

# The Department of Community Development

City Hall, Lynchburg, VA 24504

434-455-3900

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**To:** Planning Commission

**From:** Planning Division

**Date:** June 11, 2014

**Re: Rezoning: R-3, Medium Density, Two-Family Residential District to B-3C, Community Business District (Conditional) – 2627 Old Forest Road, 2624 and 2700 Confederate Avenue**  
**Local Historic District Property Designation: Locust Thicket Historic District – 2624 and 2700 Confederate Avenue**

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## I. PETITIONER

CDDI Development Group LLC, 2627 Old Forest Road, Lynchburg, VA 24501

**Representative:** Trent Warner, Warner White Engineering Partners, 118 Cornerstone Street, Lynchburg VA 24502, and Mr. Paul Hughes, 2023 Ravenwood Drive, Lynchburg, VA 24503

## II. LOCATION

The subject property includes three (3) tracts totaling approximately three and forty-one hundredths (3.41) acres located at 2627 Old Forest Road, 2624 and 2700 Confederate Avenue, Lynchburg, VA 24501

**Property Owners:**

CDDI Development Group LLC, 2627 Old Forest Road, Lynchburg, VA 24501

Vance & Winifred Driskill, 2624 and 2700 Confederate Avenue, Lynchburg, VA 24501

## III. PURPOSE

The purpose of the petition is to designate 2624 and 2700 Confederate Avenue as part of the Locust Thicket Local Historic District and to rezone approximately three and forty-one hundredths (3.41) acres located at 2627 Old Forest Road and 2624 and 2700 Confederate Avenue from R-3, Medium Density, Two-Family Residential District to B-3C, Community Business District (Conditional), to allow the use of the existing building as a restaurant and to allow the construction of a special events center and associated parking.

## IV. SUMMARY

- The *Future Land Use Map (FLUM)* recommends a Medium Density Residential use for this property.
- The Historic Preservation Commission (HPC) recommended including the properties at 2624 and 2700 Confederate Avenue in the Locust Thicket Local Historic District because until their 2002 subdivision, these properties were part of the Locust Thicket property.
- Petition agrees with the *Zoning Ordinance* which permits banquet halls and restaurants in a B-3, Community Business District.

**The Planning Division recommends approval of the rezoning petition.**

**The Historic Preservation Commission recommends approval of the designation of 2624 and 2700 Confederate Avenue in the Locust Thicket Local Historic District.**

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## V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *FLUM* of the *Comprehensive Plan 2013-2030* recommends a Medium Density Residential use for the area. Medium Density Residential areas “are characterized by small-lot, single family detached housing, duplexes and townhouses at densities up to 12 units per acre. Where neighborhoods already exist, infill development should be at a compatible density and housing type. In addition to residential uses, they may include public and institutional uses compatible in scale with single-family residential homes. Private recreation uses, including country clubs, swim and racquet clubs, and private open space are also appropriate.” (*pg. 72*).

The Planning Division sees the proposed use of the property for a restaurant in the existing manor house and special events center as compatible with other alternate uses included in Medium Density Residential Areas.

Adjacent land uses are also designated for Medium Density Residential by the *FLUM*. When addressing compatibility between adjacent land uses, building orientation, building location, parking locations, parking design, lighting, walkways and other building and site design factors should be considered (*pg. 16, Policy LU-3.7*).

2. **Zoning.** The subject property was annexed into the City in 1958. The existing R-3, Medium Density, Two-Family Residential District zoning was established in 1978 with the adoption of the current Zoning Ordinance.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
  - a. Ensuing site plans will be developed in strict accordance with the concept plan to be approved by Lynchburg City Council.
  - b. We confirm that all external alterations as required will be developed in strict accordance with approvals by the Historic Preservation Commission. This matter is respectfully offered for your consideration.

By submission of these proffers, it is intended that the site be developed in substantial compliance with the concept plan, dated May 28, 2014, which includes the construction of a three thousand (3,000) square foot, one and a half (1.5) story events center/tavern, a small, approximately three hundred and fifty (350)-square foot secondary food/beverage gift shop area, a three hundred (300)-square foot addition to the existing manor house, access roads and associated parking areas containing eighty-two (82) parking spaces. The concept plan also includes the restoration of historic features of the site, landscape improvements including photo gardens, two fountains, a brick terrace and gravel pathways connecting features to each other.

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 December 10, 1985, City Council approved the CUP petition of George T. Stewart to rezone approximately one and nine tenths (1.9) acres at 2909 and 2913 Old Forest Road and an unopened portion of Confederate Avenue from R-3, Two-Family Residential District, and B-1, Limited Business District, to R-3, Community Business District to allow the construction of an addition to an existing restaurant at 3009 Old Forest Road, the future construction of several retail/office buildings, and the construction of additional parking areas.

