

The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission

From: Planning Division

Date: September 9, 2015

**Re: Future Land Use Map (FLUM) Amendment: 5205 Pleasant Valley Road -
Neighborhood Commercial to Community Commercial**

**Rezoning: 5205 Pleasant Valley Road- R-2, Low-Medium Density, Single-Family
Residential & B-3C, Community Business District (Conditional) to B-5C, General
Business District (Conditional)**

I. PETITIONER

D & D Trucking, LLC, 1402 Dogwood Hills Road, Goode, VA 24556

Representative: Norm Walton, Perkins & Orrison, Inc., 27 Green Hill Drive, Forest, VA 24551

II. LOCATION

The subject property includes one tract of approximately five and four hundred twenty-three (5.423) acres located at 5205 Pleasant Valley Road.

Property Owner: Lynchburg, LLC, 5788 Kathryn Drive, Roanoke, VA 24014

III. PURPOSE

The purpose of the petition is to amend the Future Land Use Map from Neighborhood Commercial to Community Commercial and to rezone the property from R-2, Low-Medium Density, Single-Family Residential and B-3C, Community Business District (Conditional) to B-5C, General Business District (Conditional) to allow the use of the property as a truck storage yard.

IV. SUMMARY

- The *Future Land Use Map (FLUM)* recommends a Neighborhood Commercial land use for the area.
- The property is located in the area covered by the Tyreanna /Pleasant Valley Neighborhood Plan.
- The property is located at a “minor” gateway into the City. Minor gateways are designated in locations where secondary roads cross City boundaries.
- The property is located in the Tyreanna Development /Redevelopment area. These areas encourage smart growth techniques on key grayfield and greenfield sites.
- The Tyreanna / Pleasant Valley Neighborhood Plan specifically states that the parcel at 5205 Richmond Highway (now Pleasant Valley Road) will continue to be suitable for neighborhood serving commercial and will also serve travelers along Route 460. (p.39)
- The property owner has been notified that the current use of the property for truck storage is not in compliance with the current B-3C, Community Business District (Conditional) zoning.

The Planning Division recommends denial of the Future Land Use Map amendment and rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Future Land Use Map (FLUM)* of the *Comprehensive Plan 2013-2030* recommends a Neighborhood Commercial use for the property. Neighborhood Commercial areas are sized and designed to 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 Tyreanna / Pleasant Valley Neighborhood Plan was adopted by Council on July 8, 2003. The plan specifically states that the parcel at 5205 Richmond Highway (now Pleasant Valley Road) will continue to be suitable for neighborhood serving commercial and will also serve travelers along Route 460. (p.39) With the closure of the Landfill, the Tyreanna / Pleasant Valley Neighborhood Plan will be updated to determine post closure uses and to revisit other planned aspects of the area. The plan is scheduled for update in early 2016 after the completion of the Zoning Ordinance rewrite. It is not recommended to amend the future land use or zoning in the area until after this update has been completed.

Community Commercial areas contain retail, personal service, entertainment, and restaurant uses that draw customers from at least several neighborhoods, the entire City or the region. Community Commercial areas contain clusters of businesses, often at major intersections, and shopping centers. Most community shopping centers range from 100,000 to 200,000 square feet and serve 40,000 to 70,000 people. Regional shopping centers would be at least as large as Community Commercial ones, 100,000 to 200,000 square feet, possibly larger, if parcels of sufficient size can be found or assembled. They are intended to serve 70,000 to 100,000 people. Office, research and development, and technology development uses may be permitted in Community Commercial areas as long as traffic and other impacts to the community are mitigated. In particular, conversion of existing vacant retail space to these uses may be appropriate in areas where there is sufficient retail to serve the community and space for employment uses is needed. Residential uses may be established on the upper floors of commercial structures or as transitional structures between residential and commercial buildings. (pp. 75-76)

2. **Zoning.** The subject property was annexed into the City in 1976. The existing B-3C, Community Business District (Conditional) zoning was established on July 9, 1996. At this time, Council rezoned the property from R-2, Low-Medium Density, Single-Family Residential District to B-3C, Community Business District (Conditional) to allow the construction of a convenience store/restaurant. The remaining R-2, Low-Medium Density, Single-Family Residential District was established in 1978 with the adoption of the current Zoning Map.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
 1. The site shall be built in substantial conformance to the site plan submitted for the rezoning.
 2. Screening shall be provided along Concord Turnpike and Pleasant Valley Road and along the rear property lines to screen truck and trailer parking from view. The rear property line is mostly screened, vegetation or landscaping may need to be supplemented to adequately screen the site from view. We will work with Lynchburg Community Development Planning Department to assure that the screening is adequate.

3. Any site lighting will not illuminate adjacent properties. This can be accomplished by directional shielding or buffering.
 4. The following uses shall not be allowed on this property by this proffer:
 - a. Armories
 - b. Rebuilding and retreading establishments
 - c. Bottling plants
 - d. Billboards
 - e. Dairies, pasteurizing plants, or ice cream manufacture
 - f. Dance halls
 - g. Drive-in theaters
 - h. Custom furniture manufacture
 - i. Commercial kennels for dogs and other pets
 - j. Printing plants
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 May 14, 1985, Council approved the Conditional Use Permit (CUP) petition of Tyreeanna United Methodist Church to allow the construction of a building addition at 5219 Tyreeanna Road.
 - On July 9, 1996, Council approved the rezoning request of P.M. Properties to rezone the property at 5205 Richmond Highway (Pleasant Valley Road) from R-2, Low-Medium Density, Single-Family Residential District to B-3C, Community Business District (Conditional) to allow the use of the property as a convenience store / restaurant.
 - On July 9, 1996, Council approved the CUP petition of P.M. Properties to allow fuel pumps (including diesel fuel) as an accessory use to the convenience store at 5205 Richmond Highway (Pleasant Valley Road). Condition #5 of Resolution #R-96-205 specifically states that the property is not to be used as storage or transfer facility.
 - On May 13, 1997, Council approved the CUP petition of C.F.W. Communications to allow the installation of telecommunications equipment at 5715 Richmond Highway (Pleasant Valley Road).
 - On February 24, 1998, Council approved the petition of Roy Templeton to rezone 4928 Richmond Highway from R-2, Low-Medium Density, Single-Family Residential District to B-3C, Community Business District (Conditional) to allow the construction of a convenience store.
 - On May 14, 2000, Council approved the CUP petition of Pleasant Valley Baptist Church to allow the construction of a new sanctuary, parking area, child care facility and gymnasium at 5517 Richmond Highway (Pleasant Valley Road).
 - On July 8, 2003, Council adopted the Tyreeanna / Pleasant Valley Neighborhood Plan as part of the City’s Comprehensive Plan.
 - On April 13, 2004, Council approved the petitions of Truck Enterprises, Inc. to amend the Future Land Use Map from Low Density Residential to Employment 1 and to rezone the property from R-2, Low-Medium Density, Single-Family Residential to B-5C,

General Business District (Conditional) at 5605 Richmond Highway (Pleasant Valley Road) to allow the construction of a truck dealership, repair and parts facility.

- On June 11, 2013, Council approved the CUP petition of Cellco Partnership (Verizon Wireless) to install telecommunications equipment at 5700 Pleasant Valley Road.

