

The Department of Community Development
City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: June 8, 2016
Re: **Rezoning: 1600 Campbell Avenue – I-2, Light Industrial District to B-3C, Community Business District (Conditional)**

I. PETITIONER

1600 Campbell Ave, LLC (Mike Anderson), 1600 Campbell Avenue, Lynchburg, Virginia 24502
Representative: Trent Warner, Hurt & Proffitt, Inc., 2524 Langhorne Road, Lynchburg, Virginia 24501

II. LOCATION

The subject property includes one tract of approximately one and ninety-two thousandths (1.092) of an acre located at 1600 Campbell Avenue.

Property Owner: 1600 Campbell Ave, LLC, 1600 Campbell Avenue, Lynchburg, Virginia 24502

III. PURPOSE

The purpose of the petition is to rezone the property from I-2, Light Industrial District to B-3C, Community Business District (Conditional) to allow the reuse of an existing building as a counseling center.

IV. SUMMARY

- The *Future Land Use Map (FLUM)* recommends a Neighborhood Commercial use for the property.
- The proposed B-3C, Community Business District (Conditional) allows for a variety of uses other than counseling centers. Most uses which would be inappropriate for this site have been eliminated via proffers.
- The submitted proffers ensure that the site will be brought into compliance with the City's Zoning Ordinance

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Future Land Use Map (FLUM)* of the *Comprehensive Plan 2013-2030* recommends Neighborhood Commercial use for the subject property. Neighborhood Commercial areas are intended to consist primarily of office, retail, personal service and restaurant uses that are scaled and designed to be compatible with and serve their immediate neighborhood. Patrons can walk, bike or take a short drive to reach them. They are comprised of individual businesses, clusters of businesses or small shopping centers. They meet the day-to-day needs of a limited residential trade area of 2,500 to 10,000 people and average 50,000 square feet of space. A grocery store or drug store is often the anchor for a neighborhood shopping center. **(p.75)**

The proposed B-3C, Community Business District (Conditional) zoning does not neatly align with a Neighborhood Commercial *Future Land Use Map* designation. Uses allowed in a B-3 zone are typically too intense for these areas; however, the current I-2, Light Industrial District, allows uses much more intense than what the *Comprehensive Plan* recommends,

making this rezoning a step in the right direction. Additionally, the petitioner has proffered to not use the property for certain heavy traffic uses like gas stations or banks, though others like auto parts/supply stores were not eliminated for potential future uses.

2. **Zoning.** The subject property was annexed into the City in 1908. The existing I-2, Light Industrial District zoning was established in 1978.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
 1. A future site plan will be submitted to the City for approval prior to use of the building. The drawing submitted for rezoning is a concept intended to show the use of the building for general office use.
 2. The site will be built in substantial compliance with the future site plans as approved by the City's Technical Review Committee.
 3. The following uses allowed by normal B-3 zoning will not be permitted on this site:
 - a. Gasoline Service; LBCS #2116
 - b. Bank, Credit Union, or Savings Institution; LBCS #2210
 - c. Precious Metal Buyers; LBCS #2224
 - d. Veterinary Services; LBCS #2418
 - e. Adult Retail Establishment; LBCS #2653
 - f. Telephone and other Wired Communications Transmission; LBCS #4234
 - g. Telecommunications switching stations/exchanges; LBCS #4239
 - h. Electric Substations; LBCS #4316
 - i. Shooting Ranges, Indoor; LBCS #5375
4. **Board of Zoning Appeals (BZA).** The Zoning Administrator 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 October 9, 1979, City Council approved the petition of Robert Cash to rezone 1525 Garfield Avenue from R-3, Two-Family Residential District to I-2, Light Industrial District.
 - On May 9, 2000, City Council approved the petition of Habitat for Humanity for a conditional use permit to construct a single-family residence in a B-5, General Business District at 1209 Campbell Avenue.
 - On May 12, 2009, City Council approved the petition of Cameron Lofts, LP to rezone 1300 Campbell Avenue from I-2, Light Industrial District, to B-5C, General Business District (Conditional) and for a conditional use permit to allow the renovation and use of an existing building for sixty-two (62) apartments.
 - On January 12, 2010, City Council approved the petition of Jennings Dorm, LLC for a conditional use permit to allow the conversion of an existing building at 1300 Campbell Avenue for one hundred and seven (107) apartments in a B-5C, General Business District (Conditional).
6. **Site Description.** The subject property includes one tract totaling approximately one and ninety-two thousandths (1.092) acres located at 1600 Campbell Avenue. The property contains one seven thousand (7,000) square foot, two-story, wood frame warehouse building

that is currently vacant. The site is bounded by the Lynchburg Expressway to the south, Norfolk & Western Railway to the east, a separate parcel owned by the petitioner to the north, and single household residences to the northwest and west across 16th Street and Campbell Avenue. The site is generally flat with steep slopes along the property lines sloping south and east. Generally the site is tucked away and nestled into a corner with its railway and expressway boundaries; however the presence of single family homes across the adjacent streets requires a sensitive reuse of the site.

