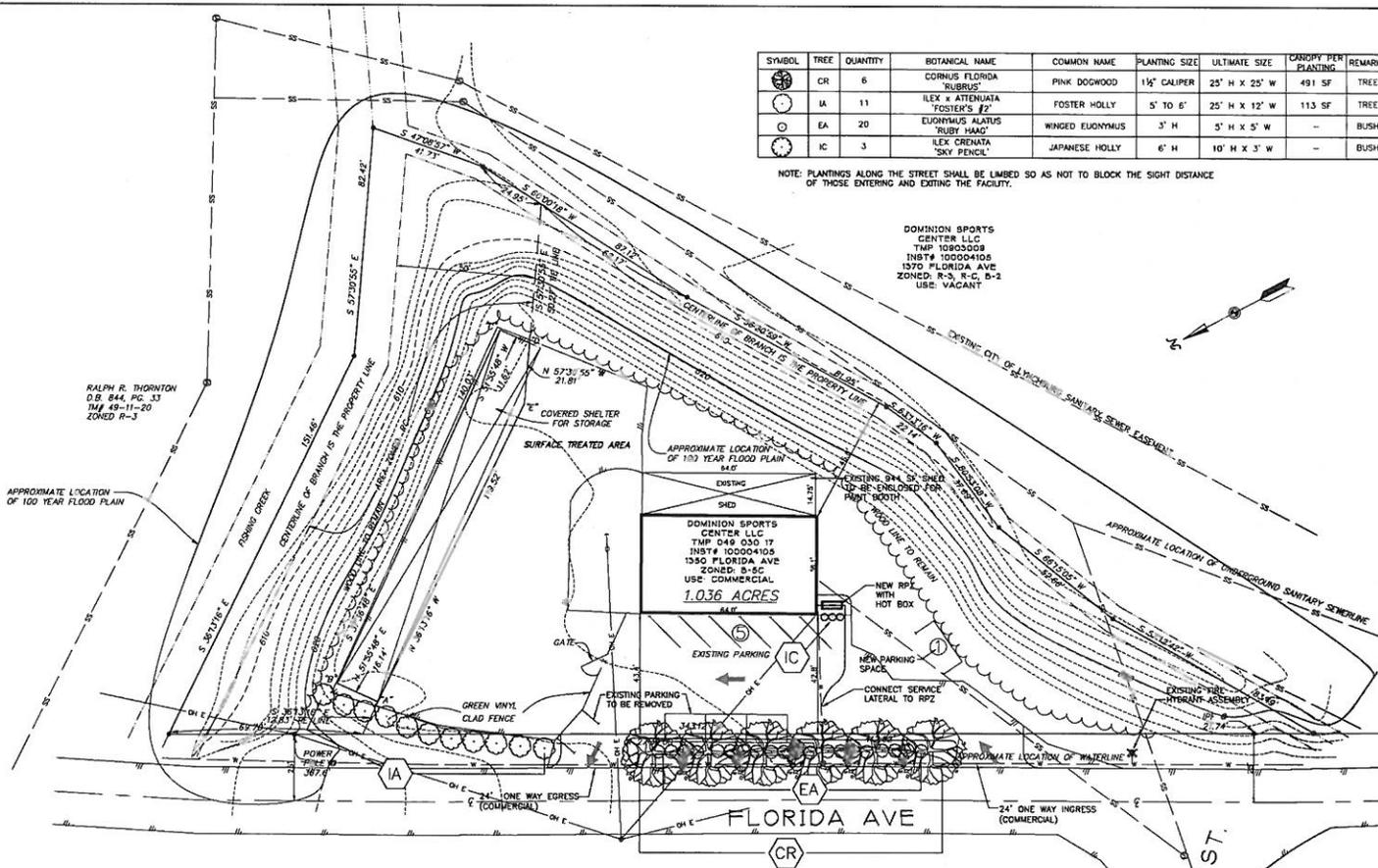
NEW CONDITIONAL REZONING REQUEST:

1. THE OWNER REQUESTS A CHANGE OF USE FOR TMP 048 030 17 TO INCLUDE LIGHT MECHANICAL AND AUTOMOTIVE PAINTING.
2. ALL ASSOCIATED PROFFERS ASSOCIATED WITH THIS PROPERTY SHALL CONTINUE.
3. ANY WASTE PAINTS OR OILS SHALL BE SELF CONTAINED WITHIN THE GARAGE. THERE ARE NO FLOOR DRAINS IN THE SHOP. SHOULD FLOOR DRAINS BE INSTALLED, THEY MUST BE CONNECTED TO THE SANITARY SEWER SYSTEM AND AN ADEQUATE OIL/WATER SEPARATOR MUST BE INSTALLED.