6. **Site Description.** The subject property includes one tract totaling approximately five and four hundred twenty-three (5,423) acres located at 5205 Pleasant Valley Road. The property is predominantly level. The property contains a one (1) story, two thousand, four hundred sixty-eight (2,468)-square foot, fire resistant, commercial structure constructed in 1980 and a seven hundred thirty-two (732) square foot vacant “cabin” constructed in 1900.
7. **Proposed Use of Property.** If the FLUM amendment and rezoning are approved, a three thousand six hundred (3,600) square foot addition containing three truck bays would be constructed on the northeast corner of the building. In addition to the truck bays, a one thousand three hundred eighty (1,380) square foot shed roof would be constructed. The remainder of the property would be used for truck and trailer storage.
8. **Traffic, Parking and Public Transit.** The City’s Traffic Engineer made the comment that driveway entrances should be consolidated to the entrances furthest from the intersection of Concord Turnpike & Pleasant Valley Road. A total of four (4) entrances exist to the site; two (2) each on Concord Turnpike & Pleasant Valley Road. The submitted site plan indicates for the entrances to be consolidated by adding striping over existing entrances. This is not an acceptable approach to consolidate the entrances.

A total of fourteen (14) parking spaces would be required for the development as proposed. Fourteen (14) spaces are indicated on the preliminary site plan. There are seven (7) existing parking spaces and seven (7) are proposed.

The area is not served by the Greater Lynchburg Transit Company (GLTC).

9. **Stormwater Management.** A stormwater management plan would not be required as disturbed areas are not proposed to exceed five thousand (5,000) square feet.
10. **Emergency Services.** The City Fire Marshal had no concerns regarding the proposed rezoning. The City’s Police Department made recommendations for security purposes for consideration by the petitioner.
11. **Impact.** The petition proposes to amend the *Future Land Use Map* from Neighborhood Commercial to Community Commercial and to rezone the property to B-5C, General Business District (Conditional) to allow the use of the property from truck maintenance, office use and a truck and trailer storage area.

The property has been recommended for Neighborhood Commercial land use since 2003 when the *Tyreeanna/Pleasant Valley Neighborhood Plan* was adopted. This recommended land use was reaffirmed with the recent adoption of the City’s *Comprehensive Plan 2013-2030*. The recommended land use is consistent with the current zoning which allows the use of the property as a convenience store with fueling capabilities.

The subject property is directly adjacent to and across the street from properties zoned and used for R-2, Low-Medium Density, Single-Family & R-3, Medium Density, Two-Family Residential uses.

The proposed use of the property for truck and trailer storage combined with a building addition for truck maintenance is not in keeping with the *Tyreeanna /Pleasant Valley Neighborhood Plan* or the *Comprehensive Plan 2013-2030*. While the petitioner has made attempts

on the submitted site plan to screen the storage area from Concord Turnpike and Pleasant Valley Road, the indicated material will not adequately screen the use. The petitioner proposes to construct the proposed building and clad the existing building in metal.

The proposed zoning of B-5, despite the proffers to limit certain uses, is the most intense commercial zoning classification in the city. The proposed use would do little to enhance this gateway into the city, fulfill the goals and objectives of the Tyreeanna /Pleasant Valley Neighborhood Plan, the City's *Comprehensive Plan 2013-2030* and would be incompatible with the neighborhood.

With the closure of the Landfill, the Tyreeanna /Pleasant Valley Neighborhood Plan is proposed to be updated; however, it is unlikely that the proposed use would be in keeping with future updates.

- 12. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary rezoning plan on August 18, 2015.

VI. PLANNING DIVISION RECOMMENDATION

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

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council denial of the petition of D & D Trucking, LLC to:

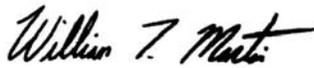
Amend the *Future Land Use Map (FLUM)* for approximately five and four hundred twenty-three thousandths (5.423) acres located at 5205 Pleasant Valley Road from Neighborhood Commercial to Community Commercial.

Rezone approximately five and four hundred twenty-three thousandths (5.423) acres located at 5205 Pleasant Valley Road from B-3, Community Business District (Conditional) to B-5C, General Business District (Conditional) subject to the following voluntarily submitted proffers:

- 1. The site shall be built in substantial conformance to the site plan submitted for the rezoning.**
- 2. Screening shall be provided along Concord Turnpike and Pleasant Valley Road and along the rear property lines to screen truck and trailer parking from view. The rear property line is mostly screened; vegetation or landscaping may need to be supplemented to adequately screen the site from view. We will work with Lynchburg Community Development Planning Department to assure that the screening is adequate.**
- 3. Any site lighting will not illuminate adjacent properties. This can be accomplished by directional shielding or buffering.**

- 4. The following uses shall not be allowed on this property by this proffer:**
- a. Armories**
 - b. Rebuilding and retreading establishments**
 - c. Bottling plants**
 - d. Billboards**
 - e. Dairies, pasteurizing plants, or ice cream manufacture**
 - f. Dance halls**
 - g. Drive-in theaters**
 - h. Custom furniture manufacture**
 - i. Commercial kennels for dogs and other pets**
 - j. Printing plants**

This matter is respectfully offered for your consideration.