7. **Proposed Use of Property.** If the rezoning is approved, the existing building will be redeveloped into a counseling center and a program for suspended students. The site will be brought into conformance with the City's Zoning Ordinance in regards to sidewalks, landscaping, parking and bicycle parking.
8. **Traffic, Parking, Public Transit, and Pedestrian Facilities.** The Traffic Engineer had no traffic concerns about the redevelopment of this property.

The City's Zoning Ordinance requires two (2) spaces per one thousand (1,000) square feet of office space. Therefore, a fourteen thousand (14,000) square foot office building is required to provide twenty-eight (28) parking spaces. The concept plan shows that twenty-eight (28) spaces can be provided on site along with required landscaping to meet all parking area requirements.

The area is served by the Greater Lynchburg Transit Company (GLTC) Route 2. The closest bus stop is approximately one hundred (100) feet from the property on Campbell Avenue. The concept plan shows an extension of sidewalk from the existing walk along Campbell Avenue and a marked walkway to the building entrance, making public transit both easily and safely accessible to and from the site. The sidewalk on the southern side of the driveway entrance will likely be exempted due to slope limitations.

9. **Stormwater Management.** An Erosion & Sediment control plan will be required if disturbed areas exceed one thousand (1,000) square feet. A stormwater management plan will not be required as disturbed areas will not exceed five thousand (5,000) square feet.
10. **Emergency Services.** The City Fire Marshal and Police Department had no concerns regarding the proposed rezoning.
11. **Impact.** The petition proposes to rezone the property from I-2, Light Industrial District to B-3C, Community Business District (Conditional). Typically the Planning Division would only support a B-1, Limited Business District, in an area designated for Neighborhood Commercial by the City's *Future Land Use Map*; however, due to the site's unique position and the submitted proffers, the Planning Division finds that this rezoning will be a benefit to the surrounding community and should be approved.

The site is both isolated, with its Expressway and railroad borders, and nestled into a neighborhood, with single household homes less than one hundred (100) feet away across 16th Street and Campbell Avenue. The proffers ensure that the site will be brought into compliance with the City's Zoning Ordinance through a final site plan review phase, which will include site improvements shown on the concept plan. Parking delineation, bike rack installation, sidewalk/walkway construction, landscaping, including parking area screening, street trees, and foundation plantings will all be done simultaneously with the building renovation, reducing the blight of the current site and getting an already developed site back in use. Additionally, the site will be easily accessible for pedestrians and transit users.

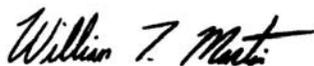
- 12. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the concept plan on May 3, 2016. Comments regarding the petition have or will be addressed prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

Approval of the petition of 1600 Campbell Ave LLC to rezone approximately one and ninety-two thousandths (1.092) of an acre located at 1600 Campbell Avenue from I-2, Light Industrial District to B-3C, Community Business District (Conditional) to allow the use of the property as a counseling center or other permitted uses, subject to the following voluntarily submitted proffers:

- 1. A future site plan will be submitted to the City for approval prior to use of the building. The drawing submitted for rezoning is a concept intended to show the use of the building for general office use.**
- 2. The site will be built in substantial compliance with the future site plans as approved by the City’s Technical Review Committee.**
- 3. The following uses allowed by normal B-3 zoning will not be permitted on this site:**
 - a. Gasoline Service; LBCS #2116**
 - b. Bank, Credit Union, or Savings Institution; LBCS #2210**
 - c. Precious Metal Buyers; LBCS #2224**
 - d. Veterinary Services; LBCS #2418**
 - e. Adult Retail Establishment; LBCS #2653**
 - f. Telephone and other Wired Communications Transmission; LBCS #4234**
 - g. Telecommunications switching stations/exchanges; LBCS #4239**
 - h. Electric Substations; LBCS #4316**
 - i. Shooting Ranges, Indoor; LBCS #5375**

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 Thomas Goode, Fire Marshal
Mr. Doug Saunders, Building Official
Mr. Kevin Henry, Zoning Administrator
Mr. Trent Warner, Hurt & Proffitt
Mr. Mike Anderson, Property Owner

VII. ATTACHMENTS

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

Zoning Map

REZONING FROM I-2 TO B-3C

Zoning Request

1600 Campbell Avenue, LLC



PROPERTY INFORMATION

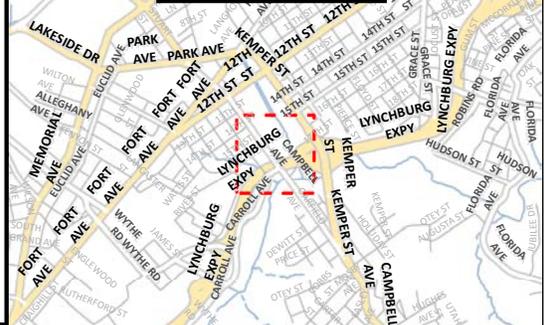
PARCEL ID	ADDRESS
02703001	1600 CAMPBELL AVE

LEGEND

- Subject Property
- 215' Buffer

 B-1	 I-1	 R-4
 B-2	 I-2	 R-5
 B-3	 I-3	 R-C
 B-4	 R-1	 IN-1
 B-5	 R-2	 IN-2
 B-6	 R-3	

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 5/26/2016

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.

