

The Department of Community Development
City Hall, Lynchburg, VA 24504 434-455-3900

To: Planning Commission
From: Planning Division
Date: March 11, 2015
Re: **Moore’s Country Store – 1001 and 1005 Creekside Lane**
Rezoning: B-5C, General Business District (Conditional) to B-5C, General Business District Conditional

I. PETITIONER

David Moore, Moore’s Country Store, 1576 Cuddington Lane, Forest, Virginia 24551
Representative: David Moore, Moore’s Country Store, 1576 Cuddington Lane, Forest, Virginia 24551

II. LOCATION

The subject property includes two (2) tracts comprising approximately one and ninety-one hundredths (1.91) acres located at 1001 and 1005 Creekside Lane.

Property Owner: Creekside of Lynchburg, P.O. Box 638, Lynchburg, Virginia 24504

III. PURPOSE

The purpose of this petition is to rezone approximately one and ninety-one hundredths (1.91) acres located at 1001 and 1005 Creekside Lane from B-5C, General Business District (Conditional) to B-5C, General Business District (Conditional) to amend previously approved proffers.

IV. SUMMARY

- The proposed rezoning would amend proffers approved by City Council on January 12, 1999.
- The proffered January 12, 1999 site plan indicated access to the two (2) parcels would be from Creekside Drive. The proposed site plan indicates a right-in, right-out access to Graves Mill Road and a full access on Creekside Lane and Creekside Drive.
- A convenience store is a permitted use under the current B-5C, General Business District (Conditional) zoning.
- The *Comprehensive Plan 2013-2030’s Future Land Use Map* recommends a Community Commercial use for the area.
- A portion of the property falls within the Scenic Corridor Overlay District (SCOD). The remainder of the property is proffered to follow certain aspects of the SCOD, which is consistent with the proffers of the existing B-5C, General Business District.

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The property is indicated for a Community Commercial use on the *Future Land Use Map (FLUM)*.

The *Comprehensive Plan 2013-2030* provides “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)

The property is also located in the “Graves Mill Business/Technology Area” as indicated on the *Plan Framework Map*. The plan states “while limited commercial use may be appropriate to serve the needs of employers and employees in these areas, permitting a broad mix of uses is not recommended. Given the size and location of the Graves Mill area, a mixed use core with higher density residential development and retail uses is appropriate for the area south and west of the interchange of Graves Mill Road and the Lynchburg Expressway.” (p. 70)

The addition of a convenience store at this location is reasonable given the adjacent institutional, retail and office uses in the immediate area.

2. **Zoning.** The subject property was annexed into the City in 1976. The existing B-5C, General Business District (Conditional) zoning was approved by City Council on January 12, 1999 as part of a larger rezoning for the tract currently occupied by Home Depot.

The subject property was indicated as out parcels of a much larger development. Access to the property was only shown from Creekside Lane. An access to Graves Mill Road was not indicated on the proffered site plan, nor was it included in the traffic impact analysis submitted as part of the 1999 rezoning.

The proposed convenience store is permitted under the current B-5C, General Business District Zoning. The need to amend proffers is strictly related to the desire for an access point to Graves Mill Road. Other pertinent proffers associated with the 1999 rezoning have been incorporated into the current request.

3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
 1. The petitioner agrees to exclude the following uses from the B-5 zoning:
 - a. Armories
 - b. Rebuilding and retreading establishments
 - c. Bottling plants
 - d. Blacksmith shops
 - e. Drive-in theaters
 - f. Sales lots for construction and farm equipment and similar equipment
 - g. Bulk ice manufacture (On-site ice production for retail is acceptable)
 - h. Monument and gravestone sales
 - i. Motion picture production studios

- j. Second-hand stores including auction sales provided such activity is conducted wholly with an enclosed building
2. Petitioner agrees to build the project in substantial compliance with the site plan.
- a. The part of the property which is subject to the Scenic Corridor Overlay District will be developed in compliance with all of the requirements of Section 35.1-43.3 of the Zoning Ordinance (Scenic Corridor Overlay District).