- On May 9, 2006, City Council approved the petition of Rick Krason (1) to rezone approximately seven tenths (.7) of an acre located at 2901 Old Forest Road and (2) for a CUP to construct an animal medical facility.
  - On October 10, 1989, City Council approved the petition of William N. Riley to rezone approximately one (1) acre from B-1, Limited Business District, to B-3C, Community Business District (Conditional) to allow construction of a retail space with parking area and to rezone approximately nine-tenths (.9) acre at the rear of the property from R-2 Single-Family Residential District to B-1C, Limited Business District (Conditional), to allow the construction of an office building and parking area at 2728 Old Forest Road.
  - On February 13, 2001, City Council approved the petition of John Grier to (1) rezone approximately fourteen (14) acres at 2713 Old Forest Road from R-4 (Conditional), Multi-Family Residential District, to R-3, Two-Family Residential District, to remove the restriction of previously approved proffers and allow the construction of a Planned Unit Development (PUD), and (2) for a CUP to construct a PUD, *Legacy Oaks Villas*, with eighty-seven (87) single family detached dwelling units.
6. **Site Description.** The subject property includes an existing historic house, a walled cemetery and ice well. The property is bound on all sides by existing single-family and two-family dwellings.
  7. **Proposed Use of Property.** If the rezoning petition is approved, the existing restaurant/special events center would be expanded with the construction of a new one and a half (1.5) story special events center building/tavern, a secondary food/beverage gift shop and a kitchen extension to the existing manor house. Additionally, the petition includes the historic restoration of the cemetery; old water well and ice well foundations, and the construction of external features such as patios, gardens, and associated parking for the uses. All proposed improvements are still subject to Historic Preservation Commission (HPC) review.
  8. **Traffic, Parking and Public Transit.** The proposed development would generate approximately three hundred and eighty-eight (388) trips per day and thirty (30) peak hour trips not surpassing the City thresholds for requiring a Traffic Impact Study (TIS) of five hundred (500) daily and fifty (50) peak hour trips. The proposed development does not trigger any traffic concerns.

Boxwood Place, a portion of unimproved right-of-way to the north of the property is proposed to be vacated in conjunction with this development. The vacation of the unused right-of-way allows the site plan to accommodate the amount of parking required on the site. Assuming the right-of-way is vacated, the concept plan provides eighty-two (82) parking spaces, which meets the requirements of the City of Lynchburg *Zoning Ordinance* for potential occupants and staff for the site.

The property is served by Greater Lynchburg Transit Company's Route 8, which runs along Old Forest Road with a bus stop in front of the property at the intersection Confederate Avenue and Old Forest Road.

9. **Stormwater Management.** The proposed project is required to treat stormwater runoff for quantity and quality. The concept plan indicates that stormwater requirements will be addressed through low-impact design strategies with the use of rain gardens and grass swales as needed. The site has a couple of potential channels for discharge with roadside ditches on adjacent streets and a city storm inlet to the north of the site. These may need to be

improved to adequately accommodate increased runoff from the site. A site plan will be required which fully addresses quality, quantity and adequate channel requirements at the time of site plan review.

10. **Emergency Services.** The City Fire Marshal provided comments regarding site design requirements of the City of Lynchburg and the Virginia Statewide Fire Prevention Code. The City's Police Department provided general comments related to site safety and security. These comments have or will be addressed by the petitioner prior to final site plan approval.
11. **Impact.** If approved, the subject property at 2624 and 2700 Confederate Avenue will comply with the City's Local Historic Districts Zoning Overlay (Section 35.1-44.1). By including the two properties within the Locust Thicket Local Historic District, the historic site is regaining pieces of the original property that had been subdivided from the manor house property in 2002.

Approval of the rezoning petition will provide for the restoration of the historic features of the site and the construction of a three thousand (3,000) square foot, one and a half (1.5) story events center/tavern, a small, approximately three hundred and fifty (350) square foot secondary food/beverage gift shop area, a three hundred (300) square foot addition to the existing manor house, access roads and associated parking areas containing eighty-two (82) parking spaces so that the property can be used for a restaurant and to host special events such as weddings. As all improvements and changes to the property will undergo a review by the Historic Preservation Commission (HPC) as required and the petitioner has proffered to abide by HPC recommendations, the final product of this rezoning should be a great asset to the city. The development will provide a historic and picturesque reuse of one of Lynchburg's oldest country houses and blend into the surrounding neighborhood with landscaping.

12. **Historic Preservation Commission.** The Historic Preservation Commission (HPC) reviewed the petition on May 19, 2014. The HPC felt the inclusion of the 2624 and 2700 Confederate Avenue properties was easily justified as the properties had been integral with the Locust Thicket manor house until as late as 2002. The HPC unanimously recommended the subject properties be included within the Locust Thicket Local Historic District by a vote, (6-0-1, with one abstention, Smith).
13. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary rezoning plan on April 22, 2014. Comments related to the proposed use have or will be addressed by the petitioner prior to final site plan approval.

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## VI. PLANNING DIVISION RECOMMENDATION

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of CDDI Development Group LLC to:**

1. **Waive the twenty-one (21)-day submittal requirement for proffers.**
2. **Rezone approximately three and forty-one hundredths (3.41) acres located at 2627 Old Forest Road, 2624 and 2700 Confederate Avenue from R-3, Medium Density, Two-Family Residential District to B-3C,**

**Community Business District (Conditional), subject to the following voluntarily submitted proffers:**

- a. **Ensuing site plans will be developed in strict accordance with the concept plan to be approved by Lynchburg City Council.**
  - b. **We confirm that all external alterations as required will be developed in strict accordance with approvals by the Historic Preservation Commission. This matter is respectfully offered for your consideration.**
- 3. Designate the properties at 2624 and 2700 Confederate Avenue as part of the Locust Thicket Local Historic District.**