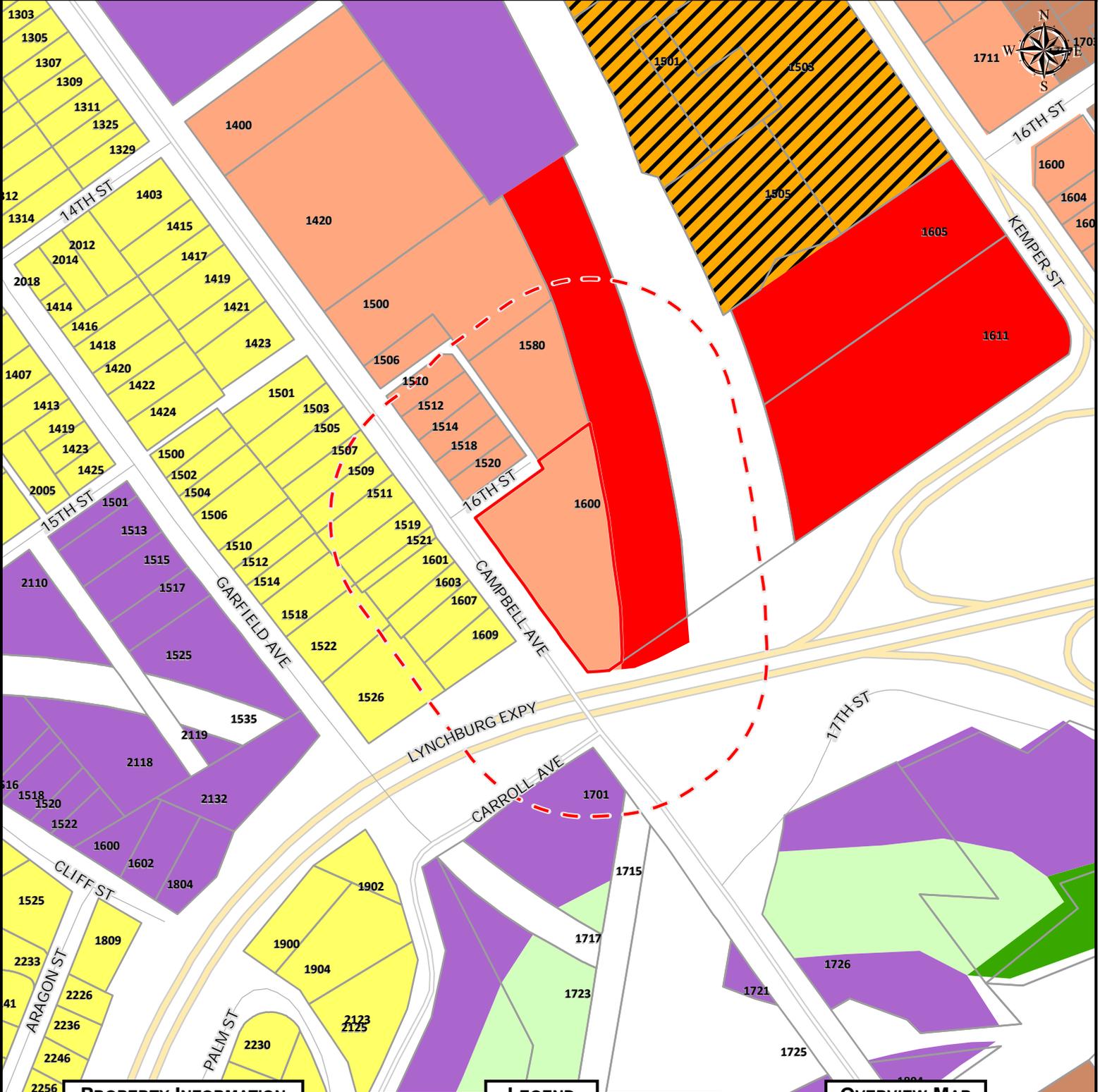
Parcel ID	Address	Owner
05018004	1715 CAMPBELL AVE	NORFOLK & WESTERN RAILWAY
02712005	1601 CAMPBELL AVE	MAY, GLEN E LIFE ESTATE
02712017	1507 CAMPBELL AVE	L2 REAL ESTATE LLC
05018014	1701 CAMPBELL AVE	SOUTHERN RAILWAY
02712004	1519 CAMPBELL AVE	PSA PROPERTIES LLC
02704007	1514 CAMPBELL AVE	BORN AGAIN CHRISTIAN CONST CO
02712007	1609 CAMPBELL AVE	ROBINSON, MATTHEW E
02712023	1522 GARFIELD AVE	FORK BAPTIST CHURCH
02703001	1600 CAMPBELL AVE	1600 CAMPBELL AVENUE LLC
02704002	1580 CAMPBELL AVE	1600 CAMPBELL AVENUE LLC
02704001	1500 CAMPBELL AVE	FOSTER ELECTRIC CO INC
02712010	1526 GARFIELD AVE	WALLER, BENNIE D ET AL
02712006	1607 CAMPBELL AVE	STATON, ASHBY W & STATON, PHILLIP W
02712002	1509 CAMPBELL AVE	L2 REAL ESTATE LLC
02712020	1521 CAMPBELL AVE	PSA PROPERTIES LLC
02704006	1518 CAMPBELL AVE	FIELDER, JANET E
02712011	1518 GARFIELD AVE	WHITEHEAD, JAMES C & A C
02704009	1510 CAMPBELL AVE	PSA PROPERTIES LLC
02704008	1512 CAMPBELL AVE	HARKER, LEWIS W & JOYCE A
02712018	1505 CAMPBELL AVE	VANCE, JOSEPH D JR & MARY ELIZABETH
02702002	1811 12TH ST	SOUTHERN RAILWAY
02702003	1851 12TH ST	NORFOLK & WESTERN RAILWAY
02712021	1603 CAMPBELL AVE	STATON, ASHBY W & STATON, BECKY B
02704005	1520 CAMPBELL AVE	UNITED STEEL WORKERS LOCAL
02712003	1511 CAMPBELL AVE	PSA PROPERTIES LLC

