

## LYNCHBURG PLANNING COMMISSION

October 23, 2013

4:00 p.m., City Council Chamber, First Floor, City Hall

### Lynchburg Planning Commission Public Participation Policy at Public Hearings:

1. The presentation by the Petitioner's representative(s) will be a maximum of ten (10) minutes. If it would be difficult to fully explain a complex proposal orally within the time limit, it is recommended that the petitioner submit in advance to the Planning Division staff written information that can be mailed to the Commission members.
2. Comments from a speaker representing an opposition group will be a maximum of ten (10) minutes.
3. Subsequent individual citizens wishing to speak will be allowed a maximum of three (3) minutes each.
4. At the end of the public hearing, each side will be allowed a maximum of three (3) minutes for final comments.
5. The Commission would prefer not to hear speakers whose comments are repetitive or are irrelevant to the petition at hand, but will recognize the number of people present in support or in opposition to the petition.
6. When the public hearing comments are completed for an item, the Chair will declare that the hearing is closed. The Commission will then go into a business session on that item, during which the public may remain present but will not be allowed to speak.
7. The Commission Chair will firmly and fairly enforce the above rules.

### Other Agenda Items

The Commission agenda will frequently contain items which are not listed as public hearings. Such non-public hearing items include proposed subdivision plats, public street dedications, and street names. Public comments on such items are generally not encouraged. However, the Commission may at its discretion allow citizens to speak according to the rules listed above.

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1. Approval of the September 11, 2013 Planning Commission meeting minutes
  2. Public Hearings:

Consideration of adopting the City of Lynchburg Comprehensive Plan 2030 as an update to the existing Comprehensive Plan 2002-2020. The updated plan establishes goals and policies for the future that establishes a long term basis for allocating limited resources, guiding decisions that affect land use, community character, economic development, natural systems, service delivery, mobility and establishes an implementation matrix to achieve the City's vision of being "A Great Place to Live, Work and Play".

The plan updates background data including existing conditions, demographics and population projections and establishes future land uses that would facilitate a projected growth of the City's population by 7,000 residents by the year 2030. The plan emphasizes the importance of density to facilitate projected population growth by supporting accessory dwellings in suitable locations and providing for density bonuses and clustering options for development that provides community benefits such as open space preservation and water quality enhancements.

The plan establishes a transportation systems improvement map with projected costs and emphasizes the importance of connectivity in the transportation network between all areas of the city including a better streets policy that indicates that streets should serve the needs of all transportation users (motorists, transit riders, bicyclists and pedestrians while serving as the conduit for utilities, reducing energy consumption, managing stormwater and including landscaping to improve the character while reducing environmental impacts of City streets.

The updated plan refines existing policies by providing for increased flexibility to develop a mix of compatible land uses; integration of design policies with land use, transportation and public utility policies; consistency between conservation areas and allowable land uses; replacement of interim policies for future area and corridor study areas

with broader general policies for all areas; update of the city's economic development policies to reflect the city's economic development plan; update to housing policies to reflect efforts of the housing collaborative, the consolidated plan and housing initiatives; updating parks and recreation policies to reflect a more focused mission and efforts to implement park master plans; direction to establish a sewer extension policy to areas with failing septic systems; support for a comprehensive water quality plan and the importance of adequately funding the provision; and maintenance and operations of public facilities.

The plan recommends the following changes to the future land use map: Combining of the community and regional commercial land use categories, allowance for limited neighborhood services in high density residential areas; allowance for limited residential development within Commercial and Employment 1 areas and combining the Office and Neighborhood Commercial categories while limiting the scale of developments to ensure compatible transitions to neighborhoods.

The following area specific changes are being proposed to the future land use map: expansion of institutional land uses around the campus of Liberty University, Virginia University of Lynchburg and Lynchburg General Hospital; expanding Neighborhood Commercial areas along 12<sup>th</sup> Street and 5<sup>th</sup> Street; the addition of high density residential areas in the 600 block of Leesville Road, 7824/7906 Timberlake Road and within the Graves Mill Road mixed use area; the designation of Neighborhood Commercial at the intersections of Oakmont Circle and Timberlake Road, Ardmore Drive and Old Forest Road and Dandridge Drive and Old Forest Road, 1101 Cabell Street, 1100 Fitzhugh Place, 1100, 1104, 1112 and 1200-1224 Rivermont Avenue; designation of Community Commercial at the intersection of Boonsboro Road and Coffee Road; designation of Institutional uses at 1010, 1016, 1018, 1020 and 2901 Rivermont Avenue, 1021 Cabell Street and 1007, 1009 Randolph Street; designation of Public Use at 300, 329, 500 Rutherford Street and 1339 Englewood Street and the designation of Commercial uses north of Whitehall Road and at the intersection of Lakeside Drive and the Lynchburg Expressway.

3. New/Old Business:
4. Next Regular Meeting Date – Wednesday, November 13, 2013