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 Greg Wormser, Fire Marshal  
Mr. Don DeBerry, Transportation Engineer  
Mr. Doug Saunders, Building Commissioner  
Mr. Robert Fowler, Zoning Administrator  
Mr. Paul Hughes, Locust Thicket  
Ms. Winifred Driskill, 2624 and 2700 Confederate Avenue  
Mr. Vance Driskill, 2624 and 2700 Confederate Avenue

**VII. ATTACHMENTS**

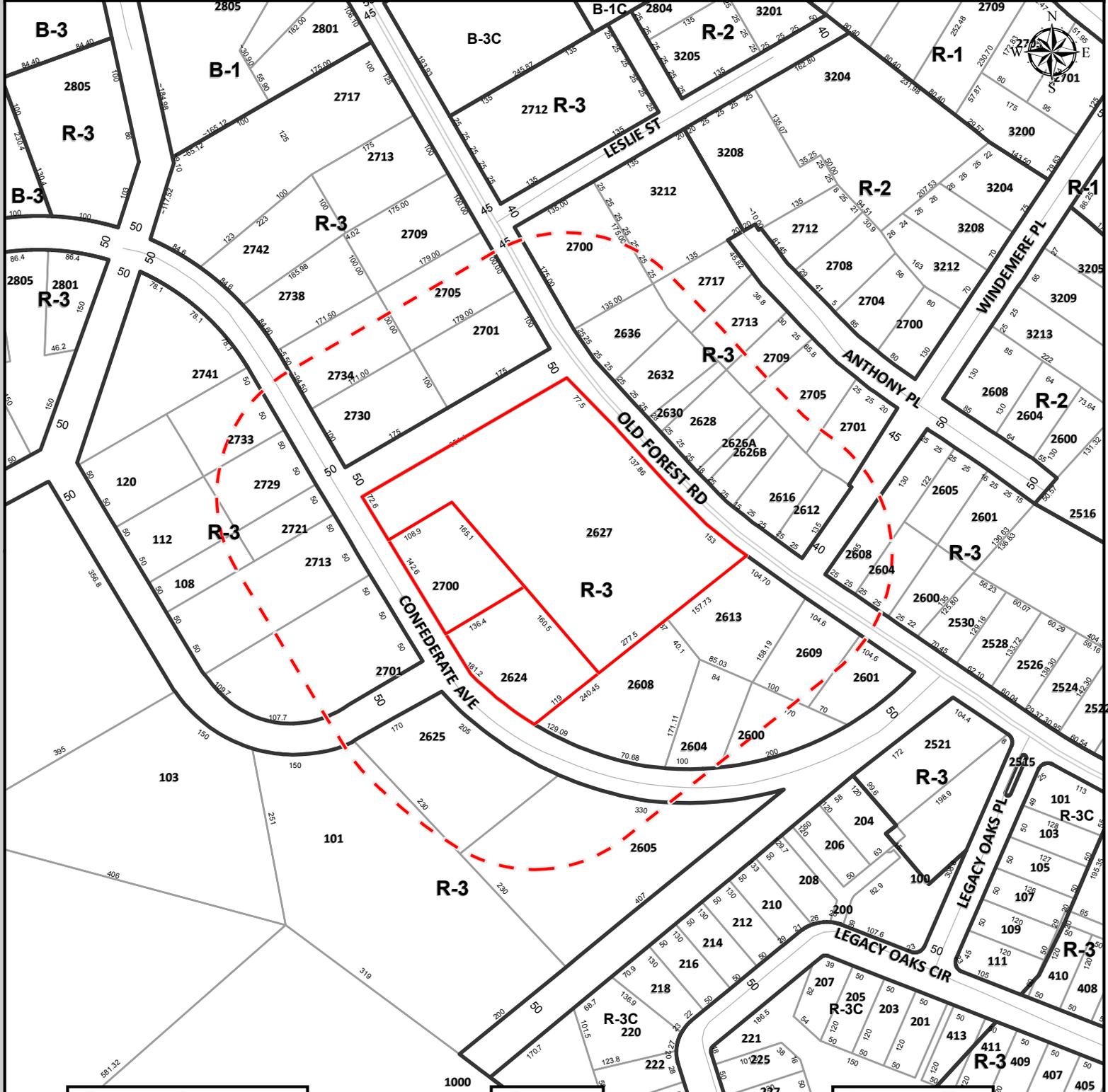
- 1. Vicinity Zoning Pattern Map**
- 2. Vicinity Proposed Land Use Map**
- 3. Watershed Location Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Resident Letter**
- 7. Property Photograph**

# Zoning Map

# LOCUST THICKET

Zoning Request

CDDI Development Group, LLC



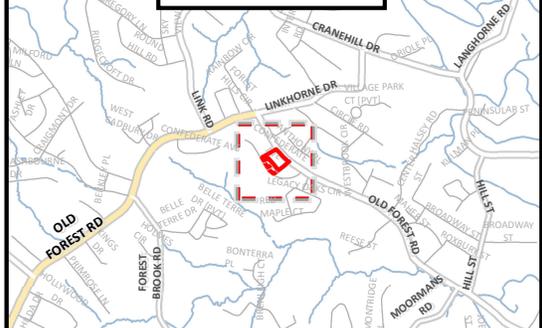
### PROPERTY INFORMATION

PARCEL ID	ADDRESS
16610001	2627 OLD FOREST RD
16610010	2624 CONFEDERATE AVE
16610009	2700 CONFEDERATE AVE

### LEGEND

- Subject Property
- 215' Buffer
- Zoning Boundary

### OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 5/30/2014

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.