FLUM Map

REZONING FROM I-2 TO B-3C

Zoning Request

1600 Campbell Avenue, LLC



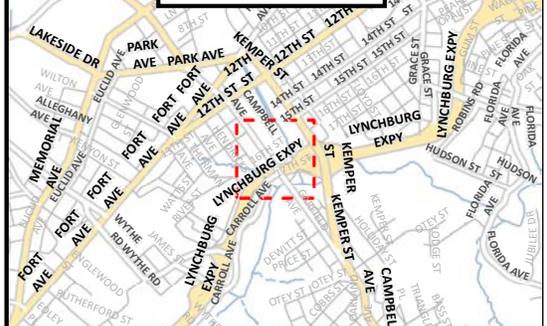
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02703001	1600 CAMPBELL AVE

LEGEND

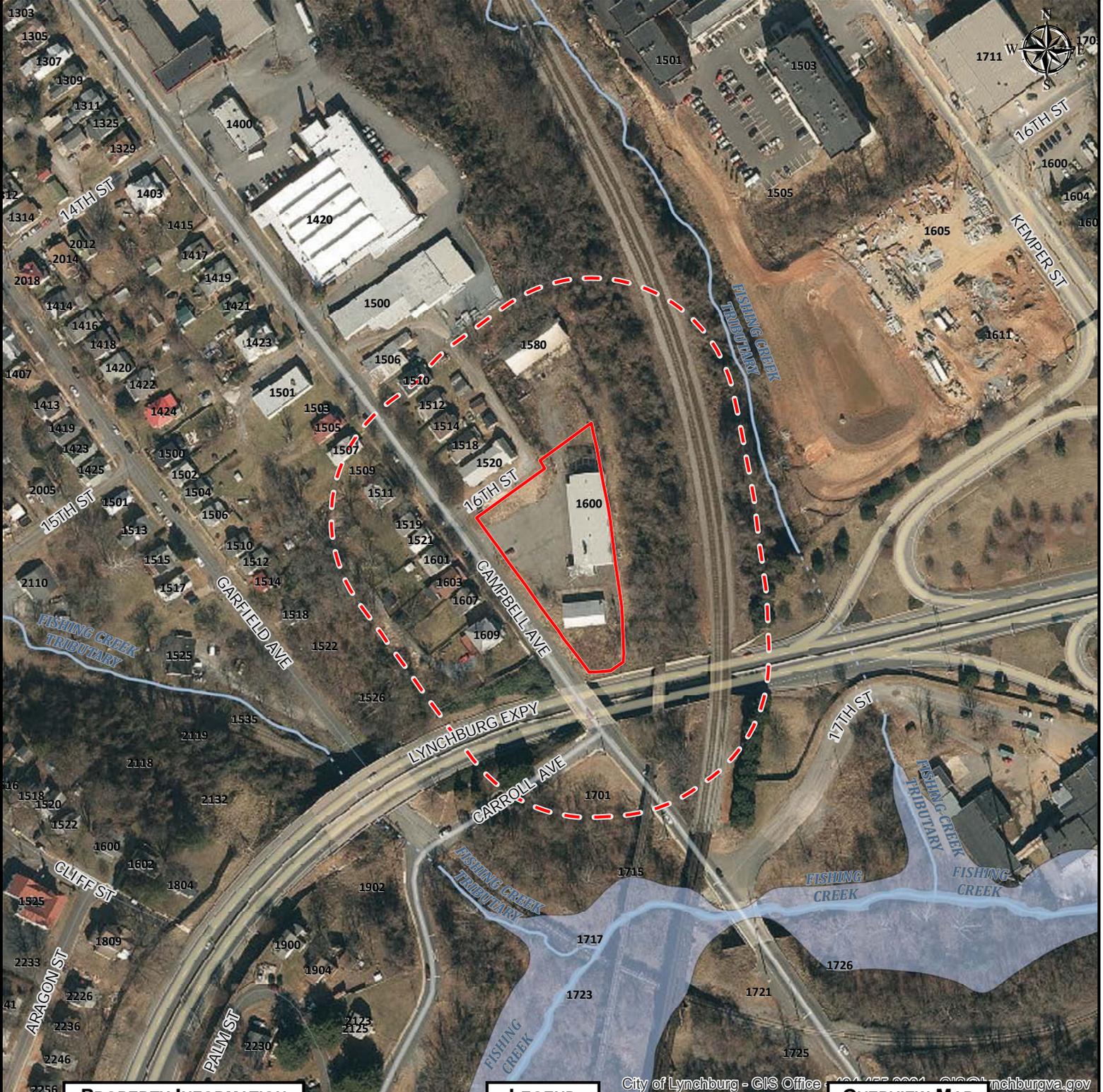
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 5/26/2016