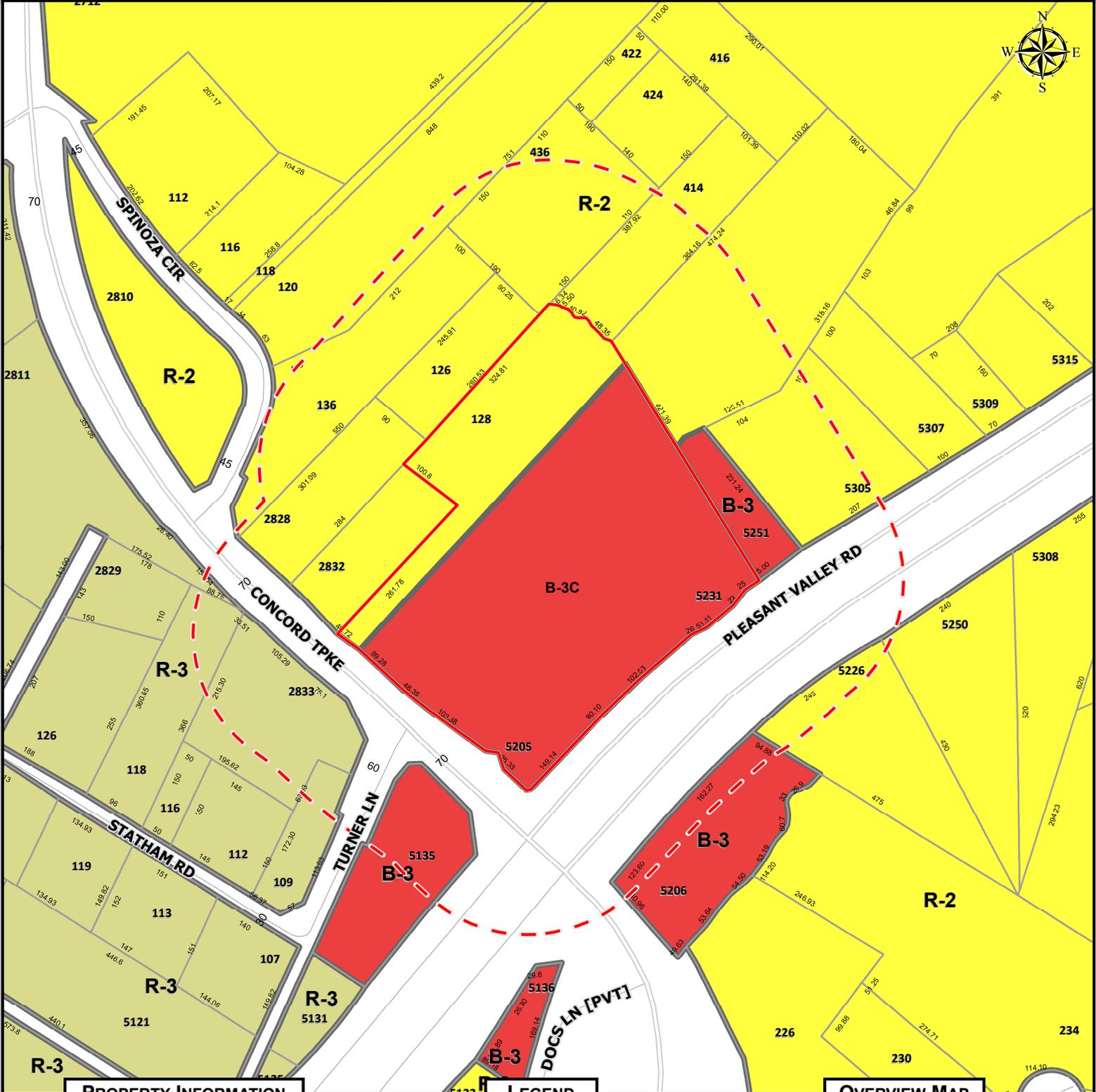


William T. Martin, AICP
City Planner

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. Don DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Mr. Norm Walton, Representative
Mr. Tim Phelps, Property Owner
Mr. Dennis Gardner, Petitioner

VII. ATTACHMENTS

- 1. Zoning Map**
- 2. FLUM Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Rezoning Plan**
- 6. Narrative**
- 7. Property Photograph**



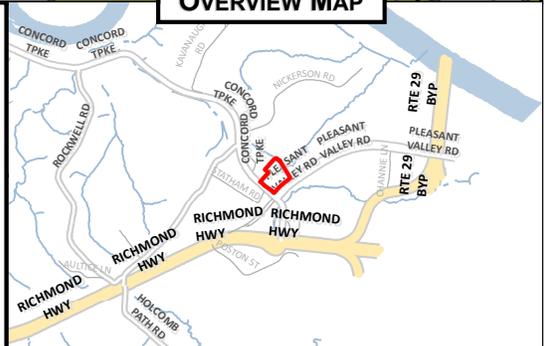
PROPERTY INFORMATION

PARCEL ID	ADDRESS
27702009	5205 PLEASANT VALLEY RD

LEGEND

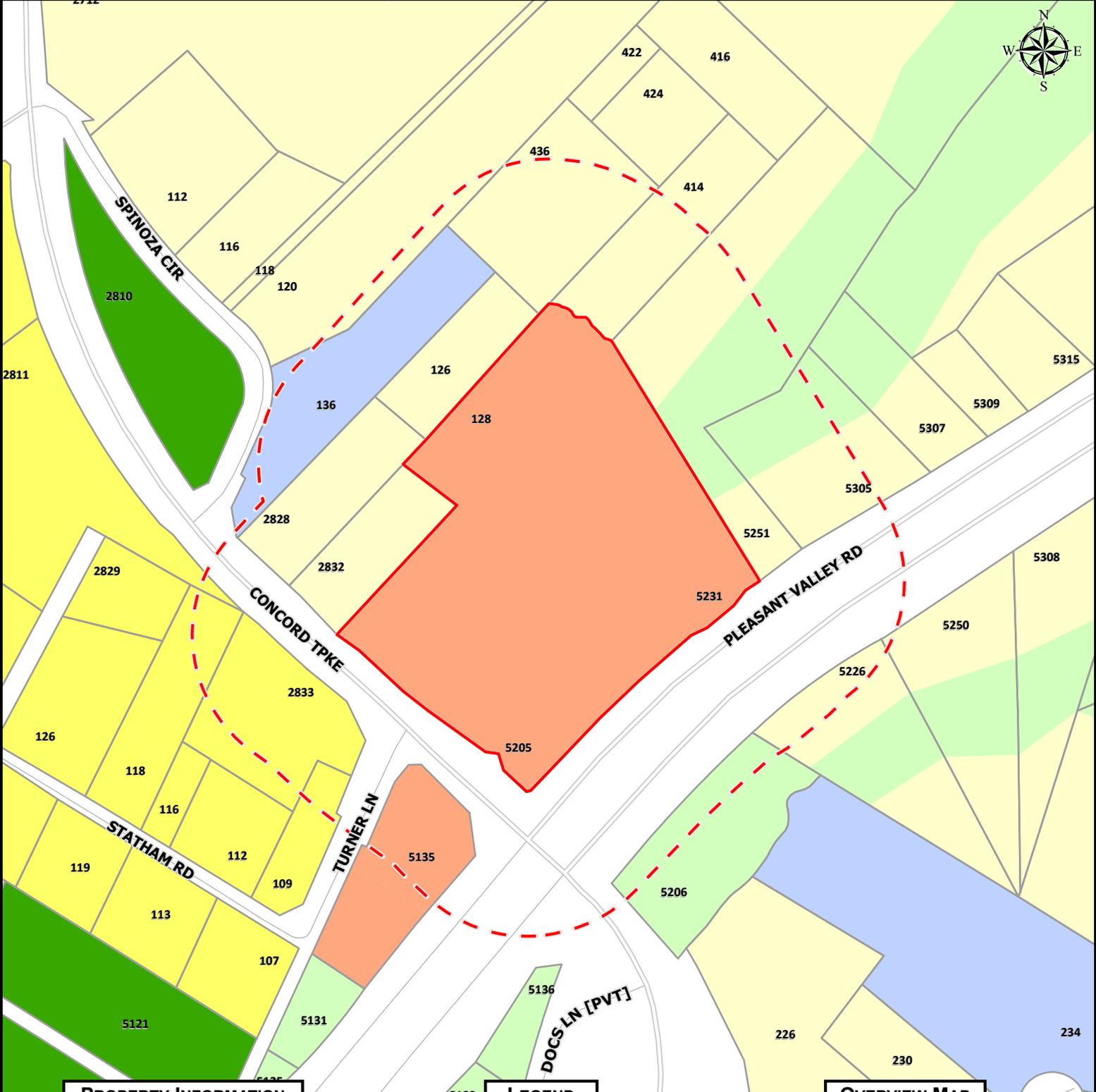
- Subject Property**
- 215' Buffer**
- B-1**
- B-2**
- B-3**
- B-4**
- B-5**
- B-6**
- I-1**
- I-2**
- I-3**
- R-1**
- R-2**
- R-3**
- R-4**
- R-5**
- R-C**

OVERVIEW MAP



MAP SCALE: 1" to 4,000' DATE PRINTED: 9/4/2015

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.