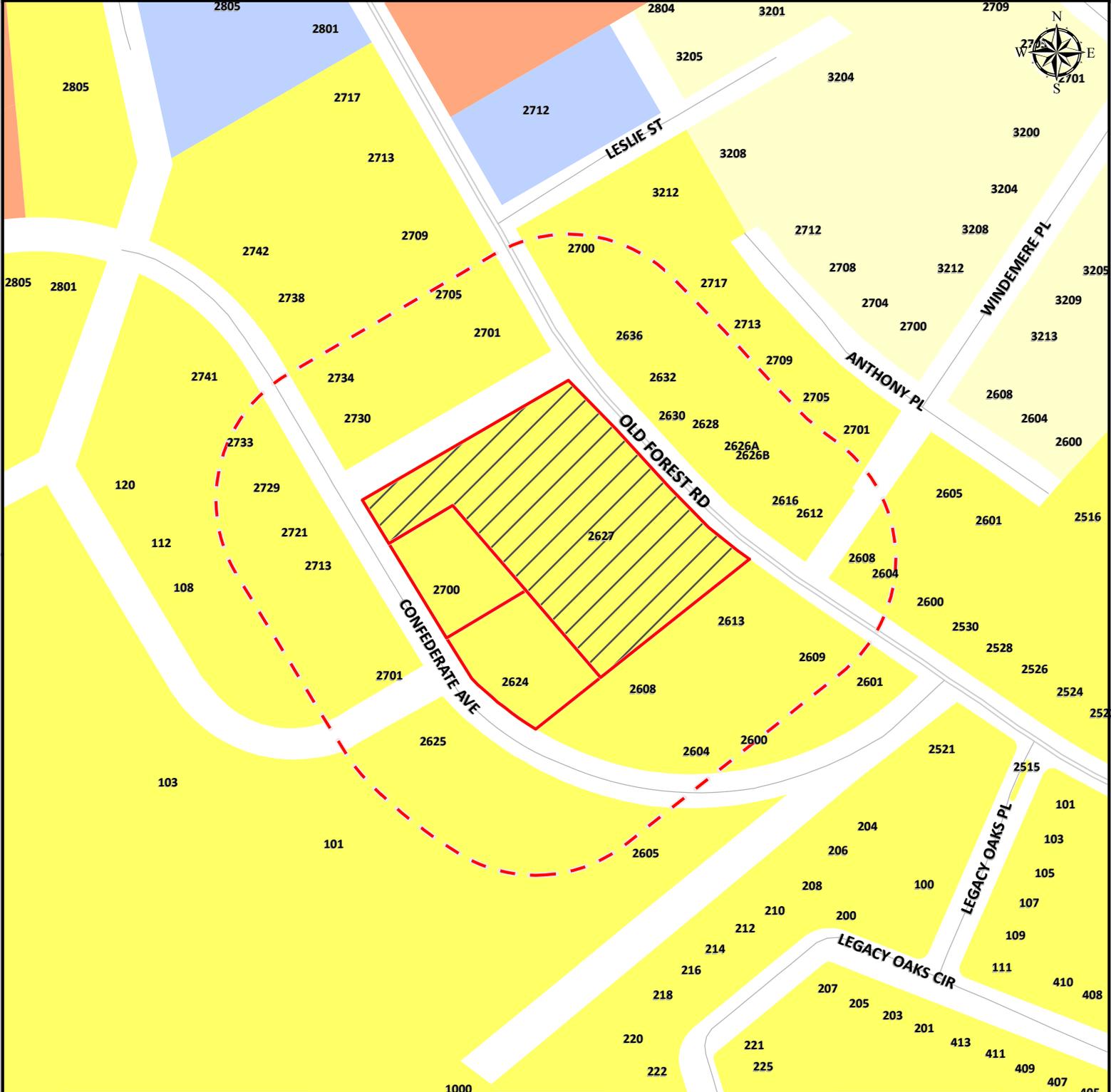
<b>Parcel ID</b>	<b>Address</b>	<b>Owner</b>
16610001	2627 OLD FOREST RD	CDDI DEVELOPMENT GROUP LLC
16612007	2625 CONFEDERATE AVE	CLAGAR PARTNERS
16612008	2605 CONFEDERATE AVE	CLAGAR PARTNERS
16612006	101 MANASSAS ST	CLAGAR PARTNERS
16611011	2701 CONFEDERATE AVE	CLAGAR PARTNERS
16611009	2713 CONFEDERATE AVE	CLAGAR PARTNERS
16611019	112 MANASSAS ST	CLAGAR PARTNERS
16605005	2701 OLD FOREST RD	CLAGAR PARTNERS
16605006	2730 CONFEDERATE AVE	CLAGAR PARTNERS
16605007	2734 CONFEDERATE AVE	CLAGAR PARTNERS
16609009	2612 OLD FOREST RD	CLARK, ERNESTINE
16609013	2628 OLD FOREST RD	DODGION, ROBERT W
16610003	2609 OLD FOREST RD	DRISKILL, D VANCE & WINIFRED T
16610008	2608 CONFEDERATE AVE	DRISKILL, D VANCE & WINIFRED T &
16610010	2624 CONFEDERATE AVE	DRISKILL, D VANCE & WINIFRED T &
16610002	2613 OLD FOREST RD	DRISKILL, D VANCE & WINIFRED T &
16610009	2700 CONFEDERATE AVE	DRISKILL, D VANCE & WINIFRED T &
16609006	2705 ANTHONY PL	EVANS, TIMOTHY P & TAMMY E
16609004	2713 ANTHONY PL	FERGUSON, DANNY E & JACQUELINE M
16614042	2604 OLD FOREST RD	FRANKLIN, RICK A
16609011	2626 B OLD FOREST RD	GALLIER, BRUCE E & CAROLE T
16609012	2626 A OLD FOREST RD	GALLIER, BRUCE E & CAROLE T
16609016	2636 OLD FOREST RD	GARLAND, HERMAN T
16605004	2705 OLD FOREST RD	GARNER, MARY S & GARNER, JACK S
16609014	2630 OLD FOREST RD	GIBSON, JERRY
16609015	2632 OLD FOREST RD	GIBSON, JERRY
16609002	3212 LESLIE ST	HARTZOG, MARJORIE S
16610005	2600 CONFEDERATE AVE	NEW DAY INVESTMENTS INC
16610006	2604 CONFEDERATE AVE	NEW DAY INVESTMENTS INC
16610004	2601 OLD FOREST RD	NEW DAY INVESTMENTS INC
16609005	2709 ANTHONY PL	PAIGE, MARY R
16611006	2729 CONFEDERATE AVE	PROFFITT, PATRICK C & TERRI L
16611004	2733 CONFEDERATE AVE	QUAINTANCE, ROBBIE G
16609008	2701 ANTHONY PL	ROLLO, JOSEPH M III
16609001	2700 OLD FOREST RD	SHEPHERD, JOSEPH C
16609010	2616 OLD FOREST RD	SHOPSHIRE, JAMES M SR &
16611018	108 MANASSAS ST	STEIN, KIM O
16611008	2721 CONFEDERATE AVE	STEIN, KIM O
16609018	2717 ANTHONY PL	WIMBUSH, ANTHONY & WANDA D
16614043	2608 OLD FOREST RD	WITT, LEWIS S JR

