

The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: October 12, 2016
Re: Rezoning: R-3, Medium Density Residential District to B-4C, Urban Commercial District (Conditional) – 2244 Rivermont Avenue

I. PETITIONER

Jackson III, LLC, 2011 S. Glebe Rd, Arlington, VA 22204

Representative: Russell E. Nixon, Nixon Land Surveying, LLC, 1063 Airport Road, Suite C, Lynchburg, VA 24502

II. LOCATION

The subject property includes one (1) tract totaling approximately one and five hundred seventeen thousandths (1.517) acres located at 2244 Rivermont Avenue.

Property Owners:

Jackson III, LLC, 2011 S. Glebe Rd, Arlington, VA 22204

III. PURPOSE

The purpose of the petition is to rezone the property from R-3, Medium Density Residential District to B-4C, Urban Commercial District (Conditional) to allow the reuse of an existing building for twenty-nine (29) apartments and the construction of a parking area.

IV. SUMMARY

- Rezoning from R-3, Medium Density Residential to B-4C Urban Commercial District (Conditional), allows all uses permitted in the downtown district with the exception of those specifically eliminated by proffers.
- Adequate parking can be provided through a combination of spaces on the property, shared spaces with Riverside Park and on-street spaces in the surrounding area.
- The petition would provide for the restoration and adaptive reuse of a historic Lynchburg building.
- Rivermont Historic District was established in 2002. The Garland-Rodes Grammar School, built in 1921 is Colonial Revival and designed by Stanhope Johnson, (a popular local architect at the time) and is an important landmark within the district. Exterior improvements to the property will be reviewed and approved by the City's Historic Preservation Commission (HPC).

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *FLUM* of the *Comprehensive Plan 2013-2030* recommends a Traditional Residential use for the property.

Traditional Residential areas are generally applied to the City's older neighborhoods, generally built before World War II and before the City was zoned. The City's historic districts are located in the traditional residential area. Consequently, for many of the houses here, lot sizes, setbacks, and/or building heights do not conform to the standards of the City's residential zoning districts. Most of these neighborhoods are identified as

Neighborhood Conservation Areas on the Plan Framework Map and are planned for further study for appropriate zoning changes, public investment, and community building efforts. Infill residential development in these neighborhoods should be designed to complement the style and type of housing there and to utilize comparable setbacks, yards, and building heights. Large new or expanded public and institutional uses are not appropriate for these areas unless they can be designed to blend into the existing urban fabric through landscaping or architectural treatments. Within Traditional Residential neighborhoods, small retail, personal service, office, and restaurant uses are often found. These uses may continue, although expansion is not recommended unless supported by a recommendation in a Neighborhood Conservation Area Plan. (p 75)

Applicable Comprehensive Plan Goals:

LU-2.7: Support the revitalization of existing development and new neighborhood-oriented mixed use development in locations where such uses will promote stability and improvement.

LU-3.3: Refrain from expanding business and industrial zoning into neighborhood conservation areas unless the scale, design, and use of the development is compatible with the neighborhood.

LU-3.5: Facilitate creative residential, commercial and mixed-use development designs that create vibrant, healthy neighborhoods.

2. **Zoning.** The subject property was annexed into the City in 1908. The existing R-3, Medium Density Residential zoning was established in 1978 with the adoption of the previous *Zoning Ordinance*. Apartments are not permitted in R-3 districts. While R-4, High Density Residential does allow apartments, the parking requirements associated with that district also establish dimensional standards for parking areas and spaces that were difficult to accommodate on this site with the building's unique layout. Rezoning to B-4, Urban Commercial District, will allow apartments, remove parking standards, and if an appropriate commercial use is found, provide public access to the landmark building.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
 1. Site to be developed in substantial compliance with the site plan.
 2. The following uses will not be allowed on this property once rezoned: Auto Repair shop, Bicycle Sales and Repair, Boat or Marine Craft Dealer, Gasoline Service Center, Light Auto Repair, Heavy Auto Repair, Furniture Sales, Hardware Store, Homes Center, Lawn and Garden Supply Store, Warehousing, Flea Markets, Antique Shop, Mail order business, Grocery Store, Super Market, Pawn Shops, Markets for Farm Produce of crafts, Credit Card and other Financing, Veterinary Services, Adult Retail Establishment, Pet or Pet Supply Store.
 3. The following items will be proffered to not be allowed as a use on the property of 2244 Rivermont Avenue (submitted October 6, 2016).
 1. Parts, Accessories, or tires (stores selling)
 2. Vehicles (leasing)
 3. Facilities Support Services
 4. Food Services contractor and vending machine operators
 5. Laundromat and dry cleaning

6. Furniture and Related Products (manufacturing and repair)
 7. Construction related businesses
 8. Greenhouse-no on-premises sales
 9. Greenhouse- sales of products grown on premises
 10. Greenhouse- sale of products and related accessories products
 11. Animal Production
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. **History and Surrounding Area.** There have been several items requiring City Council approval or City action on the property or in the immediate area. Items pertaining to the subject property are underlined.
- The Garland-Rodes Elementary School was constructed in 1922 and operated as such until July 1, 1985, when Lynchburg City Schools ceased to operate and turned the building over to the City of Lynchburg.
 - On August 13, 1985, City Council approved the CUP petition of Rivermont Presbyterian Church to allow the operation of a nursery school and installation of a play area in an R-3, Two-Family Residential District.
 - On September 1, 1985, the City began leasing the building to the Virginia School of the Arts.
 - On July 14, 1987, City Council approved the CUP petition of Virginia School of the Arts for the establishment of a student dormitory in an existing duplex at 2245-2247 Rivermont Avenue.
 - On January 10, 1989, City Council approved the CUP petition of the City of Lynchburg to construct and operate a fire station in Riverside Park. This was never constructed due to litigation from neighbors and restrictions on the park from federal grant funding.
 - On May 8, 1990, City Council approved the CUP petition of Rivermont Presbyterian Church to allow the construction of a building addition, a parking area, and two (2) recreational areas in an R-3, Two-Family Residential District.
 - On February 8th, 1995, the City of Lynchburg conveyed the property at 2244 Rivermont Avenue to Virginia School of the Arts, Inc. with a number of conditions, including reversionary interest in the property if it ceases to be used for arts, education, cultural, historical, recreational, or religious or charitable purposes. The deed also included a perpetual, non-exclusive joint use and maintenance easement for the parking lot that remained on City property, subject to rules and regulations of the City.
 - On July 23, 1997, City Council approved the CUP petition of Rivermont Presbyterian Church to allow the construction of two parking lots in an R-3, Two-Family Residential District.
 - On March 28, 2001, City Council approved the CUP petition of Rivermont Presbyterian Church to allow the construction two building additions and parking areas on the existing Church campus in an R-3, Two-Family Residential District.