PROPERTY WAS REZONED FROM R-3 AND RC TO B-5C BY CITY COUNCIL APPROVAL DATED AUGUST 14, 2001 FOR THE GREATER LYNCHBURG HABITAT FOR HUMANITY.

THESE APPROVED CONDITIONS APPLY:

1. THE PROPERTY WILL BE USED FOR OFFICE, INSIDE AND OUTSIDE STORAGE AND RETAIL SALES OF DISCOUNTED NEW AND USED BUILDING MATERIALS.
2. GLPHF PROFFERS THAT THE PROPERTY IF SOLD WILL HAVE THE SAME OR SIMILAR USE AS DESCRIBED IN PROFFER #1 OR THE PROPERTY MAY REVERT BACK TO R-3 USE.
3. GLPHF WILL WORK WITH THE CITY OF LYNCHBURG TRAFFIC ENGINEER TO DETERMINE THE APPROPRIATE SIZE AND PLACEMENT OF PROPOSED VINYL CLAD FENCE IN ORDER TO PROVIDE A SECURE YARD AREA AS WELL AS MAXIMUM VISIBILITY FOR TRAFFIC ENTERING FLORIDA AVE.
4. IN ACCORDANCE WITH THE RESTRICTIONS PLACED BY THE CITY OF LYNCHBURG TRAFFIC ENGINEER, GLPHF WILL PROVIDE AND MAINTAIN A LANDSCAPE BUFFER OF EVERGREENS AT LEAST 4' TALL ALONG THE FENCED AREA ALONG FLORIDA AVENUE.
5. IN ACCORDANCE WITH THE RESTRICTIONS SET BY THE CITY OF LYNCHBURG TRAFFIC ENGINEER AND CITY HORTICULTURIST, GLPHF WILL CREATE AND MAINTAIN A MEDIUM ALONG FLORIDA AVE. WITH LOW GROWING JUNIPER.
6. GLPHF WILL LIMIT THE FLOW OF TRAFFIC ON AND OFF THE PROPERTY TO ONE ENTRANCE AND ONE EXIT.
7. GLPHF WILL PROVIDE ADEQUATE DUSK TO DAWN LIGHTING.
8. BUSINESS WILL ONLY BE CONDUCTED DURING THE DAY, NO EARLIER THAN 7 AM AND NO LATER THAN 7PM, WITH THE MAJORITY OF SALES HAPPENING BETWEEN 9 AM AND 5 PM.



OWNER: DOMINION SPORTS CENTER, LLC
434 GRAVES WILL ROAD; BLDG 100 SUITE 3
LYNCHBURG, VIRGINIA 24504

CONTACT: MIKE ANDERSON
PHONE: (434) 238-2004 EXT 100

PROPOSED USE OF EXISTING BUILDING AND PROPOSED BUILDING:
USE FOR LIGHT MECHANICAL AND AUTOMOTIVE PAINTING

CITY PARKING REQUIREMENTS: TWO (2) PER THREE (3) EMPLOYEES ON MAIN SHIFT PLUS TWO (2) FOR EACH SERVICE BAY

2 SERVICE BAYS & 2 EMPLOYEES RESULT IN 4+2 = 6 REQUIRED PARKING SPACES

NUMBER OF PARKING SPACES PROVIDED: 6



BASE MAPPING AS PROVIDED BY HURT & PROFFITT:

THE CONTOURS ON THIS MAP HAVE BEEN TAKEN FROM THE CITY OF LYNCHBURG TOPO MAPS, CREATED IN 1991. THEY ARE APPROXIMATE IN LOCATION AND HAVE NOT BEEN VERIFIED IN THE FIELD BY THIS SURVEYOR AT THIS TIME.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP DATED SEPTEMBER 1, 1978 AND REVISED NOVEMBER 16, 1983. THE APPROXIMATE LOCATION OF THE 100 YEAR FLOOD PLAN IS SHOWN ABOVE. NOTE: NEW FLOOD PLAN MAP IS 51009300440, DATED JUNE 3, 2008.