# FLUM Map

# LOCUST THICKET

Zoning Request

CDDI Development Group, LLC



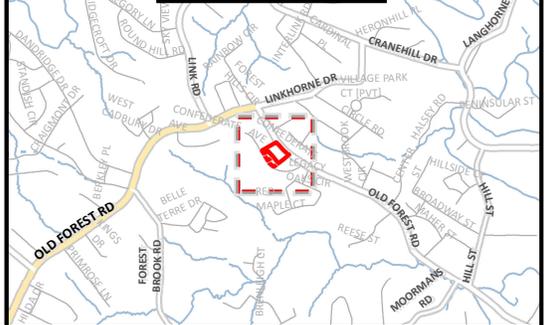
### PROPERTY INFORMATION

PARCEL ID	ADDRESS
16610001	2627 OLD FOREST RD
16610010	2624 CONFEDERATE AVE
16610009	2700 CONFEDERATE 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: 5/30/2014

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**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
16610001	2627 OLD FOREST RD
16610010	2624 CONFEDERATE AVE
16610009	2700 CONFEDERATE AVE

**LEGEND**

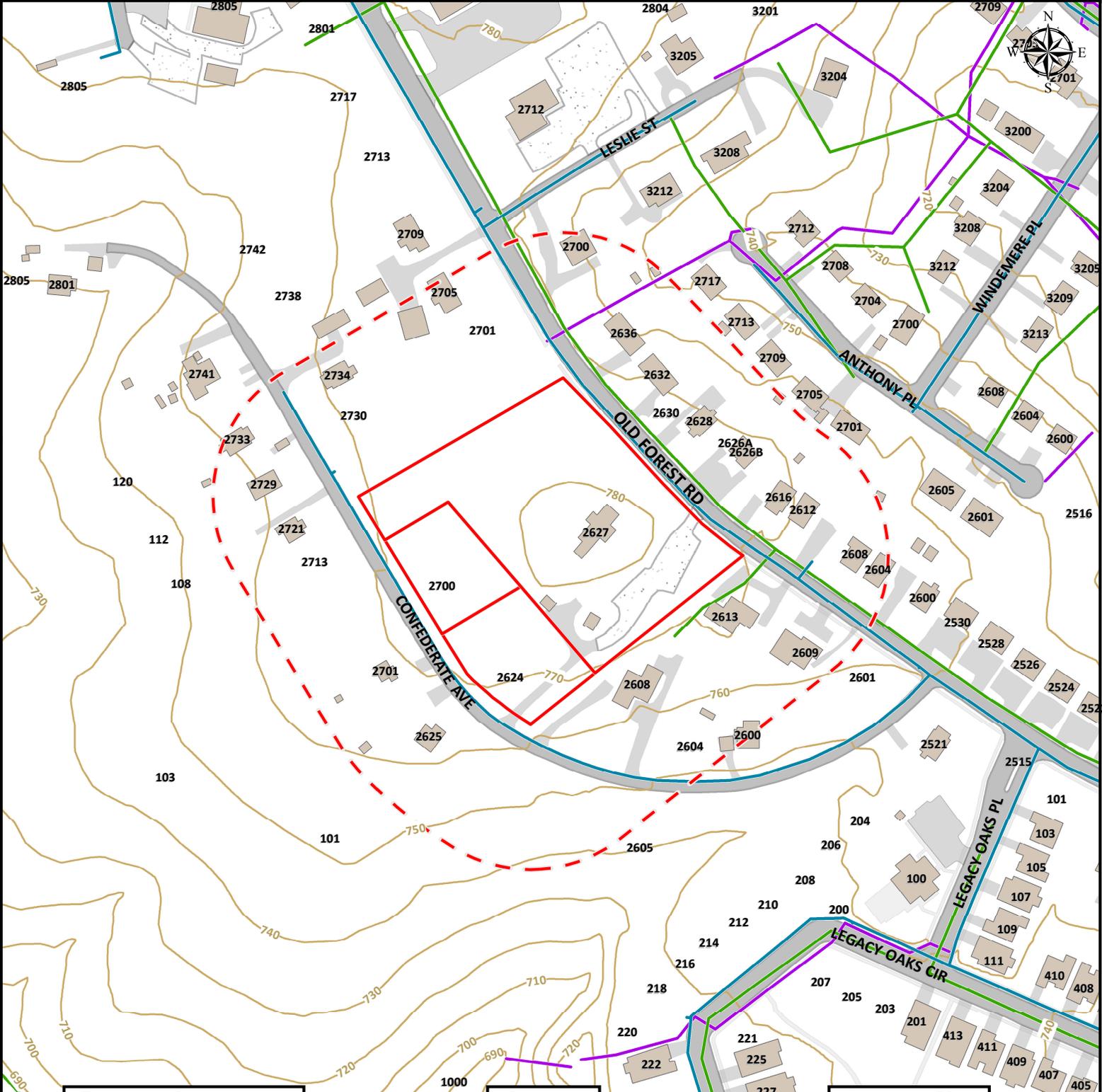
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