- On March 11, 2008, City Council approved the removal of the reversionary interest clause but retained a right of first refusal if Virginia School of the Arts ceases to use the property.
- On July 14, 2009, City Council approved the CUP petition of Allen Ward for a bed & breakfast with up to five (5) guest rooms in an existing home at 2144 Rivermont Avenue.
- In March of 2010, the School of the Arts advised the City Manager that it had received an offer for the sale of the Garland-Rodes School building and asked if the City wished to exercise its option on the building. The City Manager advised the School of the Arts that the City did not wish to exercise its option to the Garland-Rodes School building, and by deed dated May 24, 2010, the School of the Arts conveyed the building to Andrew S. Namrow.

6. **Site Description.** The subject property includes one and five hundred seventeen thousandths (1.517) acres located at 2244 Rivermont Avenue. The historic Garland-Rodes School sits at the highest point on the property with a lawns sloping towards Rivermont Avenue and Columbia Avenue. A shared parking lot adjoins Riverside Park to the rear.
7. **Proposed Use of Property.** If the rezoning petition is approved, the building will be restored and adapted for twenty-nine (29) apartments and a parking area will be added to the west side of the site, though it will not encroach toward Rivermont Avenue past the front building line. All exterior improvements will be reviewed by the Historic Preservation Commission (HPC) for approval and compliance with the Historic District Design Guidelines. No other B-4 permitted uses are proposed at this time, though retail, restaurant, office and hotel uses that are not specifically eliminated by the proffers could be allowed in the future.
8. **Traffic, Parking and Public Transit.** The City's Transportation Engineer had no comments of concern as the development did not meet thresholds for requiring a Traffic Impact Study (TIS).

The B-4, Urban Commercial District, does not require parking in any amount. However, in other districts, multi-household development is required to provide one (1) parking space per dwelling unit. A total of twenty-nine (29) off-street parking spaces would be required for the proposed development. Thirty-two (32) parking spaces are provided on site, underused parking is also available adjacent to the tennis courts, and approximately twenty-eight (28) on-street spaces are available along the property's street frontages.

Rivermont Avenue is served by Greater Lynchburg Transit Company (GLTC) Routes 3A and 3B with service to downtown approximately every thirty (30) minutes.

9. **Stormwater Management.** An Erosion & Sediment Control Plan will be required with final site plan review. A Stormwater Management Plan will be required if land disturbance exceeds five thousand (5,000) square feet.
10. **Emergency Services.** Comments from the City Fire Marshal regarding site design requirements of the City of Lynchburg and the Virginia Statewide Fire Prevention Code have or will be addressed during final site plan review. The City's Police Department had no comments of concern regarding the rezoning.
11. **Impact.** It is often difficult to rehabilitate large historic structures and their sites while adapting them to modern standards. Rezoning to B-4, Urban Commercial District, provides the flexibility needed for such a site. It allows the proposed apartment use, but relaxes the

parking standards so the site can incorporate more, albeit slightly smaller, spaces. With inappropriate uses eliminated by proffers, the B-4 district leaves the opportunity for appropriate commercial uses to be established in the future. This would give the public more access to a Rivermont Avenue landmark and interact nicely with an adjacent City park. However, even without any commercial development, repairing and bringing the building back into use will have a positive impact on both the neighborhood and the City.

The petitioner conducted neighborhood meetings on August 4 & September 6, 2016. The petitioner has attempted to address neighborhood concerns heard at these meetings such as removing a driveway connection to Columbia Avenue.

12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary rezoning plan on August 2, 2016. Comments related to the proposed use have or will be addressed by the petitioner 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 Jackson III LLC to:

Rezone approximately one and five hundred seventeen thousandths (1.517) acres located at 2244 Rivermont Avenue from R-3, Medium Density Residential District to B-4C, Urban Commercial District (Conditional) subject to the following voluntarily submitted proffers:

1. Site to be developed in substantial compliance with the site plan.
2. The following uses will not be allowed on this property once rezoned: Auto Repair shop, Bicycle Sales and Repair, Boat or Marine Craft Dealer, Gasoline Service Center, Light Auto Repair, Heavy Auto Repair, Furniture Sales, Hardware Store, Homes Center, Lawn and Garden Supply Store, Warehousing, Flea Markets, Antique Shop, Mail order business, Grocery Store, Super Market, Pawn Shops, Markets for Farm Produce of crafts, Credit Card and other Financing, Veterinary Services, Adult Retail Establishment, Pet or Pet Supply Store.
3. The following items will be proffered to not be allowed as a use on the property of 2244 Rivermont Avenue (submitted October 6, 2016).
 1. Parts, Accessories, or tires (stores selling)
 2. Vehicles (leasing)
 3. Facilities Support Services
 4. Food Services contractor and vending machine operators
 5. Laundromat and dry cleaning
 6. Furniture and Related Products (manufacturing and repair)
 7. Construction related businesses
 8. Greenhouse-no on-premises sales

9. **Greenhouse- sales of products grown on premises**
10. **Greenhouse- sale of products and related accessories products**
11. **Animal Production**