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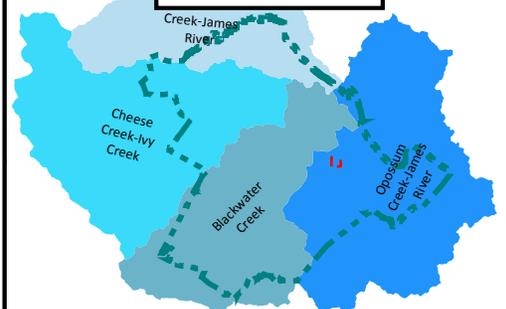
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02703001	1600 CAMPBELL AVE

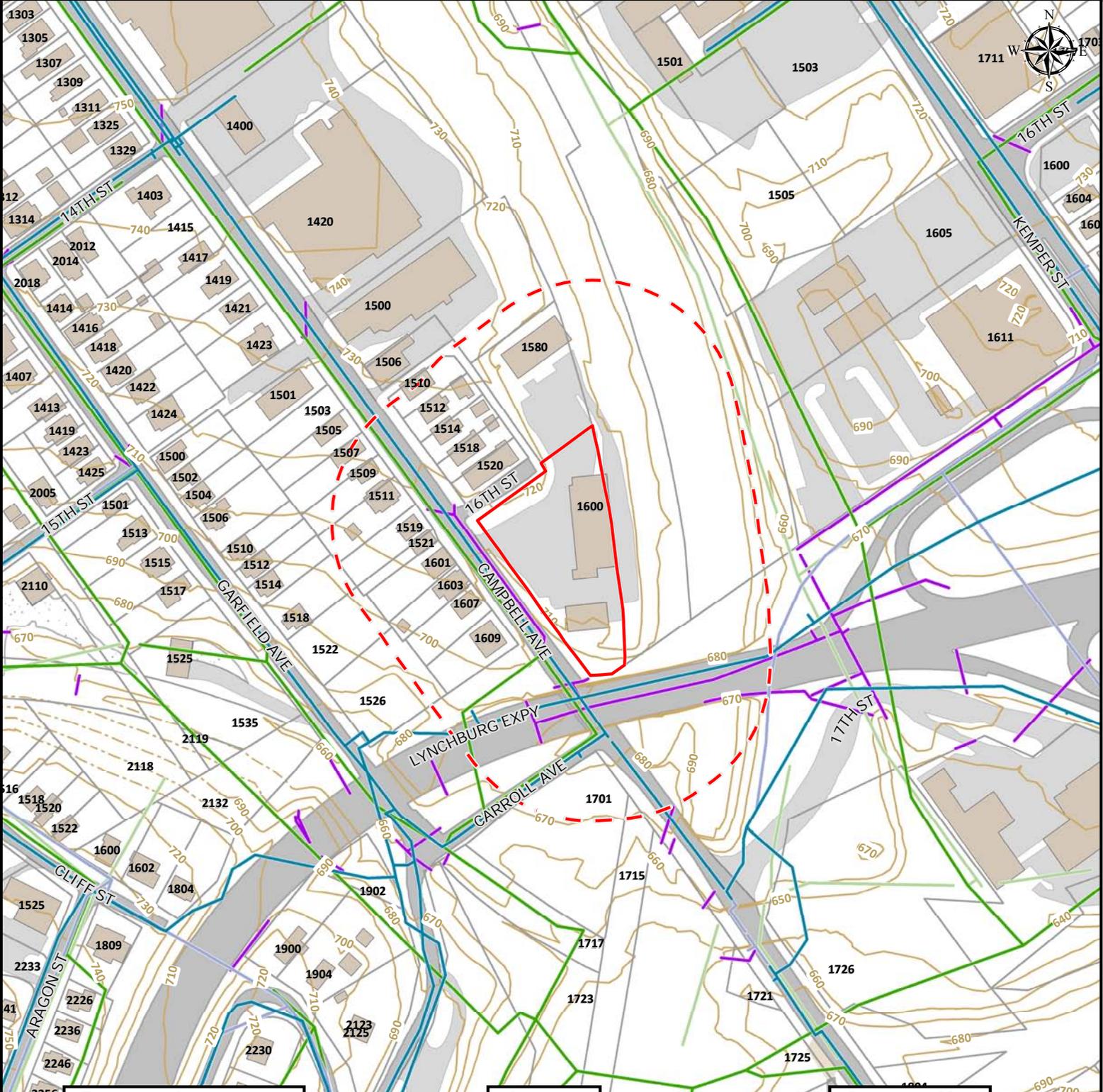
LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 5/26/2016