**OVERVIEW MAP**



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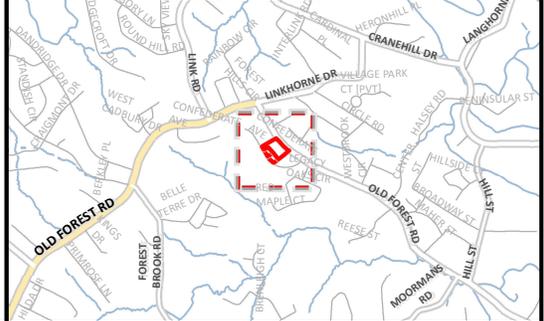
**PROPERTY INFORMATION**

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**LEGEND**

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

**OVERVIEW MAP**



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**PROJECT NARRATIVE**

THIS PROJECT IS TO ADD TO THE EXISTING RESTAURANT/SPECIAL EVENTS CENTER BY INCLUDING A NEW EVENTS CENTER/TAVERN, AND TO HISTORICALLY RESTORE THE OLD WATER WELL, ICE WELL, HISTORIC FOUNDATIONS AS WELL AS TO ADD A KITCHEN EXTENSION TO THE MAIN MANOR HOUSE AND NEW HPC APPROVED EXTERNAL FEATURES AND ADDITIONAL CAR PARKING. THE NEW AREA WILL BE UTILIZED FOR SPECIAL EVENTS SUCH AS WEDDINGS. THE EXISTING MANOR HOME WAS PREVIOUSLY A RESTAURANT AND WILL BE RETAINED AS SUCH. THE ADJOINING PARCELS TMP 16610009 AND TMP 166100010 ARE TO BE INCORPORATED INTO TMP 166100001.

THE NEW EVENTS CENTER WILL HAVE A FAMILY ORIENTATED HISTORICAL TAVERN AND KITCHEN IN THE BASEMENT AND OFFICES AND BRIDAL ROOMS ON THE TOP FLOOR. THE MAIN LEVEL WILL HAVE AN ASSEMBLY AREA AND A KITCHEN. NEW FENCING AND OTHER EXTERNAL FEATURES ARE TO BE APPROVED BY THE HERITAGE PRESERVATION COMMISSION.

THE PROPERTIES ARE CURRENTLY ZONED R-3 AND A REQUEST IS BEING MADE TO CHANGE TO B-3C.

THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. BACKFLOW DEVICES AND FATS, OILS AND GREASE (FOG) SHALL BE PER CITY OF LYNCHBURG WATER RESOURCE STANDARDS.

BASED ON A GRAPHIC DETERMINATION, THIS PROPERTY LIES ON FEMA INSURANCE RATE MAP PANEL NUMBER 5100930037D, DATED JUNE 03, 2008. PER THE FEMA MAP THIS SITE LIES WITHIN OTHER AREAS "ZONE X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SEPARATE PLANS WILL BE SUBMITTED TO THE CITY FOR CONSTRUCTION DETAILS TO INCLUDE: GRADING, STORMWATER MANAGEMENT, PERVIOUS PAVERS AND TURF PAVERS, EROSION AND SEDIMENT CONTROL, UTILITIES, LANDSCAPING, ETC.

**STORMWATER MANAGEMENT**

STORMWATER WILL BE ADDRESSED THROUGH A LOW-IMPACT DESIGN STRATEGY TO ADDRESS BOTH WATER QUALITY AND DETENTION. THIS WILL BE ACHIEVED BY THE USE OF ISOLATED RAIN GARDENS AND GRASS LINED SWALES. THE DISCHARGE FROM THE RAIN GARDENS WILL BE ROUTED TO AN ADEQUATE CHANNEL, SUFFICIENT TO HANDLE THE STORMWATER FROM THIS FACILITY. THE ADEQUATE RECEIVING CHANNELS WILL INCLUDE ROADSIDE DITCHES AND STORM INLETS AND PIPING ALONG CONFEDERATE AVENUE AND OLD FOREST ROAD. THE DESIGN OF THESE MEASURES WILL BE COORDINATED WITH THE CITY OF LYNCHBURG'S ENVIRONMENTAL PLANNER AND FINAL PLANS WILL BE SUBMITTED FOR REVIEW AND APPROVAL.