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
Captain Thomas Goode, Fire Marshal
Ms. Maggie Cossman, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Mr. Russell Nixon, Nixon Land Surveying

VII. ATTACHMENTS

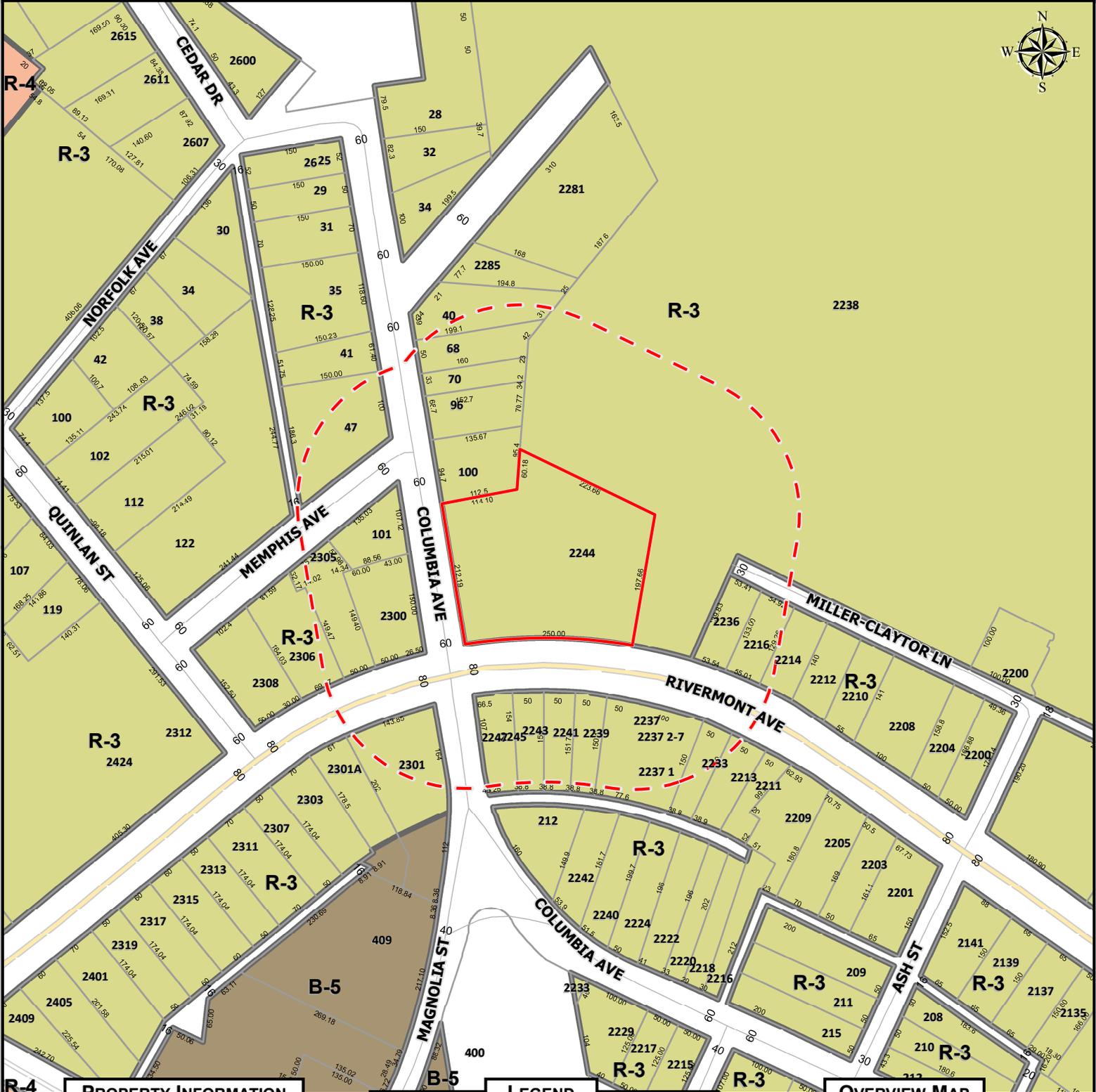
1. **Vicinity Zoning Map**
2. **Vicinity Future Land Use Map**
3. **Watershed Location Map**
4. **Planimetric and Topographic Map**
5. **Rezoning Plan**
6. **Property Photograph**
7. **Opposition Letters**

Zoning Map

VSA (JACKSON III, LLC APARTMENTS)

Zoning Request

Jackson III, LLC



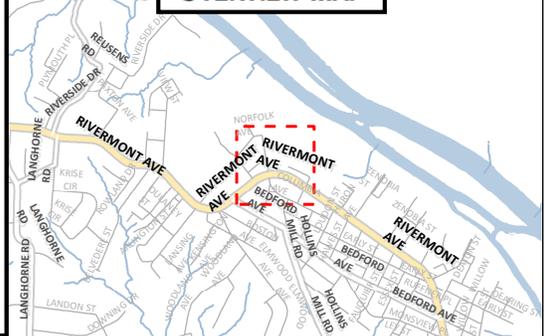
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02001002	2244 RIVERMONT AVE