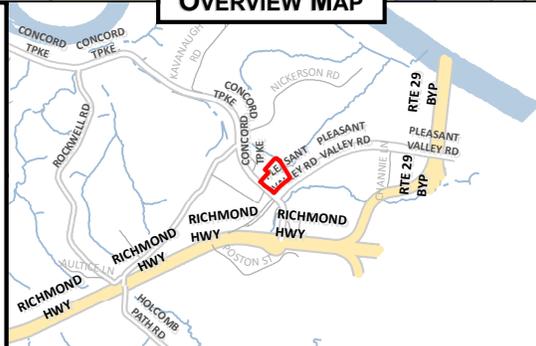
PROPERTY INFORMATION

PARCEL ID	ADDRESS
27702009	5205 PLEASANT VALLEY RD

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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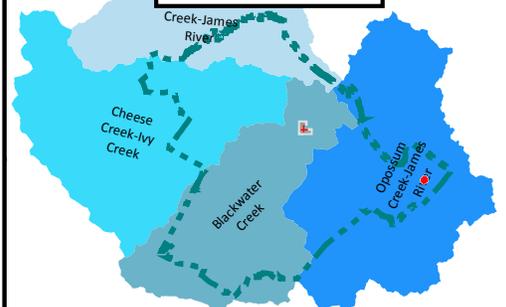
PROPERTY INFORMATION

PARCEL ID	ADDRESS
27702009	5205 PLEASANT VALLEY RD

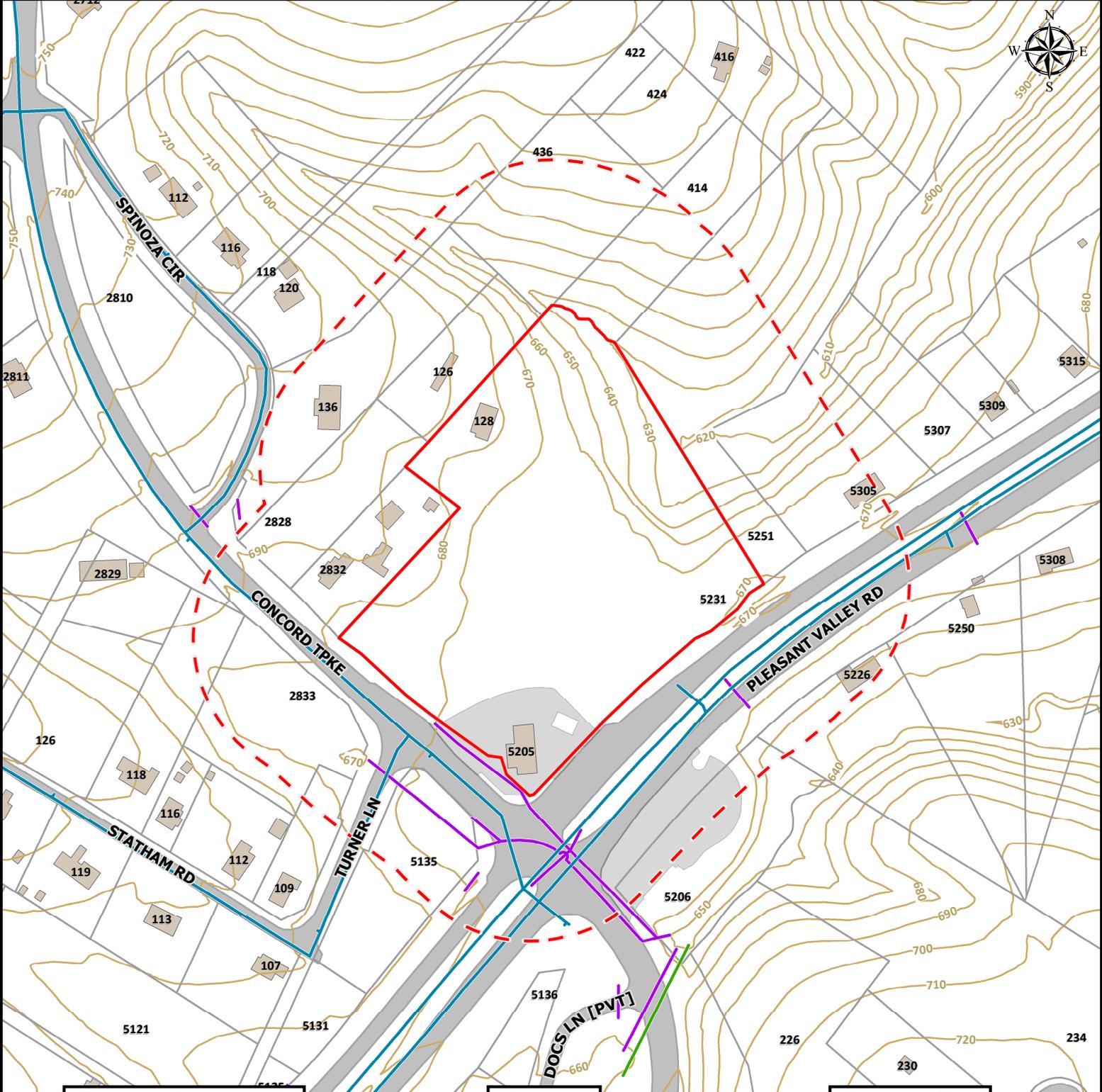
LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 33,333 DATE PRINTED: 9/4/2015