NO IRONS SET ALONG FISHING CREEK. THE PROPERTY LINE FOLLOWS THE CENTERLINE OF THE CREEK/BRANCH. THE LINE SHOWN IS USED TO APPROXIMATE CENTERLINE AND IS FOR COMPUTATION OF AREA ONLY. THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAN AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES AS SHOWN HEREON OR ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE AREA OF THE PROJECT BEFORE ANY CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

48 WORKING HOURS PRIOR TO STARTING THE WORK, THE CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-552-7001 AND ADVISE THE NATURE AND LOCATION OF THE WORK.

- LEGEND
- ⊕ ELECTRIC POLE
 - CITY MINE
 - ⊕ TELEPHONE POLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ WATER METER
 - ⊕ SANITARY MANHOLE
 - ⊕ LIGHT POLE
 - EDGE OF PAVEMENT
 - CREEK
 - OVERHEAD ELECTRIC
 - UNDERGROUND WATERLINE

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
| | | | |
| | | | |

WARNER WHITE
ENGINEERING PARTNERS
114 COMMONWEALTH STREET
LYNCHBURG, VIRGINIA 24502
PHONE: 434-634-3371 FAX: 434-634-3302

| | | |
|-------------------|---|----------------------|
| DRAWN BY: GJM | PROJECT: MIKE ANDERSON 1350 FLORIDA AVE LYNCHBURG, VIRGINIA | DATE: 5-31-13 |
| DESIGNED BY: JLV | | DRAWING NO: C1 |
| REVIEWED BY: LW | | SHEET NUMBER: 1 OF 1 |
| PROJECT NO: 12049 | TITLE: CHANGE OF USE PLAN | |
| SCALE: GRAPHIC | | |

May 30, 2013

To: City of Lynchburg

Re: Conditional Rezoning Petition for 1350 Florida Avenue

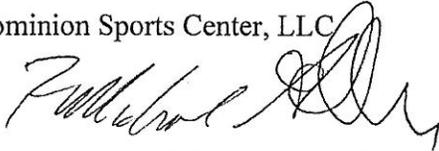
To whom it may concern:

We are requesting the City add rezoning conditions to the existing garage facility on 1350 Florida Avenue for our use as a shop to do automotive painting and associated light duty mechanical work. We intend to fix the bodies of our clients' cars and repaint them to their desired look. Additionally, we will provide auto repair within the garage.

We understand the earlier conditions that were placed on this property; will abide by stated conditions, and are only asking for these new uses to be added.

Sincerely,

Dominion Sports Center, LLC

A handwritten signature in black ink, appearing to read "Mike Anderson", written over the printed name below.

Mike Anderson, Managing member

NOTICE
REQUEST FOR REZONING

| | |
|-------------------------|---|
| APPLICANT: | DORNING SPORTS CENTER, LLC |
| PHONE: | 404-230-2004 EXT. 100 |
| ADDRESS: | 1350 FLORIDA AVE. |
| PRESENT ZONING: | R-3C |
| PROPOSED ZONING: | R-3C |
| PROPOSED USE: | AREAS TO PROPERTY TO INCLUDE PARK USE RESEARCH SERVICES |
| ADDITIONAL INFORMATION: | CALL PLANNING DIV. DEPT. OF COMMUNITY DEVELOPMENT 455-2000 |

NOTICE
REQUEST FOR REZONING

APPLICANT: DOMINION SPORTS CENTER, LLC
PHONE: 434-239-2004 EXT. 100
ADDRESS: 1350 FLORIDA AVE.
PRESENT ZONING: B-5C
PROPOSED ZONING: B-5C
PROPOSED USE: AMEND TO PROFFERS TO INCLUDE PAINT SHOP,
MECHANICAL SERVICES.
ADDITIONAL INFORMATION: CALL PLANNING DIV.
DEPT. OF COMMUNITY DEVELOPMENT, 455-3900