LEGEND

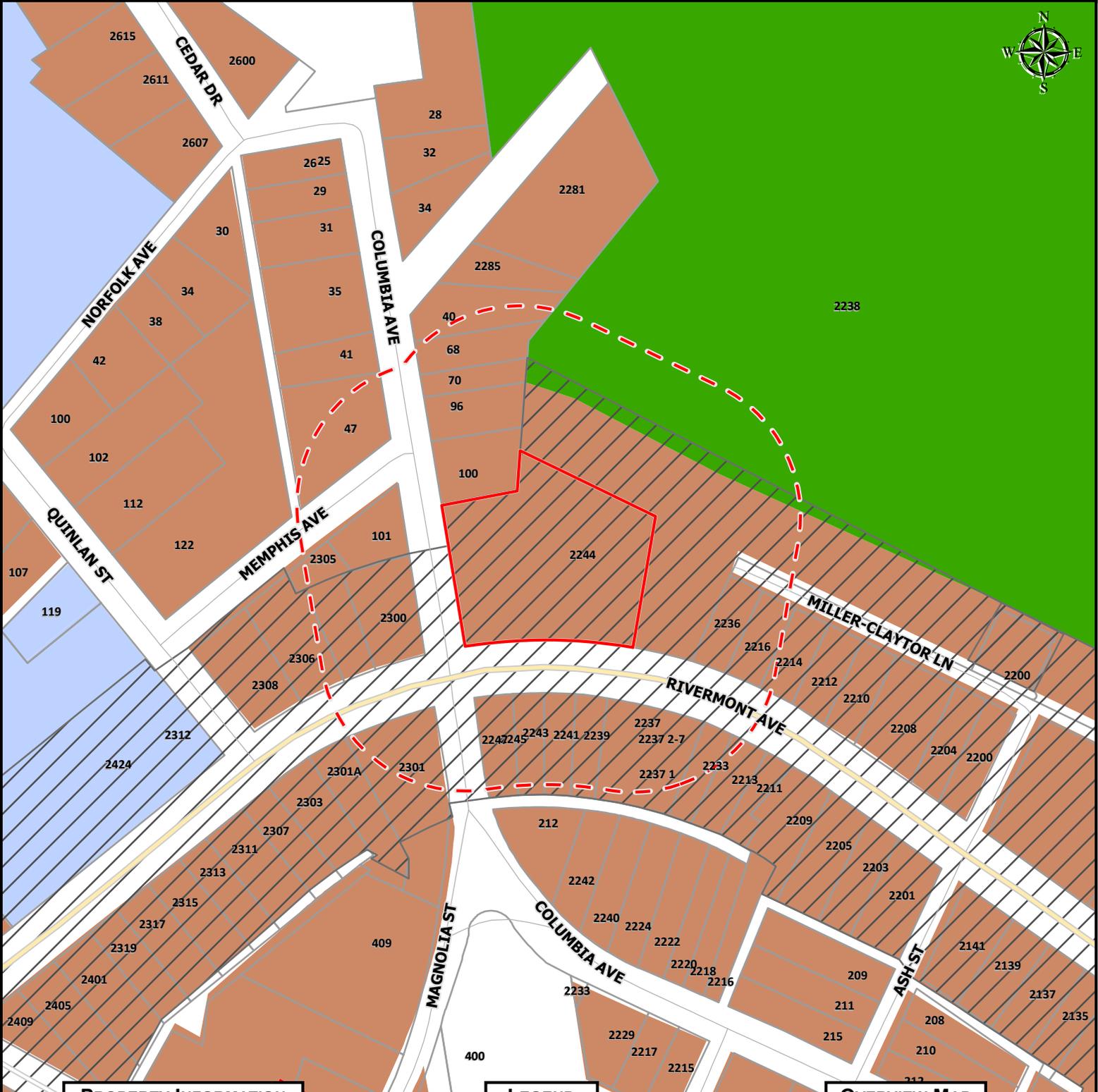
- Subject Property
- 215' Buffer
- B-1
- R-1
- I-1
- IN-1
- B-3
- R-2
- I-2
- IN-2
- B-5
- R-3
- I-3
- R-C
- R-4

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 9/29/2016

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.



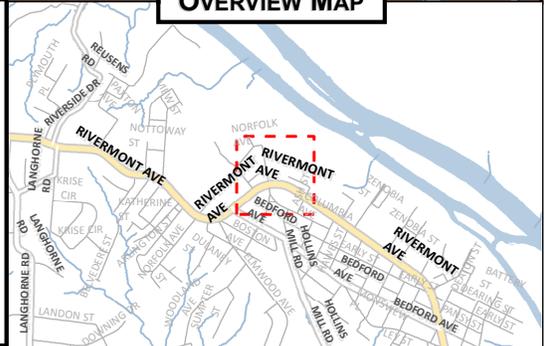
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02001002	2244 RIVERMONT AVE