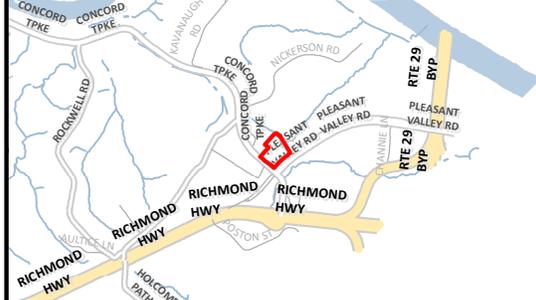
PROPERTY INFORMATION

PARCEL ID	ADDRESS
27702009	5205 PLEASANT VALLEY RD

LEGEND

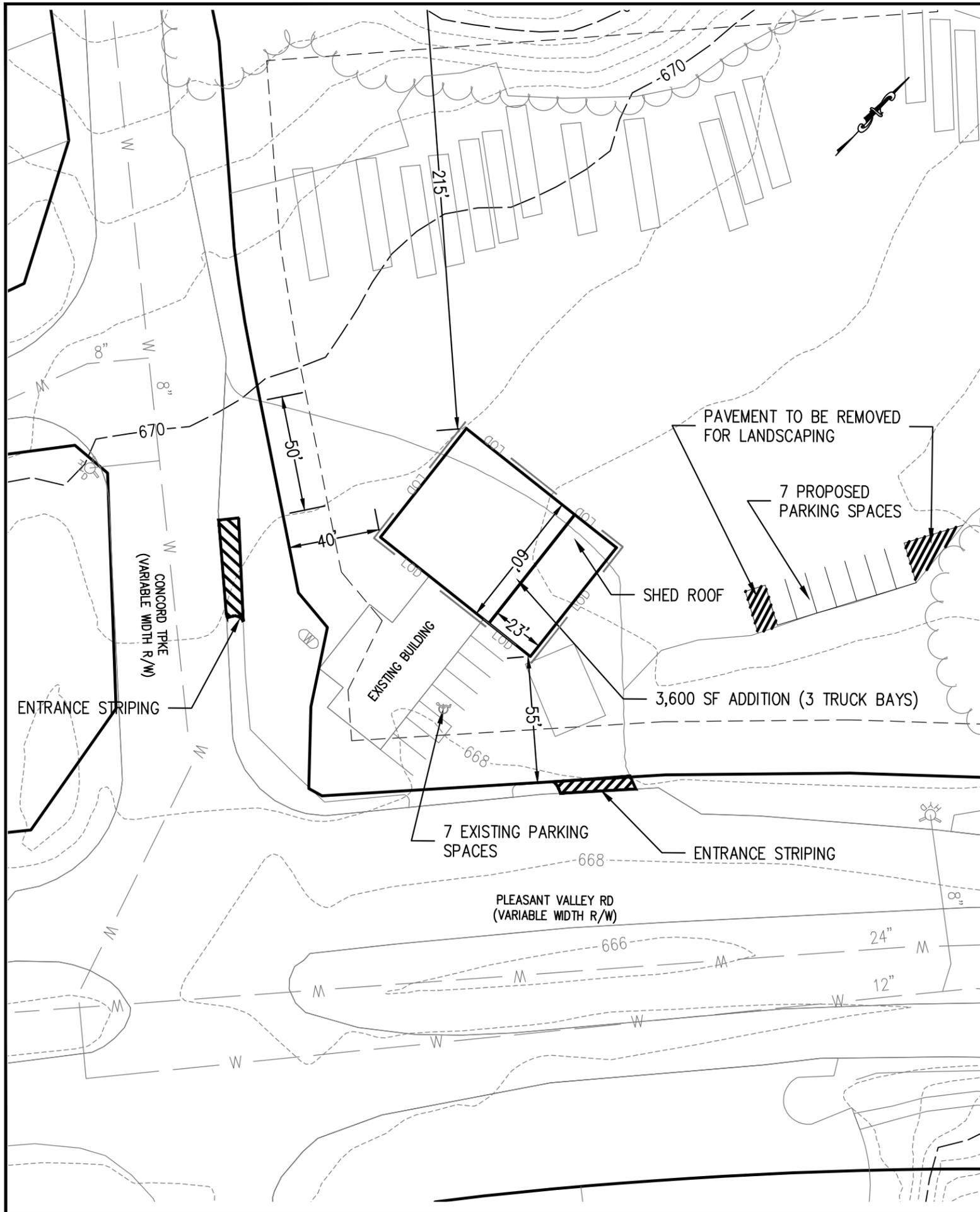
	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Structure	Roadway (solid grey)	Parking (dashed grey)	Sidewalk (dashed grey)
Planimetrics	Driveway (solid grey)	10' (dashed grey)	10' Obs (dashed grey)
Topography	Contour (solid orange)	10' (dashed orange)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

OVERVIEW MAP

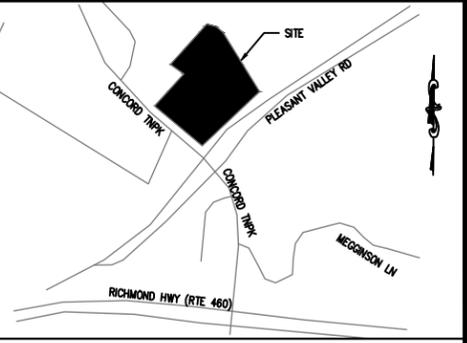


MAP SCALE: 1" to 4,000' DATE PRINTED: 9/4/2015

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PROPERTY INFORMATION:
 PARCEL ID: 277-02-009
 PROPERTY ADDRESS: 5205 PLEASANT VALLEY RD
 OWNER: LYNCHBURG LLC
 REZONING APPLICANT: DD&D TRUCKING, LLC
 TOTAL ACREAGE: APPROXIMATELY 5.423 ACRES
 TOTAL AREA TO BE REZONED: 5.423 AC.



CURRENT ZONING: B-3C (COMMUNITY BUSINESS CONDITIONAL)
 R-2 (LOW-MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL)
PROPOSED ZONING: B-5
CURRENT USE: FORMER GAS STATION
PROPOSED USE: TRUCKING COMPANY

LOT REQUIREMENTS:
 LOT SIZE: 6,000 SQ FT
 FRONT YARD 40 FT REQ'D
 SIDE YARD 8 FT REQ'D
 REAR YARD 35 FT

SHEET INDEX:

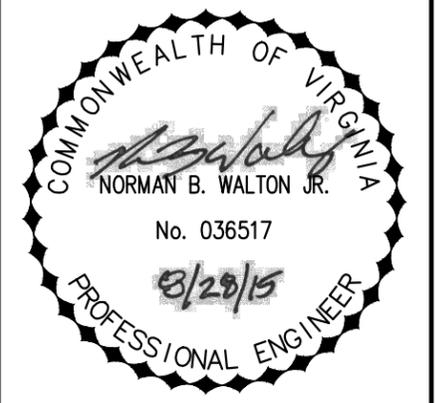
SHEET NO.	SHEET TITLE
1 OF 3	COVER/SITE LAYOUT SHEET
2 OF 3	BOUNDARY
3 OF 3	LANDSCAPE PLAN

PARKING CALCS:
 OFFICE USE: 2 SPACE PER 1,000 SF
 3,000 SF / 1,000 = 3 * 2 = 6 SPACES REQUIRED
 AUTOMOBILE SERVICE STATIONS: 2 SPACES PER 1 SERVICE BAY & 2 SPACES PER 3 EMPLOYEES ON MAIN SHIFT
 3 SERVICE BAYS * 2 = 6 SPACES REQUIRED
 3 EMPLOYEES = 2 SPACES REQUIRED
 7 EXISTING SPACES PROVIDED INCLUDING 1 HC SPACE
 7 NEW SPACES PROVIDED

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A PRELIMINARY LAYOUT FOR THE REZONING PROCESS. THE ACTUAL LAYOUT MAY CHANGE SLIGHTLY WHEN ACTUAL CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY FOR REVIEW, BUT SHALL REMAIN IN GENERAL CONFORMANCE TO THIS PLAN.
 2. THE AREA OF LAND DISTURBANCE WILL BE LESS THAN 5,000 SF, THEREFORE NO STORMWATER MANAGEMENT/QUALITY WILL BE REQUIRED. A SEPARATE EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBMITTED.
 3. THE PROPERTY SHOWN HEREON IS NOT WITHIN A FEMA 100 YEAR FLOOD PLAIN. SEE PANEL# 5100930063D, UNSHADED ZONE "X", DATED JUNE 3, 2008.
 4. LANDSCAPING WILL BE PROPOSED PER THE CITY OF LYNCHBURG'S LANDSCAPE ORDINANCE. LANDSCAPING SHOWN HEREIN IS SHOWN TO BE IN CONFORMANCE WITH THE LANDSCAPING ORDINANCE.
 5. EROSION AND SEDIMENT CONTROL MEASURES WILL BE USED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. E&S MEASURES ARE NOT SHOWN ON THIS PLAN, BUT WILL BE INCLUDED WITH THE ACTUAL SITE PLAN WHEN SUBMITTED.
 6. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE, FEDERAL, AND LOCAL PERMITS REQUIRED FOR THE DEVELOPMENT OF THIS SITE.
 7. THIS SITE IS SERVED BY PUBLIC WATER & PRIVATE SEPTIC.
 8. BACKFLOW PREVENTION SHALL BE INSTALLED AT METER.
 9. WASH WATER SHALL NOT BE DISCHARGED TO GRADE.
 10. THIS SITE IS SERVED BY PUBLIC WATER & PRIVATE SEPTIC

LEGEND
 PROPOSED PAVED PARKING

PERKINS & ORRISON
 ENGINEERS ▲ PLANNERS ▲ SURVEYORS
 PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: PNO@PERKINS-ORRISON.COM
 27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