**PARKING SCHEDULE**

MAXIMUM OCCUPANCY ON SITE FORESEEN: 296 PEOPLE

MAXIMUM STAFF ON SITE FORESEEN: 24 PEOPLE

SEC 35.1-25 OFF STREET PARKING ORDINANCE:  
RESTAURANTS, PLACES OF ASSEMBLY REQUIREMENT:

1 SPACE PER 4 OCCUPANTS: 296/4 = 74 SPACES

1 SPACE PER 3 STAFF MEMBERS = 24/3 = 8 SPACES

82 SPACES ARE REQUIRED  
82 SPACES ARE PROVIDED

**CONTACT INFORMATION**

OWNER/APPLICANT: CDDI DEVELOPMENT GROUP, LLC  
3023 RAVENWOOD DRIVE  
LYNCHBURG VIRGINIA 24503

ENGINEER: WARNER WHITE ENGINEERING PARTNERS, INC.  
118 CORNERSTONE DRIVE  
LYNCHBURG VIRGINIA 24502

CONTACT: PAUL HUGHES  
434-384-2630

CONTACT: TRENT J. WARNER, P.E.  
434-534-3201

TRIP GENERATION TABLE	BUILDING AREA	VEHICLES/DAY	PEAK/HR
MANOR HOUSE	4,000 SF	360 (89.95 TRIPS/KSF)	30 (7.49 PEAK/KSF)
SPECIAL EVENTS	3,000 SF	28 (9.11 TRIPS/KSF)	2 (0.55 TRIPS/KSF)
<b>TOTAL</b>		<b>388</b>	<b>32</b>

**LANDSCAPE BUFFER NOTE**

EXISTING TREES ARE TO REMAIN EXCEPT FOR ONLY WHAT NEEDS TO BE TAKEN FOR CONSTRUCTION. A 20' STAGGERED ROW BUFFER SHALL BE REINFORCED AROUND THE PERIMETER ADJOINING RESIDENTIAL PROPERTY IN LOCATIONS WHERE THE EXISTING NATURAL BUFFER IS INSUFFICIENT BY THE PLANNING DEPARTMENT.

**SITE PHASING PLAN**

1. OPERATE THE EXISTING MANOR HOUSE.
2. EXPAND THE PARKING AS NEEDED AND ADD NEW FENCING, PATHWAYS, WATER FEATURES AND TERRACES.
3. EXPAND KITCHEN AND DEMOLISH EXISTING SHED.
4. REMODEL/CONSTRUCT GIFT SHOP, ICE WELL AND DISUSED WATER WELL.
5. CONSTRUCT NEW EVENTS CENTER/TAVERN AND REMAINING PARKING LOT AND SECONDARY ACCESS TO OLD FOREST ROAD.

SEQUENCING AND TIMING ARE SUBJECT TO CHANGE DEPENDING ON MARKET FACTORS.

**OPERATIONS:**

RESTAURANT - 11 AM-10 PM  
SPECIAL EVENTS - PRIMARILY SATURDAY AFTERNOON/EVENINGS

CLAGAR PARTNERS  
INST #16612007  
DB 685 PG 148  
2625 CONFEDERATE AVE  
ZONED: R-3  
USE: RESIDENTIAL

CLAGAR PARTNERS  
INST #16611011  
DB 685 PG 150  
2701 CONFEDERATE AVE  
ZONED: R-3  
USE: RESIDENTIAL

CLAGAR PARTNERS  
INST #16611009  
DB 685 PG 150  
2713 CONFEDERATE AVE  
ZONED: R-3  
USE: VACANT

STEIN, KIM O  
INST #16611008  
DB 685 PG 150  
2721 CONFEDERATE AVE  
ZONED: R-3  
USE: RESIDENTIAL

DRISKILL, D VANCE & WINIFRED T & WINIFRED T & TMP 16610008  
DB 926 PG 605  
2608 CONFEDERATE AVE  
ZONED: R-3  
USE: RESIDENTIAL

DRISKILL, D VANCE & WINIFRED T & TMP 16610010  
INST #040000208  
2824 CONFEDERATE AVE  
ZONED: R-3  
USE: VACANT

DRISKILL, D VANCE & WINIFRED T & TMP 16610009  
INST #040000208  
2700 CONFEDERATE AVE  
ZONED: R-3  
USE: VACANT

SECONDARY FOOD/BEVERAGE GIFT SHOP GARDEN AREA

DRISKILL, D VANCE & WINIFRED T & WINIFRED T & INST #16610002  
DB 880 PG 289  
2613 OLD FOREST RD  
ZONED: R-3  
USE: RESIDENTIAL DUPLEX

EXISTING WELL WITH NEW STRUCTURE TO COVER (WELL WILL NOT BE USED)