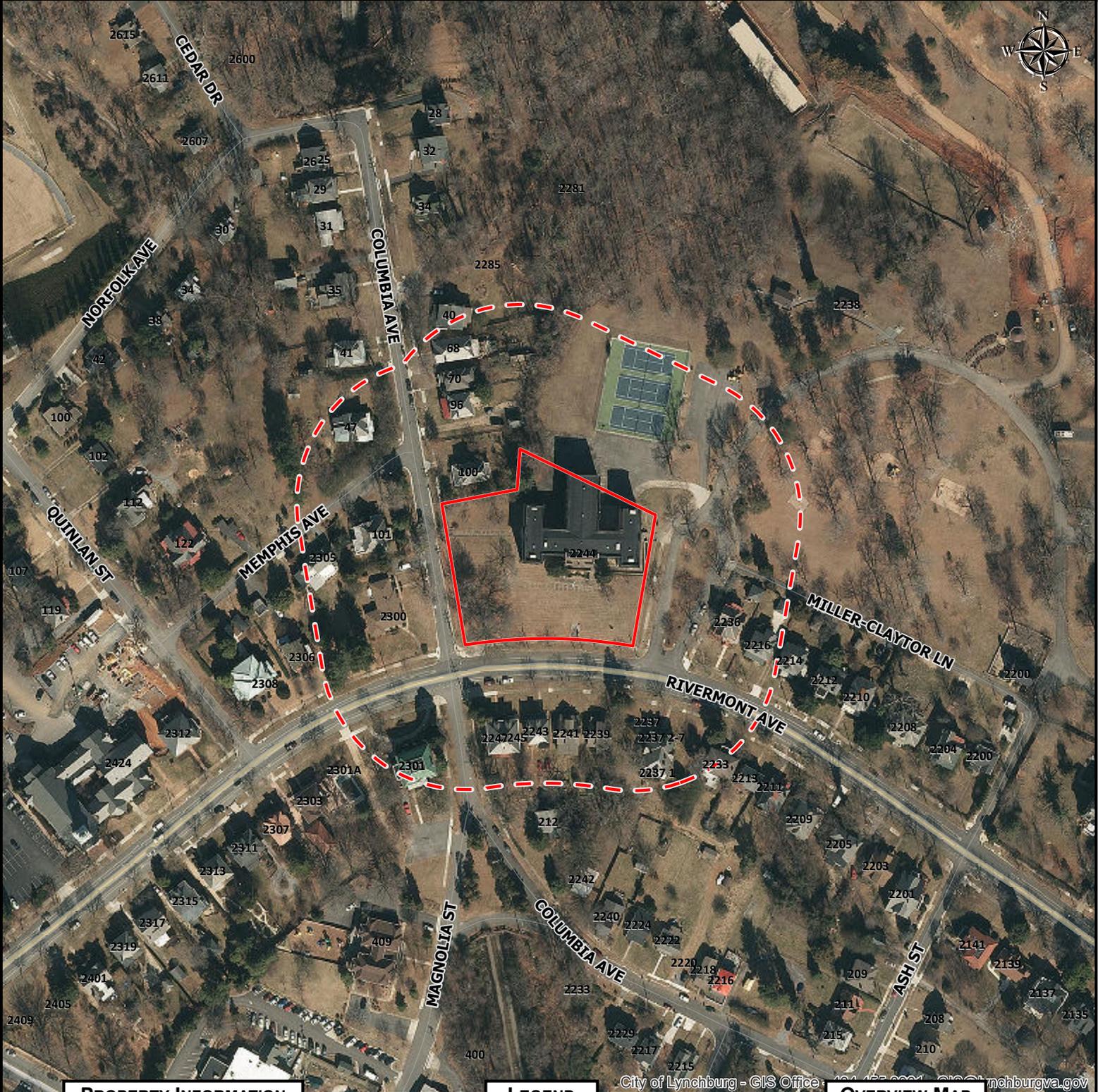
LEGEND

- 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: 9/29/2016



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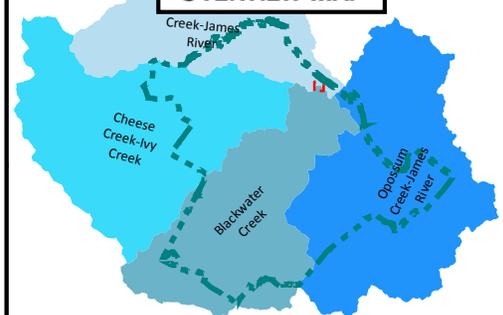
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02001002	2244 RIVERMONT AVE

LEGEND

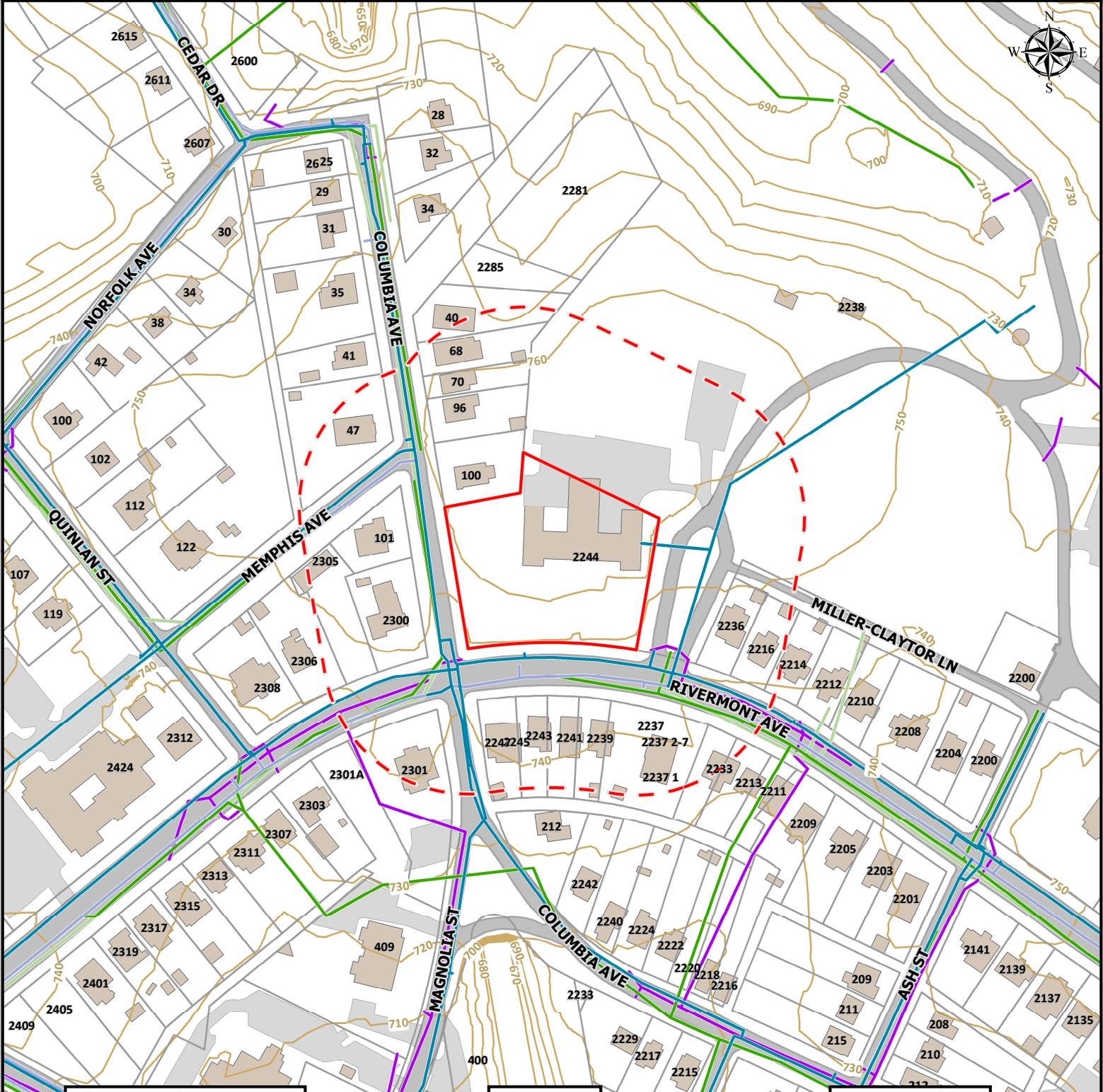
- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