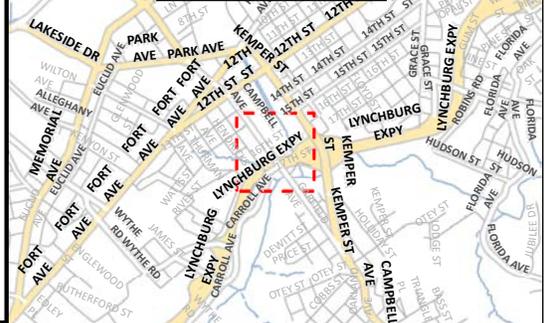
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02703001	1600 CAMPBELL AVE

LEGEND

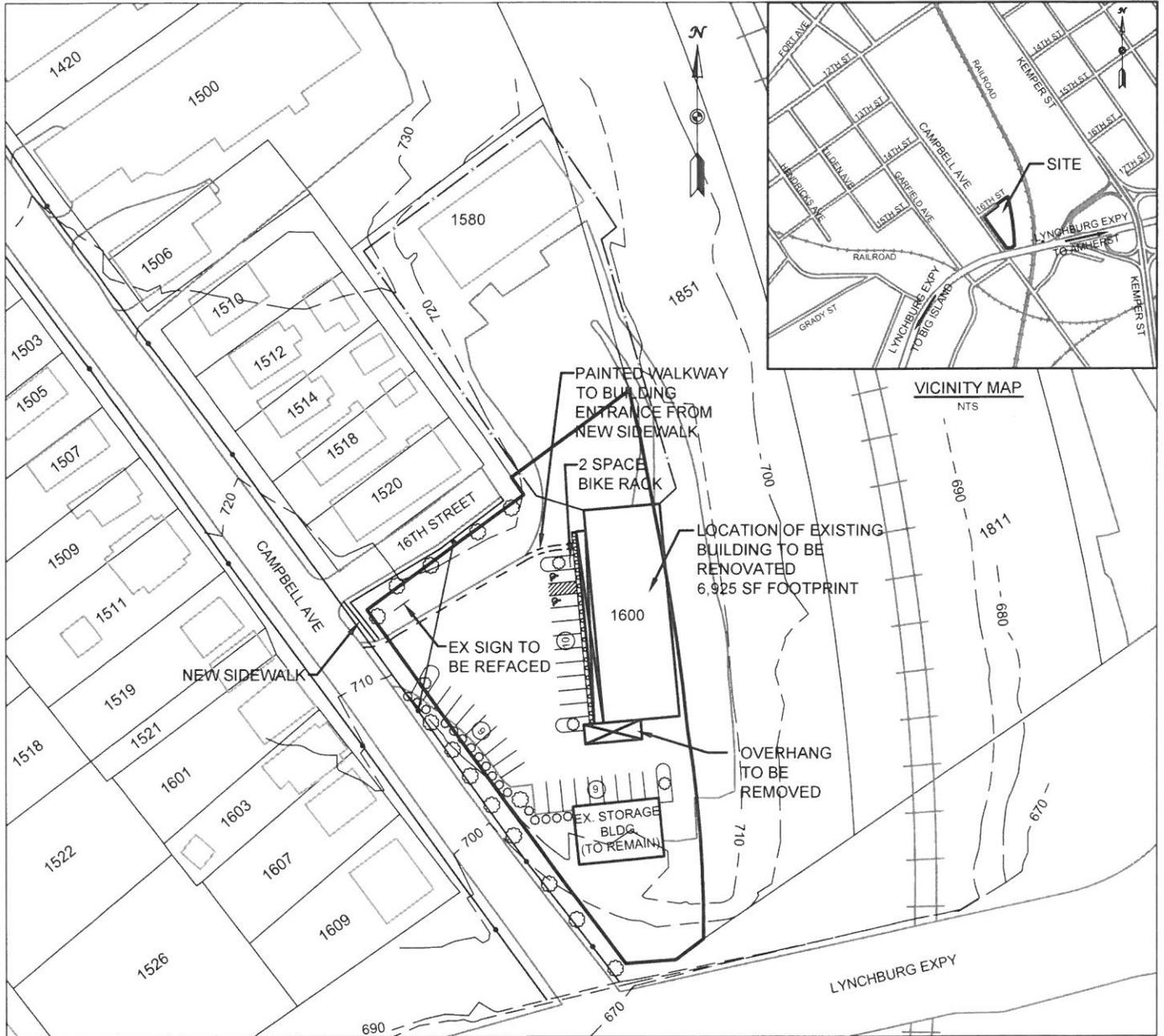
	Active	Proposed	Abandoned	
Utilities	Water (solid blue line)	Sanitary (dashed green line)	Storm (dashed purple line)	
Planimetrics	Structure (solid grey)	Roadway (solid tan)	Parking (dotted grey)	
	Sidewalk (dashed grey)	Driveway (dotted tan)		
	Topography	Contour (solid brown)	10' Obs (dashed brown)	