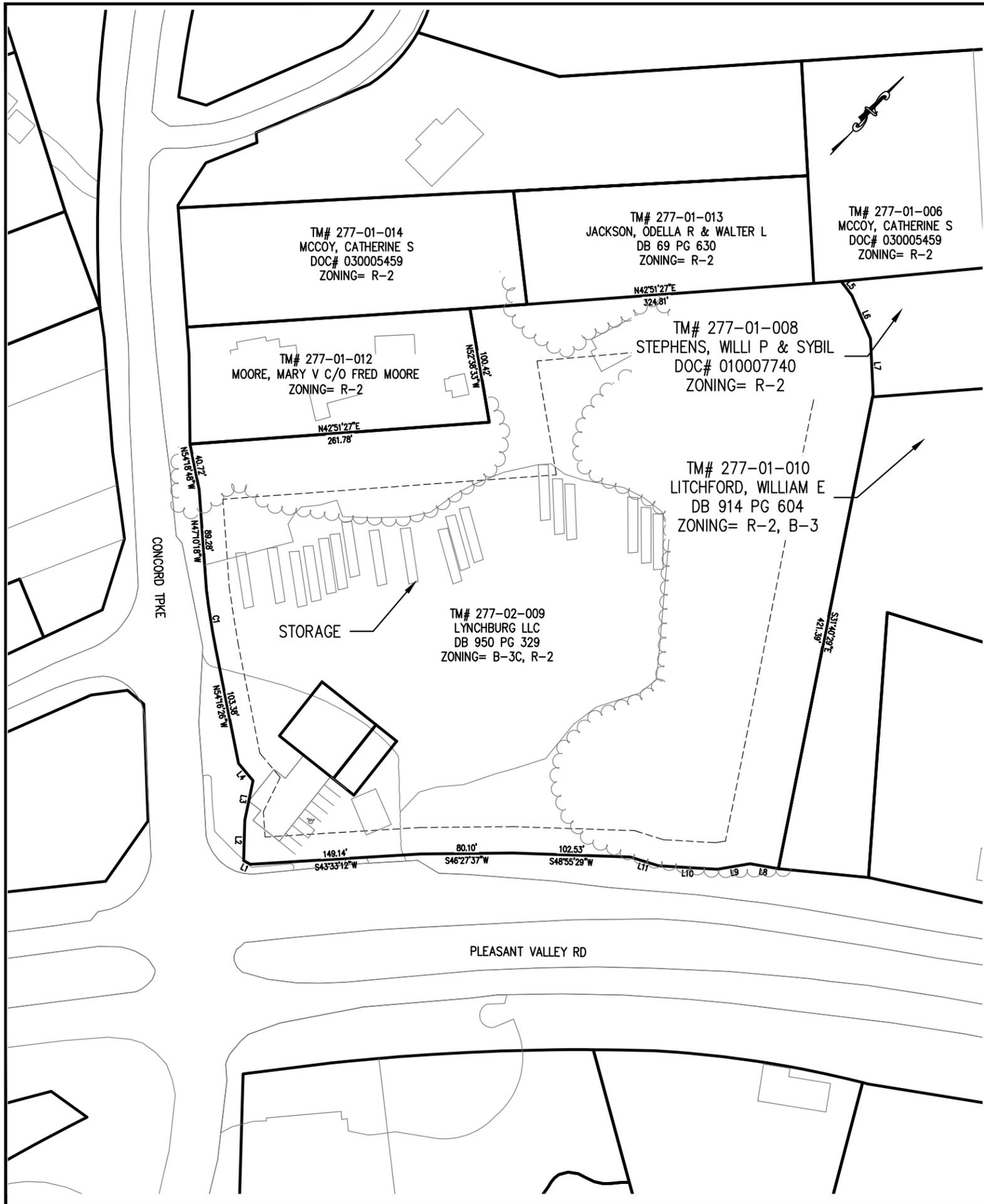
JOB:
 REZONING PLAN FOR
 5205 PLEASANT VALLEY RD
 LYNCHBURG, VA

CLIENT:
 DD&D TRUCKING, LLC

MARK	DATE	DESCRIPTION
1	08/28/15	REV PER CITY COMMENTS

ISSUE: 08/04/15
CONTOUR INTERVAL: 2'
DRAWN BY: MJD
CHECKED BY: NBW

COVER SHEET
SITE LAYOUT SHEET
 GRAPHIC SCALE
 0 50 100
 1"=50'
 JOB NO 15278 SHEET NO 1 OF 3



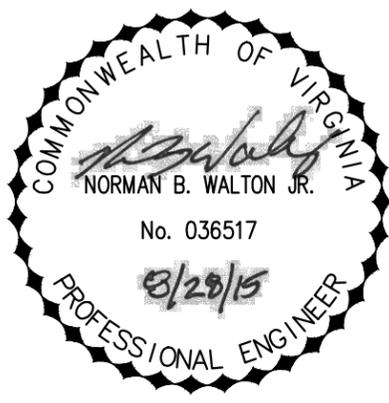
CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C2	48.35'	606.62'	S51°59'26"E	48.34'	4°34'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°51'07"W	6.56'
L2	N41°28'48"W	35.33'
L3	N31°12'20"W	35.11'
L4	N82°56'29"W	19.56'
L5	S80°26'11"E	15.50'
L6	S66°14'27"E	40.92'
L7	S45°34'25"E	48.35'
L8	S56°52'40"W	25.15'
L9	S37°39'15"W	29.01'
L10	S50°17'51"W	51.11'
L11	S64°24'48"W	26.11'



PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



JOB:
**REZONING PLAN FOR
 5205 PLEASANT VALLEY RD**

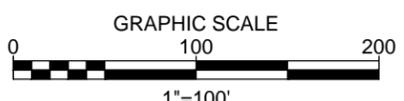
LYNCHBURG, VA

CLIENT:
DD&D TRUCKING, LLC

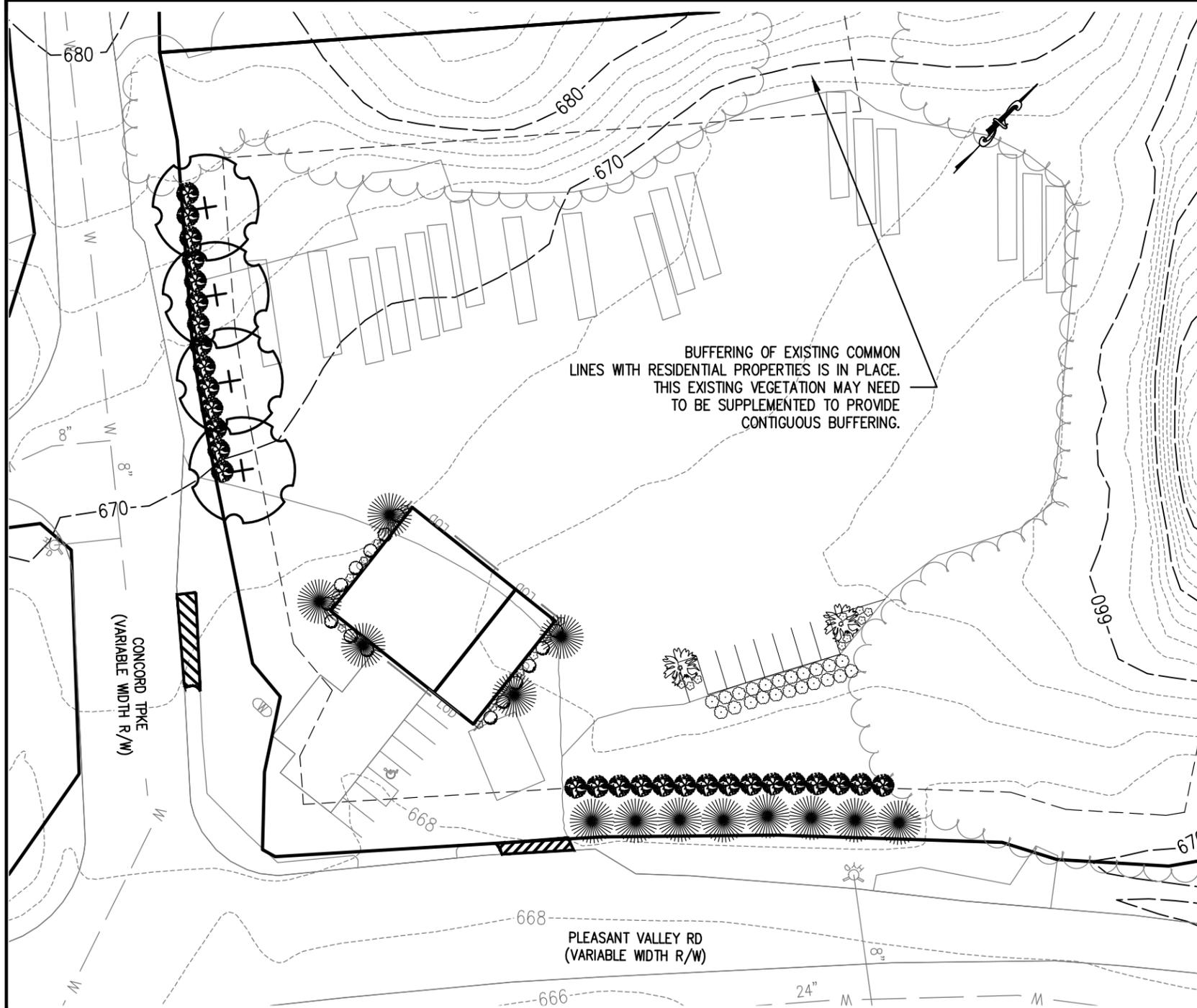
MARK	DATE	DESCRIPTION
1	08/28/15	REV PER CITY COMMENTS

ISSUE: 08/04/15
 CONTOUR INTERVAL: 2'
 DRAWN BY: MJD
 CHECKED BY: NBW

BOUNDARY SHEET



P:\2015\15278-5205 PLEASANT VALLEY RD REZONING\DWG\C-RZ-15278.dwg 8/28/2015 2:36 PM



SEC. 35.1-25.1.7. PARKING AREA LANDSCAPING.
 PARKING AREAS ARE SUBJECT TO THE FOLLOWING LANDSCAPING STANDARDS:
 (B) PARKING AREAS WITH LESS THAN TWO HUNDRED (200) PARKING SPACES.
 (1) ONE (1) SHADE TYPE TREE FOR EVERY EIGHT (8) PARKING SPACES, PLANTED WITHIN LANDSCAPE ISLANDS, REASONABLY DISPERSED WITHIN THE PARKING AREA SO THAT NO MORE THAN FIFTEEN (15) TO TWENTY (20) PARKING SPACES EXIST BETWEEN LANDSCAPE ISLANDS.
 (2) ONE (1) MEDIUM SHRUB FOR EVERY ONE (1) PARKING SPACE SHALL BE PLANTED WITHIN LANDSCAPE ISLANDS CONTAINING REQUIRED TREES.
 7 PARKING SPACES = 1 SHADE TREE AND 7 MEDIUM SHRUBS REQUIRED / 2 SHADE TREES AND 9 MEDIUM SHRUBS PROVIDED
 (E) PARKING AREA SCREENING.
 (1) IN ALL INSTANCES WHERE PARKING AREAS ARE ADJACENT TO PUBLIC OR PRIVATE STREETS, A SCREEN WITH A MINIMUM HEIGHT OF THREE (3) FEET AT TIME OF INSTALLATION SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PARKING AREA EXCLUSIVE OF DRIVEWAYS AND ENTRANCES. THE MINIMUM PLANTING WIDTH FOR THE SCREEN SHALL BE SIX (6) FEET.
 (2) FOR THE PURPOSES OF THIS SECTION, ANY OF THE FOLLOWING COMBINATION OF LANDSCAPING AND BERMS MAY BE USED TO FULFILL THIS REQUIREMENT:
 (A) ONE (1) LARGE SHRUB PER THREE (3) FEET OF STREET FRONTAGE.
 + 62 FEET OF STREET FRONTAGE = 21 LARGE SHRUBS REQUIRED / 22 LARGE SHRUBS PROVIDED
 SEC. 35.1-25.1.8. STREET TREES FOR MULTI-FAMILY, COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL DISTRICTS.
 (A) FOR ALL MULTI-FAMILY, COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL DEVELOPMENTS, STREET TREES ARE REQUIRED AT THE RATE OF ONE (1) SHADE TREE FOR EACH FORTY (40) FEET OF STREET FRONTAGE OR IN THE CASE WHERE OVERHEAD UTILITY LINES PROHIBIT THE PLANTING OF SHADE TREES ONE (1) ORNAMENTAL TREE FOR EACH TWENTY (20) FEET OF STREET FRONTAGE.
 + 300 FEET OF STREET FRONTAGE (PLEASANT VALLEY RD) = 8 SHADE TREES REQUIRED / 160 LF ± EXISTING TREELINE AND 8 PROPOSED TREES PROVIDED
 ± 300 FEET OF STREET FRONTAGE (CONCORD TRPK) = 15 SHADE TREES REQUIRED / 60 LF ± EXISTING TREELINE AND 4 PROPOSED TREES PROVIDED
 (A) REQUIRED STREET TREES SHALL BE PLANTED ALONG THE PROPERTY LINE THAT FRONTS THE STREET AND SHALL NOT BE PLANTED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN ANY UTILITY EASEMENTS.
 (B) STREET TREES WITHIN THE SITE DISTANCE TRIANGLE MAY BE RAISED TO ALLOW FOR VISIBILITY. (ORD. OF 6-13-06, #0-06-070; ORD. NO. 0-13-034, 3-12-13)
 SEC. 35.1-25.1.9. FOUNDATION PLANTINGS.
 (A) ALL SIDES OF MULTI-FAMILY, COMMERCIAL, INSTITUTIONAL OR INDUSTRIAL BUILDINGS, WHICH FRONT ON A PUBLIC OR PRIVATE STREET OR ARE VISIBLE FROM AN ADJACENT RESIDENTIAL DISTRICT, SHALL BE LANDSCAPED WITH FOUNDATION PLANTINGS AS FOLLOWS:
 (1) ONE (1) ORNAMENTAL TREE PER FIFTY (50) LINEAR FEET OF BUILDING, AND
 (2) ONE (1) LARGE SHRUB PER TEN (10) LINEAR FEET OF BUILDING, OR
 (3) ONE (1) MEDIUM SHRUB AND ONE (1) SMALL SHRUB PER TEN (10) LINEAR FEET OF BUILDING, OR
 (4) THREE (3) SMALL SHRUBS PER TEN (10) LINEAR FEET OF BUILDING, OR
 (5) ANY COMBINATION OF 2, 3 OR 4 ABOVE.
 (B) FOUNDATION PLANTINGS MAY BE PLACED IN COLLECTIVE GROUPINGS ALONG THE PERIMETER OF THE BUILDING FOR WHICH REQUIRED.
 + 150 LINEAR FEET OF BUILDING = 3 ORNAMENTAL TREES, 15 MEDIUM SHRUBS, AND 15 SMALL SHRUBS REQUIRED / 5 ORNAMENTAL TREES, 15 MEDIUM SHRUBS, AND 15 SMALL SHRUBS PROVIDED