OVERVIEW MAP



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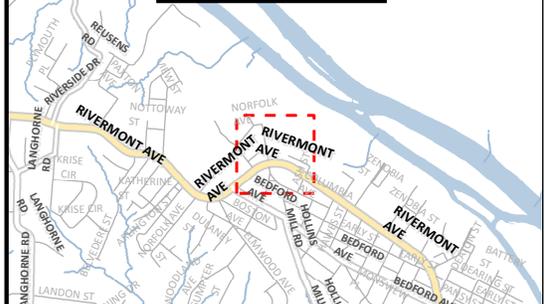
PROPERTY INFORMATION

PARCEL ID	ADDRESS
02001002	2244 RIVERMONT AVE

LEGEND

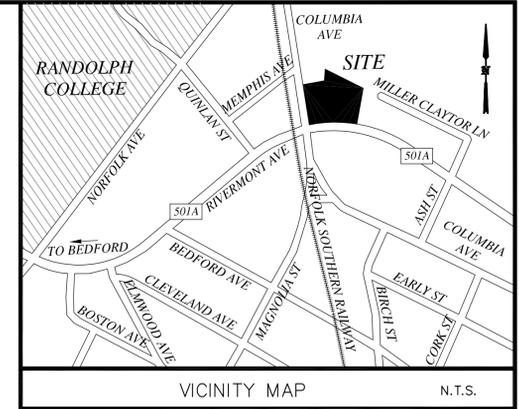
	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Structure	Paved (solid grey)	Unpaved (dotted tan)	Other (solid tan)
	Roadway (solid grey)	Parking (dotted grey)	Sidewalk (dotted grey)
	Driveway (solid grey)	10' (dotted grey)	10' Obs (dotted grey)
	Topography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

OVERVIEW MAP



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NARRATIVE:
 THE PURPOSE OF THIS SITE PLAN FOR REZONING IS TO REQUEST A ZONE CHANGE FROM THE CURRENT R-3 MEDIUM RESIDENTIAL TO B-4 URBAN COMMERCIAL. THE ZONE CHANGE WILL ALLOW THE PROPOSED RESIDENTIAL USE (29 UNITS) AND PROPOSED PARKING AREA AS SHOWN ON THE PROPOSED PLAN. THIS PROPERTY IS CURRENTLY SERVED BY CITY OF LYNCHBURG WATER AND SEWER. THE STORM WATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET FOR THE PROPOSED ENTRANCE AND ADDITIONAL PARKING AREA TO THE EXISTING BUILDING. THE TOTAL DISTURBED AREA (LIMITS OF CLEARING AND GRADING) WILL BE 2,921SQ.FT.

- LEGEND**
- ⊙ I/PF IRON REBAR FOUND
 - ⊙ FIRE HYDRANT
 - ⊙ WATER VALVE
 - ⊙ SIGN
 - ⊙ CONCRETE
 - ⊙ LIGHT POLE
 - ⊙ DROP INLET
 - ⊙ WATER METER
 - ⊙ TELEPHONE MANHOLE
 - ⊙ CLEARING LIMITS

- GENERAL NOTES:**
- 1.) THIS PLAN HAS BEEN PREPARED FROM AN PLATS AND DEEDS OF RECORD. NO PHYSICAL LOCATION SURVEY WAS PERFORMED AS OF THIS DATE.
 - 2.) THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - 3.) THE AREA SHOWN IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE FOR A 100 YEAR FLOOD AS SHOWN ON A MAP PANEL NO. 5100930033D DATED JUNE 3, 2008 BY F.E.M.A.
 - 4.) THIS PROPERTY IS ZONED R-3 MEDIUM DENSITY RESIDENTIAL. PROPOSED ZONE CHANGE TO B-4 URBAN COMMERCIAL DISTRICT.
 - 5.) ALL LIGHTING WILL BE GLARE SHIELDED AND NON-DIRECTIONAL TO PREVENT ILLUMINATION ACROSS THE PROPERTY LINES.
 - 6.) LANDSCAPING SHALL BE IN COMPLIANCE WITH CITY OF LYNCHBURG LANDSCAPE ORDINANCE. ALL ABOVE GROUND UTILITIES SUCH AS HVAC UNITS AND RPZ'S SHALL HAVE LANDSCAPE SCREENING.
 - 7.) THIS PROPERTY WILL UTILIZE CITY OF LYNCHBURG WATER AND SEWER.
 - 8.) CONTRACTOR SHALL CONTACT "MISS UTILITY" A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION.
 - 9.) OWNER/CONTRACTOR WILL PRIOR TO FINAL SITE STABILIZATION, TO DETERMINE FERTILIZER APPLICATION RATES FOR THE ESTABLISHMENT OF GRASS ON SITE. THE VIRGINIA COOPERATIVE EXTENSION OR A GEOTECHNICAL FIRM (WITH SOIL TESTING FACILITIES) WILL BE CONTACTED TO OBTAIN A SOILS REPORT FOR NUTRIENT APPLICATION.
 - 10.) THE PROPOSED USE OF THE BUILDING WILL BE FOR 29 RESIDENTIAL UNITS.
 - 11.) PARKING REQUIRED: THIS PROPERTY WILL HAVE 29 RESIDENTIAL UNITS, REQUIRING 29 PARKING SPACES.
 PARKING PROVIDED:
 30 TYPICAL 9'x18' SPACES
 +2 ADA HANDICAP SPACES
 = 32 TOTAL SPACES PROVIDED
 NOT INCLUDING THE 8 ON STREET PARKING SPACES FRONTING RIVERMONT AVENUE FOR A TOTAL SPACES AVAILABLE OF 40 FOR THE USE OF THIS BUILDING.
 - 12.) THIS SITE WILL BE COMPLIANT WITH THE 2012 INTERNATIONAL FIRE CODE AND SITE DESIGN REQUIREMENTS OF THE CITY OF LYNCHBURG. THESE REQUIREMENTS WILL BE SHOWN ON THE DESIGN PLANS THAT WILL BE SUBMITTED TO THE CITY OF LYNCHBURG FOR APPROVAL.
 - 13.) THIS PROPERTY IS LOCATED IN THE HISTORIC ZONE OF THE CITY OF LYNCHBURG AND MUST MEET ALL HISTORIC REQUIREMENTS.