OVERVIEW MAP



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PROJECT NARRATIVE AND NEW REZONING REQUEST:

THE PURPOSE OF THIS PLAN IS TO REZONE THE SITE FROM I-2 (LIGHT INDUSTRIAL USE) TO B-3C (COMMUNITY BUSINESS DISTRICTS). THE OWNER WANTS TO RENOVATE THE BUILDING AND MAKE INTO A MULTI-USE FACILITY. THE OWNER INTENDS TO USE AS A COUNSELING CENTER FOR ALL AGES AS WELL AS A PROGRAM FOR SUSPENDED STUDENTS. THE RENOVATION WILL INVOLVE IMPROVEMENTS TO THE BUILDING INTERIOR AND EXTERIOR FACADE. THE AREA FOR PARKING IS THOUGHT TO BE ADEQUATE. THE B-3C ZONING IS REQUESTED BY THE OWNER TO ALLOW FOR FUTURE FLEXIBILITY FOR THE USE. SEE SHEET 3 FOR PROFFERS.

RECEIVED

JUN 02 2016

COMMUNITY DEVELOPMENT

PROJECT NO. 20160363	LAT. 37.3993	DRAWN BY: MAD	100	50	0	100	200
DATE: 06/02/16	LONG. -79.1539	CHECKED BY: TJW	GRAPHIC SCALE IN FEET				

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**CONCEPT PLAN FOR REZONING
 1600 CAMPBELL AVE., LLC
 1600 CAMPBELL AVENUE
 LYNCHBURG, VA**

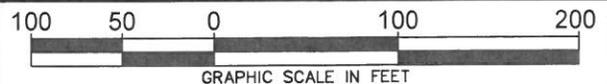
SITE AND NEIGHBOR PARCEL INFORMATION

1420 CAMPBELL AVE	TMP 02705001 FOSTER ELECTRIC CO INC INST: 140004170 ZONED I-2 USE: BUSINESS	1512 CAMPBELL AVE	TMP 02704008 HARKER, LEWIS W & JOYCE A INST: 150007066 ZONED I-2 USE: RESIDENTIAL	1580 CAMPBELL AVE	TMP 02704002 1600 CAMPBELL AVE INST: 150004697 ZONED I-2 USE: BUSINESS
1500 CAMPBELL AVE	TMP 02704001 FOSTER ELECTRIC CO INC DEED BK/PG: 690 722 ZONED I-2 USE: WAREHOUSE	1514 CAMPBELL AVE	TMP 02704007 BORN AGAIN CHRISTIAN CONST CO INST: 050005335 ZONED I-2 USE: RESIDENTIAL	1600 CAMPBELL AVE	TMP 02703001 1600 CAMPBELL AVE LLC INST: 150004697 ZONED I-2 USE: BUSINESS
1503 CAMPBELL AVE	TMP 02712019 BASS, WALTER E JR & BARBARA S DEED BK/PG: 776 880 ZONED B-5 USE: VACANT	1518 CAMPBELL AVE	TMP 02704006 FIELDER, JANET E INST: 150007071 ZONED I-2 USE: RESIDENTIAL	1601 CAMPBELL AVE	TMP 02712005 MAY, GLEN E LIFE ESTATE REMAINDERMAN: MAY LESLIE T INST: 130002292 ZONED B-5 USE: RESIDENTIAL
1505 CAMPBELL AVE	TMP 02712018 VANCE, JOSEPH D JR & MARY ELIZABETH DEED BK/PG: 907 273 ZONED B-5 USE: RESIDENTIAL	1518 GARFIELD AVE	TMP 02712011 WHITEHEAD, JAMES C & AC INST: 050005324 ZONED R-3 USE: RESIDENTIAL	1603 CAMPBELL AVE	TMP 02712021 STATON, ASHBY W & STATON, BECKY B INST: 090006406 ZONED B-5 USE: RESIDENTIAL
1506 CAMPBELL AVE	TMP 02704010 FOSTER ELECTRIC CO INC INST: 140004170 ZONED I-2 USE: BUSINESS	1519 CAMPBELL AVE	TMP 02712004 PSA PROPERTIES LLC INST: 040006438 ZONED B-5 USE: RESIDENTIAL	1607 CAMPBELL AVE	TMP 02712006 STATON, ASHBY W & STATON, PHILLIP W INST: 080009321 ZONED B-5 USE: RESIDENTIAL
1507 CAMPBELL AVE	TMP 02712017 L2 REAL ESTATE LLC INST: 140006346 ZONED B-5 USE: RESIDENTIAL	1520 CAMPBELL AVE	TMP 02704005 UNITED STEEL WORKERS LOCAL INST: 140006458 ZONED I-2 USE: BUSINESS	1609 CAMPBELL AVE	TMP 02712007 ROBINSON, MATTHEW E INST: 15001729 ZONED B-5 USE: RESIDENTIAL
1509 CAMPBELL AVE	TMP 02712002 L2 REAL ESTATE LLC INST: 140006346 ZONED B-5 USE: VACANT - RESIDENTIAL	1521 CAMPBELL AVE	TMP 02712020 PSA PROPERTIES LLC INST: 040006725 ZONED B-5 USE: RESIDENTIAL	1811 12TH ST	TMP 02702002 SOUTHERN RAILWAY INST: N/A ZONED I-2 USE: RAILROAD
1510 CAMPBELL AVE	TMP 02704009 PSA PROPERTIES LLC INST: 110003157 ZONED I-2 USE: RESIDENTIAL	1522 GARFIELD AVE	TMP 02712023 FORK BAPTIST CHURCH INST: 120004393 ZONED R-3 USE: VACANT	1851 12TH ST	TMP 02702003 NORFOLK & WESTERN RAILWAY INST: N/A ZONED I-2 USE: PARKING
1511 CAMPBELL AVE	TMP 02712003 PSA PROPERTIES LLC INST: 040006438 ZONED B-5 USE: RESIDENTIAL	1526 GARFIELD AVE	TMP 02712010 WALLER, BENNIE D ET AL DEED BK/PG: 88 97 ZONED R-3 USE: VACANT		

