



# MEMORANDUM

## The Department of Community Development

### Planning

455-3900

To: Planning Commission  
From: Tom Martin, AICP, City Planner  
Subj: Timbrook Apartments – 200 and 218 Timbrook Place  
Date: February 26, 2014

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The Planning Commission conducted a public hearing on February 12, 2014, concerning the rezoning petition of American Property Management Corporation to rezone approximately sixteen and six tenths (6.6) acres at 200 & 218 Timbrook Place from R-1, Low-Density, Single-Family Residential District to R-4C, Medium-High Density, Multi-Family Residential District (Conditional).

The purpose of the petition is to facilitate the construction of a one hundred ninety-two (192) unit apartment complex, pool, clubhouse and associated parking. A six (6) acre portion of the property has been proffered to remain undisturbed.

Approximately one (1) hour prior to the Planning Commission meeting, the representative for the petitioner submitted a revised traffic impact study indicating a new public street connecting Timbrook Place to Candlewood Court. The Planning Commission postponed action on the item until February 26, 2014. The postponement was to allow city staff an opportunity to review the revised traffic impact study and to allow a revised site plan and proffers to be submitted.

After reviewing the revised traffic impact study, the City's Transportation Engineer has determined that with the proposed connection to Candlewood Court and subsequently a traffic signal, the issues related to the left turn lane length and Level of Service (LOS) at the private TGI / Kroger entrance were eliminated. The revised proffers reflect the construction of the public street to connect Timbrook Place and Candlewood Court and the proffers related to the left turn lane and private entrance has been removed.

It is important to note that during the February 12, 2014 meeting, significant inclement weather was starting. This "may" have discouraged citizens from attending the public hearing. The Bylaws and Rules of Procedure, City of Lynchburg, Virginia, Planning Commission, Effective May 8, 2013 states the following:

8.3.1 The Commission encourages maximum input from the public on all Commission matters. Ample time will be made available for this input at all meetings.

8.3.5 Public comment shall be allowed in all cases as required by the Code of Virginia or the Code of the City of Lynchburg. In other cases, the Chairperson may allow public comment.

8.4.3 In addition to those required by law, the Commission may hold public hearing on any matter which it deems to be in the public interest. In such cases, the public hearings shall follow all procedures described for public hearing in these bylaws.

Due to the inclement weather and the submittal of additional information and revised proffers by the petitioner, I recommend that the Planning Commission consider reopening the public hearing on February 26, 2014 to allow for public comment.

Attachments:

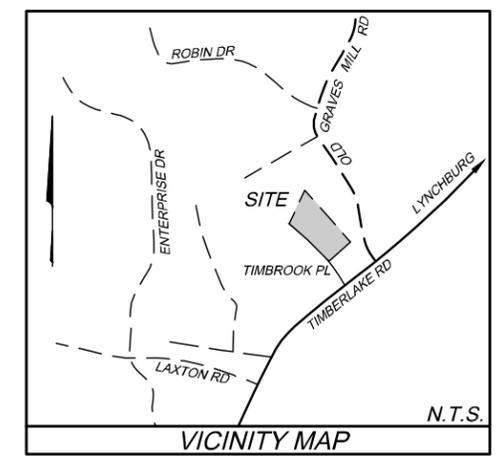
- Revised Proffers
- Revised Site Plan

**Timbrook Apartment Community**  
**#200 and #218 Timbrook Place, Lynchburg, VA**  
**Property of Joyce Crouch and Margaret Sowder**  
**Rezoning Application Attachment- Proffers**  
**Revised Feb. 20, 2014**

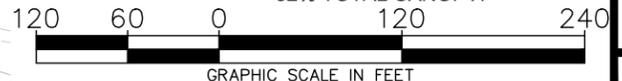
PROFFERS:

1. The maximum units per acre density for the 16.602 acres shall be 11.565 units per acre which is 192 units.
2. The site shall be developed in substantial compliance with the submitted Rezoning Plan.
3. The only R4 use allowed shall be Apartments. All other R4 uses shall be prohibited.
4. The developer shall provide access to the GLTC bus stop on Timberlake road by installing a sidewalk within Timbrook Place right of way to connect to existing and proposed sidewalk along said road.
5. The developer shall dedicate a 50' wide right of way for future street connection from Timbrook Place to Beverly Hills Circle.
6. The architecture of the building shall be in substantial compliance with the rendering presented in the rezoning application.
7. The developer shall not develop the area noted on the Rezoning Plan as " 6.6 acres of woods to remain" other than for passive recreational purposes for the residents of the apartment community only.
8. The developer agrees to construct a public street connecting Timbrook Place to Candlewood Court as shown on the rezoning plan.

Feb 21, 2014 - 9:10am \\Data01\projects\2013\20130711\CAD\Re zoning Plan.dwg



- NOTES:**
- SITE & OWNERS:**  
 254-12-009: (5.08 AC.) JOYCE W. CROUCH  
 # 200 TIMBROOK PLACE  
 254-12-010: (11.522 AC.) MARGARET SOWDER  
 # 218 TIMBROOK PLACE
  - DEVELOPER:** AMERICAN PROPERTY MANAGEMENT COPORATION  
 101 E. COMMONWEALTH BLVD.  
 MARTINSVILLE, VA 24112  
 TEL. 276-656-3259  
 JFARRELL@LESTERGROUP.COM
  - SITE PROPOSED USE:** MULTI-FAMILY APARTMENT COMMUNITY
  - SITE ZONED:** R-1
  - SITE PROPOSED ZONE:** R-4C
  - FUTURE LAND USE PLAN - MEDIUM DENSITY, RESIDENTIAL (R-3).**
  - DENSITY:** 192 UNITS OR 11.57 UNITS / ACRE.
  - REQUIRED PARKING:** 192 SPACES  
**PROPOSED PARKING:** 384 SPACES
  - STREET TREES REQUIRED:** 16 (ONE SIDE)  
**PROPOSED TREES:** 16
  - PARKING LOT LANDSCAPING**  
**REQUIRED:** 49 TREES AND 391 SHRUBS  
**PROPOSED:** 49 TREES AND 391 SHRUBS
  - FOUNDATION PLANTINGS**  
**REQUIRED:** ORNAMENTAL TREES  $1360/50 = 27$   
**PROPOSED:** 28  
**REQUIRED:** LARGE SHRUBS  $1360/10 = 136$   
**PROPOSED:** 150
  - EXTERIOR LIGHTING SHALL BE CONTROLLED SO THAT NO DIRECT ILLUMINATION WILL OCCUR BEYOND ANY PROPERTY LINE SHARED WITH A RESIDENTIAL DISTRICT.**
  - THE AREA SHOWN HEREON IS LOCATED IN FLOOD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #5100930101D DATED JUNE 3, 2008.**
  - TIMBROOK PLACE TO BE WIDENED ON PROJECT SIDE WITH CURB AND GUTTER AND SIDEWALK ADDED.**
  - TREE CANOPY:**  
**PROPOSED:** 40% EXISTING TO REMAIN  
 12% NEW TREES  
 52% TOTAL CANOPY.



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**CONCEPT PLAN FOR APARTMENT COMPLEX AT 200 & 218 TIMBROOK PLACE LYNCHBURG, VIRGINIA**

PROJECT NO. 20130711  
 G.L. NO.  
 FILE NO.  
 DATE: 1/29/14  
 DRAWN BY: WCH  
 CHECKED BY: DBA

1973 - 2013  
**40**  
 YEARS OF EXCELLENCE

SHEET NO. 1 OF 2

ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL  
 GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