OWNER INFORMATION:
 JACKSON III, LLC
 2011 S. GLEBE ROAD
 ARLINGTON, VA. 22204

SOURCE OF TITLE:
 TAX MAP: 02001002
 JACKSON III, LLC
 INSTR. NO. 100005802



SURVEYED FOR:
JACKSON III, LLC
SITE PLAN FOR REZONING
LOTS 3 THRU 9, PART OF LOT 10, PART
OF 16' ALLEY, & PART OF VACATED
YANCY STREET
BLOCK 79,
RIVERMONT PLAN "B"
CITY OF LYNCHBURG, VIRGINIA

Nixon Land Surveying, L.L.C.
 1063C Airport Road
 Lynchburg, VA 24502
 Phone: (434) 237-3600
 Fax: (434) 237-0699

Email: ren@nixonllc.com
 www.nixonllc.com

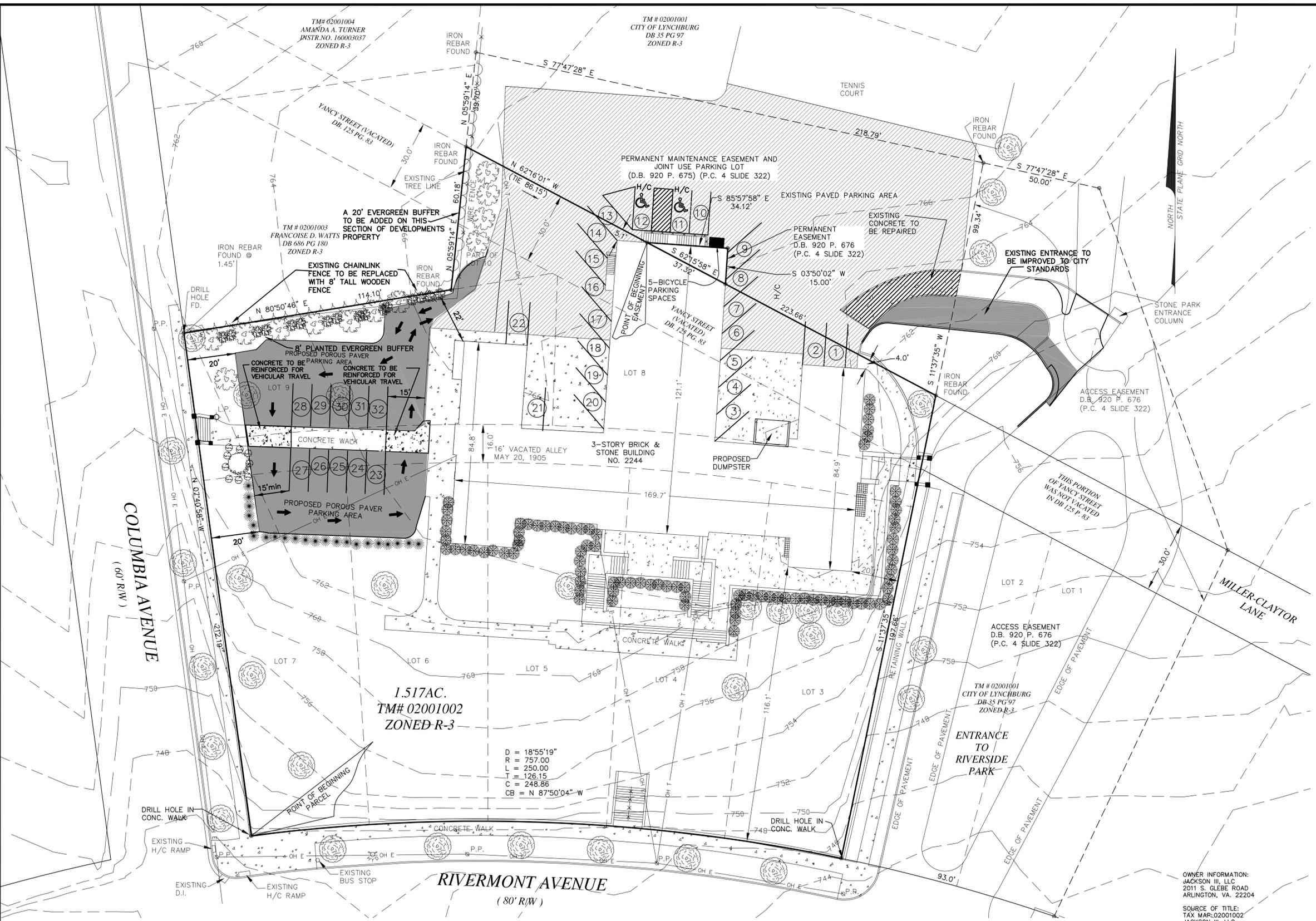
COMM. NO.: 2016108 | REVISED: 08/26/16
 SCALE: 1"=20' DR. BY: VPB | DATE: 07/14/16
 SHEET: 1 OF 1 CHK. BY: REN DRW. NME. REZONE