PROJECT NO. 20160363
DATE: 06/02/16

LAT. 37.3993
LONG. -79.1539

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CHECKED BY: TJW



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**CONCEPT PLAN FOR REZONING
 1600 CAMPBELL AVE., LLC
 1600 CAMPBELL AVENUE
 LYNCHBURG, VA**

1. **PARKING NOTE:**
 ZONING SECTION 35.2 -62.4 EXHIBIT V1-2.
- INTENDED USE OF SITE IS GENERAL OFFICES FOR PROFESSIONAL USES. FOR PURPOSES OF RENOVATIONS, ASSUME 2 FLOORS AT 14,000 SF, TOTAL.
- REQUIRED: 2 SPACES PER 1,000 SF OF GROSS FLOOR AREA = 28 SPACES REQUIRED.
 PROVIDED: 28 SPACES ARE TO BE PAINTED ON SITE.
2. THE INTERNAL LOT LINES FOR THIS PARCEL ARE TO BE VACATED BY A FUTURE DEED.
3. **PROFFERS:**
 FOR THE REZONING OF TMP PARCEL 02703001 FROM I-2 (LIGHT INDUSTRIAL USE) TO B-3C (COMMUNITY BUSINESS DISTRICT), AT THE ADDRESS OF 1600 CAMPBELL AVENUE, LYNCHBURG, VA 24501, WE OFFER THE FOLLOWING PROFFERS:
- A. A FUTURE SITE PLAN WILL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO USE OF THE BUILDING. THE DRAWING SUBMITTED FOR REZONING IS A CONCEPT INTENDED TO SHOW THE USE OF THE BUILDING FOR GENERAL OFFICE USE.
- B. THE SITE WILL BE BUILT IN SUBSTANTIAL COMPLIANCE WITH THE FUTURE SITE PLANS AS APPROVED BY THE CITY'S TECHNICAL REVIEW COMMITTEE.
- C. THE FOLLOWING USES ALLOWED BY NORMAL B-3 ZONING WILL NOT BE PERMITTED ON THIS SITE:
1. GASOLINE SERVICE; LBCS #2116
 2. BANK, CREDIT UNION, OR SAVINGS INSTITUTION; LBCS #2210
 3. PRECIOUS METAL BUYERS; LBCS #2224
 4. VETERINARY SERVICES; LBCS #2418
 5. ADULT RETAIL ESTABLISHMENT; LBCS #2653
 6. TELEPHONE AND OTHER WIRED COMMUNICATIONS TRANSMISSION; LBCS #4234
 7. TELECOMMUNICATIONS SWITCHING STATIONS/EXCHANGES; LBCS #4316
 8. ELECTRIC SUBSTATIONS; LBCS #4316
 9. SHOOTING RANGES, INDOOR; LBCS #5375

PROJECT NO. 20160363	LAT. 37.3993	DRAWN BY: MAD	<p>GRAPHIC SCALE IN FEET</p>
DATE: 06/02/16	LONG. -79.1539	CHECKED BY: TJW	

HURT & PROFFITT



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CONCEPT PLAN FOR REZONING
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