PERKINS & ORRISON
 ENGINEERS ▲ PLANNERS ▲ SURVEYORS
 PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: PNO@PERKINS-ORRISON.COM
 27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



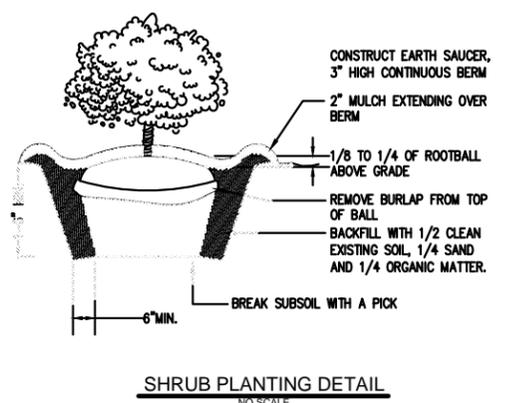
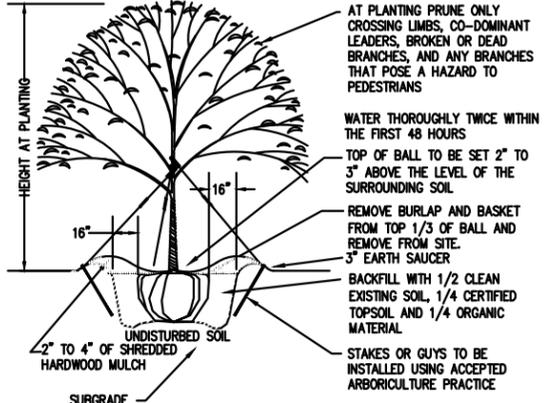
JOB:
**REZONING PLAN FOR
 5205 PLEASANT VALLEY RD**
 LYNCHBURG, VA

CLIENT:
DD&D TRUCKING, LLC

MARK	DATE	DESCRIPTION
1	08/28/15	REV PER CITY COMMENTS

ISSUE: 08/04/15
 CONTOUR INTERVAL: 2'
 DRAWN BY: MJD
 CHECKED BY: NBW

LANDSCAPE PLAN
 GRAPHIC SCALE
 0 60 120
 1"=60'
 JOB NO: 15278 SHEET NO: 3 OF 3



LANDSCAPE LEGEND

	SYM	QUANTITY	BOTANIC NAME	COMMON NAME	PLANTING SIZE	ULT. SIZE
A		29	EUONYMUS ALATA "COMPACTUS"	"BURNING BUSH"	36" CONTAINER**	5'X5'
B		13	LAGERTROEMIA I. BILOXI	CREPEMYRTLE	8'-10' B&B	20'X20'
C		4	ACER RUBRUM 'OCTOBER GLORY'	"MAPLE OCTOBER GLORY"	1.5-1.75" CALIPER B&B	40'X30'
D		24	LIROPE MUSCARI 'EVERGREEN GIANT'	EVERGREEN GIANT LIROPE	3.5" POT	1.5'X1'
E		22	JUNIPERUS CHINENSIS X PFITZERIANA 'GOLD TIP'	'GOLD TIP' JUNIPER	2'-3' B&B	4'X6'
F		2	BETULA PLATYPHYLLA	"JAPANESE WHITE BIRCH"	10'-12' B&B	40'X25'
G		15	JUNIPERUS SQUAMATA "BLUE STAR"	BLUE STAR JUNIPER	5'-6' B&B	2'X4'

Lexington

Wes Perkins, LS
Russ Orrison, PE, LS

Pierson Hotchkiss, LS
Gavin Worley, PE



Lynchburg

Kenneth Knott, LS
Norman Walton, PE

Aaron Dooley, LS

August 28, 2015

Tom Martin
City of Lynchburg
900 Church Street
Lynchburg, VA 24502

RE: Rezoning Narrative – B-3C and R-2 to B-5
TM# - 277-02-009

Dear Mr. Martin

On behalf of Lynchburg LLC, we are submitting a request to rezone the above referenced property from B-3C (Community Business, Conditional) and R-2 (Low-Medium Density Single-Family Residential) to B-5 (General Business District) to allow the property to be used as a Truck Storage Yard. The FLUM will also need to be revised from Neighborhood Commercial to Employment 1.

This property was once a gas station and convenience store prior to the construction of the Madison Heights Bypass completion, and realignment of Route 460. The property remained vacant for some time. There are residential properties bordering this property to the North and East. The West and South boundaries are bound by Concord Turnpike and Pleasant Valley Road.

There is a similar business in the vicinity. At 5605 Pleasant Valley Road is Truck Enterprises. Also, in this vicinity is the City's Landfill. Concord Turnpike is the main thoroughfare for traffic to access the industrial development along the James River. It is, therefore, pretty common to have truck traffic through this intersection.

We do recognize that this site is at the entrance of the Tyreanna community. The owner and the occupant of the property (DD&D Trucking) understands the significance of this property. The owner and the occupant are planning to improve the current structure for DD&D Trucking, as well as provide necessary landscaping and screening to operate a Truck Storage Yard at this site.

The facility will store trucks and trailers onsite. Normally there will be very few trucks and trailers onsite, as DD&D Trucking is a long and medium haul trucking company, therefore most of the trucks are on the road. This facility will also be used as the business office and dispatch office for DD&D Trucking.

17 W. Nelson Street · P.O. Box 1567
Lexington, Virginia 24450

27 Green Hill Drive
Forest, Virginia 24551

540-464-9001 Fax: 540-464-5009

434-525-5985 Fax: 434-525-5986

Email: pno@perkins-orrison.com

DD&D Trucking is not a truck terminal. There will not be storage of goods, any warehousing or transfer of freight at this facility.

The proposed development on this site is less than 5,000 square feet, which would not require a stormwater management plan for quality and quantity. We will prepare an appropriate erosion and sediment control plan for the construction.

I do not foresee traffic being a major concern for this facility.

Should you have any questions regarding this information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Walton, Jr.", written in a cursive style.

Norman B. Walton, Jr., P.E.
Perkins & Orrison, Inc.



NOTICE TO RESOLVE A POTENTIAL LAND
USE MAP AMENDMENT

APPLICANT:	JWA TRUCKING, LLC
PARCEL:	424-040-400
LOCATION:	1000 PLEASANT VALLEY DR.
PROPOSED ZONING:	D-20, R-2
PROPOSED ZONING:	D-20, R-2
PROPOSED USE:	TRUCK STORAGE, SALES, COMMUNITY COMMERCIAL

ADDITIONAL INFORMATION CALL PLANNING DEPT. OF
COMMUNITY DEV. 408-400

**NOTICE TO REZONE & FUTURE LAND
USE MAP AMENDMENT**
APPLICANT: ROAD TRUCKING, LLC
PHONE: 434-847-4263
ADDRESS: 5205 PLEASANT VALLEY RD.
PRESENT ZONING: R-2C, R-2
PROPOSED ZONING: I-5
PROPOSED USE: TRUCK STORAGE, 1440
FUTURE LAND USE MAP: COMMUNITY COMMERCIAL
ADDITIONAL INFORMATION, CALL PLANNING DIV. DEPT.
OF COMMUNITY DEV. 455-2100

**AMLEY
STONS**
LAND REPAIRS
434-846-2006