REV. 09/09/16
 REV. 09/01/16

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT AT PLANTING	REMARKS
⊙	1	RED MAPLE	ACER RUBRUM	1-1/2" CAL	4'	WELL BRANCHED
⊙	19	DWARF JAPANESE HOLLY	ILEX CRENATA	N/A	3'	FULL PLANT
⊙	22	RHODODENDRON 'PINK PEARL'	RHODODENDRON 'PINK PEARL'	N/A	3'	FULL PLANT
⊙	12	GREEN GIANT ARBOVITAE	THUJA STANDISHII x PPLICATA 'GREEN GIANT'	1-1/2" CAL	4'	WELL BRANCHED
⊙	16	JAPANESE FALSECYPRESS	CHAMAECYPARIS PISIFERA 'VINTAGE GOLD'	N/A	3'	FULL PLANT

EXISTING LANDSCAPE:
 ⊙ EXISTING TREES
 ⊙ EXISTING SHRUBS



SEC. 35.1-25.1.7 PARKING SCREENING 164' STREET FRONTAGE 1-LARGE SHRUB / 3' FRONTAGE = 54 LARGE SHRUBS REQUIRED 54 LARGE SHRUBS PROVIDED	SEC. 35.2-63.10 BUFFERING AS REQUIRED BY CODE
SEC. 35.1-25.1.8 STREET STREET 462.19' FRONTAGE / 40' = 12 REQ'D THERE ARE 11 EXISTING TREES ALONG THE CITY RIGHT OF WAY. THERE ARE ALSO EXISTING MATURE TREES INSIDE OF THE PROPERTY ALONG THE RIGHT OF WAY	SEC. 35.1-25.1.10 UTILITY SCREENING AROUND ANY EXISTING AND PROPOSED LOCATION OF HVAC UNITS & ABOVE GROUND UTILITIES

SEC. 35.1-25.1.8 FOUNDATION PLANTINGS 255' FOUNDATION THIS PROPERTY HAS EXISTING MATURE FOUNDATION PLANTINGS AND ORNAMENTAL TREES.	SEC. 35.1-25.1.7 PARKING AREA LANDSCAPING 11 SPACES PROPOSED / 8 TREES = 2 REQ'D 11 SPACES PROPOSED / 1 SHRUB = 11 REQ'D 2 SHADE TREES REQUIRED 3 SHADE TREES PROVIDED 11 MEDIUM SHRUBS REQUIRED 24 MEDIUM SHRUBS PROVIDED
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Parcel ID	Address	Owner
02006004	2239 RIVERMONT AVE	BARE, WILLIAM D & SARAH H
02006007	2233 RIVERMONT AVE	BARTHOLOMEW, SANDRA C
02005001	101 COLUMBIA AVE	BURTNER, W C JR & YORK, PAMELA K
02001001	2238 RIVERMONT AVE	CITY OF LYNCHBURG
02001005	70 COLUMBIA AVE	COMNINAKI, REBECCA ERIN
02006005	2237 RIVERMONT AVE	CRANK, PATRICIA C TRS
02003003	2214 RIVERMONT AVE	DODGION, WAVERLY C & LOUISE S
02001006	68 COLUMBIA AVE	EDICK, SUZANNE D
02006002	2243 RIVERMONT AVE	HADDEN, TRUDIE M & PRINCE, JENNIFER
02006003	2241 RIVERMONT AVE	HARVEST INVESTMENTS INC
02005004	2306 RIVERMONT AVE	HAYS, JOHN J & WETAWNA G
02003002	2216 RIVERMONT AVE	HEAD, DIGHTON L & NANCY E
02006008	2213 RIVERMONT AVE	HOMMEL, GARRET M & HOMMEL, MICHAEL J
02001002	2244 RIVERMONT AVE	JACKSON III LLC
02004005	47 COLUMBIA AVE	MARTIN, MARILYN K
02005002	2300 RIVERMONT AVE	MCCRAW, BUSEY T JR
02011001	2301 RIVERMONT AVE	MORRIS, STEPHEN E & KATHY B
02006001	2245 RIVERMONT AVE	SARANTOS, CHRISTOS N & ELLEN L
02001007	40 COLUMBIA AVE	TENNIS, DAVID C
02001004	96 COLUMBIA AVE	TURNER, AMANDA A
02001003	100 COLUMBIA AVE	WATTS, FRANCOISE D
02003001	2236 RIVERMONT AVE	WHEELER, HAROLD W JR & SHARON L
02005006	2305 MEMPHIS AVE	WORSHAM, KATHLEEN B

INSPECTIONS DIV

AUG 22 2016

RECEIVED

Francoise Watts
100 Columbia Ave
Lynchburg, VA 24503

to the Chair of the Planning
Commission
and the Mayor of Lynchburg

August 17, 2016

Dear Sir, Dear Madam Mayor:

I understand that a driveway is planned to give access to the building formerly known as the Virginia School of the Arts. The driveway will begin on Columbia Ave. I would like to express my concern about the nuisance this driveway will cause for my property: 29 cars daily will pass in front of my windows.

I have lived at this address for 30 years and never imagined that I would have to see my property changing to that point. There will be noise when now there is calm. My property will certainly lose in value.

I ask that you reconsider this plan. There is ample access from Rivermont entrance.

I plan to voice my opposition to this project on Oct 11 at City Hall. I am of course not opposed to the project of 29 apartments in this location, just opposed to the proposed driveway.

Thank you for your consideration.

Francoise Watts

(_____)

We the undersigned residents of Wards 1 and 2, City of Lynchburg, VA object to the changing of the old Garland Rhodes school building zone designation of R3 to R4 zoning due to:

1. Current congested traffic on Rivermont Avenue,
2. Lack of sufficient parking for the increase in residents, and
3. Increase of resident occupancy within the proposed apartment building.

Kathie Carwile Morgan
3400 Rivermont Ave

Bonnie Wansker
2305 Memphis Ave

With R3 - 16.5 units
With R4 - 33 up^{to} units