



**Fw: Request to meet with the Planning Commission**

**Tom Martin** to: Robin E Craig

04/29/2013 04:43 PM

For PC

Tom Martin, AICP  
City Planner  
900 Church Street  
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----- Forwarded by Tom Martin/CityHall/COL on 04/29/2013 04:43 PM -----

From: "Lalonde, Daniel Jared" <DJLALONDE@liberty.edu>  
To: "tom.martin@lynchburgva.gov" <tom.martin@lynchburgva.gov>  
Date: 04/29/2013 04:09 PM  
Subject: RE: Request to meet with the Planning Commission

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Mr. Tom Martin

I apologize that it has taken me so long to get back to you. Just between finishing up finals for school and everything, you can imagine how crazy it gets. Regardless, I know in the last e-mail you asked me if I could let you know how I plan on presenting and what I plan on presenting to the Planning Commission. I will give you what I think you are asking for, if it's not, just let me know and I will let you know whatever you need.

Basically, as I stated before I want to propose amendment to the current zoning ordinance in regards to how many unrelated people can live in a single family dwelling. The issue, as I see it, is the impracticality of the current zoning ordinance. Currently, there are five colleges and universities in this small city we call home: Central Virginia Community College, Liberty University, Lynchburg College, Randolph College, and Virginia University of Lynchburg. As you can imagine, housing this many students is quite a challenge. To be completely honest it is absolutely impossible for all of these colleges to provide housing for all of their students on campus, and as you can imagine most students do not wish to remain on campus for the entire time. Because of this desire, many students decide to move off campus. The issue many students run into though is the current zoning ordinance in the City of Lynchburg.

There are many large house in Lynchburg. Even in my own attempts to move off I have found houses of 4+ bedrooms. Unfortunately even though the Landlords would not mind personally, the students still cannot put more than 3 unrelated people in the same house, making many houses much to large, and smaller houses much too expensive for only 3 people to split. I have found in my own personal experience that because of this almost impractical issue to navigate, that many students looking to

move off campus choose to move to Campbell County or Madison Heights. These cities/counties do not have the same zoning ordinances making it a much easier transition. Unfortunately for the city, this means that all of these students are now not paying Lynchburg taxes, and unfortunately for the businesses in the city, these are students who are no longer buying from Lynchburg stores.

Now, I understand your fear. When you take away a zoning ordinance such as the one you currently have, you run into some problems. For starters you have the issue of low income residents attempting to put ten people in one house. Also you have the issue of fraternities and sororities wanting to set up houses, putting thirty people in them, and then trashing the surrounding area. To protect the city from this problem, while still allowing the ease of college students looking to live together, here is what I suggest. I suggest that the housing rule changes from only allowing three unrelated residents to live in a single family dwelling, to allowing the amount of residents in a house to be based on a bedrooms times one and a half rule. So for instance, if a house has four bedrooms then the house is allowed to have six unrelated residents living in it. And for odd numbers such as three bedrooms you simply round up. This would make it so a three bedroom house can house five. This rule would give ease to the college students and peace of mind to the City. That is my proposal, and I cannot wait to meet everyone next week. Thank you so much for your time. If you need anything else, do not hesitate to contact me.

In Christ,  
Daniel LaLonde

-----Original Message-----

From: tom.martin@lynchburgva.gov [mailto:tom.martin@lynchburgva.gov]  
Sent: Thursday, April 25, 2013 2:55 PM  
To: Lalonde, Daniel Jared  
Cc: kpayne@lynchburgva.gov; bonnie.svrcek@lynchburgva.gov; walter.erwin@lynchburgva.gov; Kent.White@lynchburgva.gov; rob.fowler@lynchburgva.gov  
Subject: Request to meet with the Planning Commission

Mr. LaLonde:

Please see the attached letter concerning your request to speak to the City Planning Commission:

(See attached file: Definition of Family.pdf)

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