SHOPSHIRE, JAMES M SR & TMP 16609010  
INST #040001900  
2616 OLD FOREST RD  
ZONED: R-3  
USE: RESIDENTIAL

GALLIER, BRUCE E & CAROLE T TMP 16609012  
INST #090001153  
2626 OLD FOREST RD  
ZONED: R-3  
USE: VACANT

GIBSON, JERRY TMP 16609014  
INST #040010611  
2630 OLD FOREST RD  
ZONED: R-3  
USE: VACANT

GARLAND, HERMAN T & PAULETTE B TMP 16609016  
DB 1047 PG 795  
2636 OLD FOREST RD  
ZONED: R-3  
USE: RESIDENTIAL

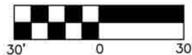
CLARK, ERNESTINE TMP 16609009  
DB 844 PG 142  
2612 OLD FOREST RD  
ZONED: R-3  
USE: RESIDENTIAL

GALLIER, BRUCE E & CAROLE T TMP 16609013  
INST #090001153  
2628B OLD FOREST RD  
ZONED: R-3  
USE: RESIDENTIAL

DOGGION, ROBERT W TMP 16609011  
INST #070003947  
2628 OLD FOREST RD  
ZONED: R-3  
USE: RESIDENTIAL

GIBSON, JERRY TMP 16609015  
INST #040010611  
2632 OLD FOREST RD  
ZONED: R-3  
USE: RESIDENTIAL

IF THIS DRAWING IS A REDUCTION GRAPHIC SCALE MUST BE USED



NO.	REVISION	BY	DATE

**WARNER WHITE**  
ENGINEERING PARTNERS  
118 CORNERSTONE STREET  
LYNCHBURG, VIRGINIA 24502  
PHONE: 434-534-3201 FAX: 434-534-3202

DRAWN BY: JLW  
DESIGNED BY: JLW  
REVIEWED BY: TJW  
PROJECT No. 14013.00  
SCALE: GRAPHIC

PROJECT: LOCUST THICKET REZONING PLAN  
TITLE: CONCEPT PLAN

LOCUST THICKET REZONING PLAN  
LYNCHBURG, VIRGINIA  
CONCEPT PLAN

DATE: 05-28-14  
DRAWING No: C1  
SHEET NUMBER: 1 OF 1

# Locust Thicket

c i r c a 1 7 9 0



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March 28, 2014

«Title» «First\_Name» «Last\_Name»  
«Company\_Name»  
«Address\_Line\_1»  
«Address\_Line\_2»  
«City», «State» «ZIP\_Code»

Dear «Title» «Last\_Name»

**RE: The Restoration and Preservation of Locust Thicket at 2627 Old Forest Road**

Firstly, please let us introduce ourselves. We are a local Father, Daughter partnership that recently purchased the Lynchburg Historic District known as Locust Thicket which is located at 2627 Old Forest Road.

We have a great interest in the historic significance of the property and would like to offer a little background about the property. According to historical records Major Samuel Beverley Scott built the Plantation Manor House soon after he was discharged from George Washington's Revolutionary Army Circa 1780 – 1784. He then purchased 400 acres of land where the main Manor Home now sits with the home itself being built in 1790, according to Lynchburg City records. The property also houses the family cemetery where Major Scott, his Wife and several members of their family are all buried; including his Son who lost a leg in the Battle of New Orleans serving under General Andrew Jackson.

The Scott Family also played a further important role within Lynchburg history with Major Scott owning several thousand acres. He donated some to allow for the Lynchburg-Salem Turnpike as well as several properties in the downtown Lynchburg area. This included a Tavern and Stables at the intersection of what is now 9<sup>th</sup> and Main in 1788. He was also Sheriff of Campbell County and a Justice of the Peace.

Many of you may have seen some recent activity at the property. We wanted to utilize this letter to give you an explanation of what our current plans are. We also invite you to contact us if you have any questions or if you would simply like to arrange a personal tour of the property.

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*2627 Old Forest Road, Lynchburg, VA 24501*

Over the past 200 plus years the house has seen many historical events including being on the front line of the Battle of Lynchburg during the Civil War. It has had many different owners, including several businesses (the most recent of which was Grace Restaurant for the past 10 years or so). It is our intent to, once again, reopen Locust Thicket to the Residents of Lynchburg by offering a variety of hospitality orientated offers within a “Living History” environment.

As part of the process of expanding our services we will soon be applying to the City for a “conditional rezoning” of the property to B3-C. We also understand we are at the mercy of being in the Historic District and have begun the process of ensuring we remain within the Historic boundaries. It is our intent to apply to the City to continue the current use of the property as a Restaurant and Special Events Center and restore the Manor House, Cabin, Well and Ice Well that are on the current grounds. The most significant construction will be a new events center building and expanded parking towards the Confederate Avenue end of the property. We have also begun the process of restoring the Family Burial Ground with the assistance of The Sons of the Union Veterans of the Civil War, DAR and SAR.

We are very excited about this project and we are extremely thankful for the continued support we have received to date from a range of “historically minded” Lynchburg Residents and Professionals who have assisted us greatly in developing our “vision” for the property. We are also keen to being “good neighbors”. If you wish to receive further information regarding our plans or should you wish to arrange a tour of the property, you may contact us at 434-384-2630. We would be more than happy to answer any questions you may have or arrange a personal tour.

We truly look forward to sharing this remarkable piece of Lynchburg History with you and all Residents of Lynchburg and to your assisting us to preserve this important part of Lynchburg History for further generations to enjoy.

Regards,

Paul Hughes & Sarah Quinn

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*2627 Old Forest Road, Lynchburg, VA 24501*