The remaining portion of the property will be developed in compliance with the following requirements of the Scenic Corridor.
 - b. All utilities shall be located underground.
 - c. Architectural treatment: No portion of a building constructed of unadorned cinderblock or corrugated and/or sheet metal shall be visible from any adjoining single-family or two-family residential district of public right-of-way. Buildings shall be designed to utilize to the greatest extent feasible building materials which are compatible with the Scenic Corridor Overlay District environment, such as rock, stone, brick and wood. Vegetative buffering placed along that portion of a building not otherwise meeting the requirement of architectural treatment, will be deemed sufficient treatment for the purposes of this proffer. Retail fuel industry standards as to the surface treatment, adornment of the sheet metal and steel components of a fuel canopy and structure are acceptable.
 - d. Changeable copy and digital signs are prohibited; however, the numerals announcing fuel prices may be changeable.
 - e. Each development shall be permitted one (1) free standing sign identifying the development and announcing only the name or location of the development and business names of tenants therein. One logo per sign shall be permitted. All tenant signs (individual signs for businesses in a development) shall be uniform in letter size and color. One additional free standing monument style sign will be allowed specifically at the corner of Creekside Lane and Creekside Drive but will be otherwise subject to the sign ordinances of the underlying district. Fuel canopy installation logos will be treated as signs attached to a building and subject to the limitations of the sign ordinance of the underlying zoning district.
 - f. Direction signs indicating location of truck entrances, employee parking, shipping and receiving and similar activities provided that all such signs are located on the property of the business and no such sign shall exceed (four) 4 square feet in area. Directional signs shall contain no advertising.

4. Board of Zoning Appeals (BZA). N/A

5. Surrounding Area. There have been several items requiring City Council approval in the immediate area:

- On April 14, 1981, Council approved the petition of Woodrow Iseman and William Milton to rezone approximately eight (8) acres from R-1, Low Density Residential District, to R-2C, Low-Medium Density Residential District (Conditional) to allow the construction of single-family residential homes on smaller lots around the intersection of Omega Drive and Omega Court.

- On August 12, 1986, Council approved the petition of Dreaming Creek Properties to rezone approximately four and half (4.5) acres from I-1, Restricted Industrial District to B-5C, General Business District (Conditional) and for a CUP for a Cluster Commercial Development (CCD) of office, showroom, and warehouse uses at the southwest corner of the intersection of Old Graves Mill and Graves Mill Roads.
- On December 8, 1987, Council approved the petition of Hutter Associates, Inc. to rezone approximately thirty and a half (30.5) acres from R-2, Low-Medium Density Residential District to B-5C, General Business District (Conditional) and approximately thirty-two and a half (32.5) acres from R-1, Low Density Residential District to R-4, Medium-High Density Residential District, to allow speculative development with commercial and multi-family uses at the corner of Graves Mill Road and Creekside Drive.
- On December 11, 1990, Council approved the petition of Frank Davidson to amend a previously approved site plan and proffers by rezoning approximately four and a half (4.5) acres from B-5C, General Business District (Conditional), to B-5C, General Business District (Conditional) to allow office, professional, and commercial uses of the property according to a new site plan at the southwest corner of the intersection of Old Graves Mill and Graves Mill Roads.
- On October 13, 1992, Council rezoned fifty four (54) acres to the west of this site along Graves Mill Road from R-1, Low Density Residential District, and R-3, Medium Density Residential District to B-1, Limited Business District as part of the Graves Mill Road/US 221 Area Land Use Study, Growth Management Program.
- On January 12, 1999, Council approved the petition of Petrie, Dierman and Kughn to rezone approximately sixty-five (65) acres from R-4, Medium-High Density Residential District, and B-5C, General Business District (Conditional), to B-5C, General Business District (Conditional) and for two (2) CUPs to fill in a flood plain to allow the construction of a shopping center and parking lot on the properties adjacent to Creekside Drive.
- On July 13, 1999, Council approved the petition of Paul G. Graves to rezone approximately one (1) acre at 1220 Graves Mill Road from R-C, Resource Conservation District, and R-1, Low Density Residential District, to B-5C, General Business District (Conditional) to allow the reconstruction of the historic Graves Mill and its use for various commercial uses, including consignments, antiques, restaurant, gift shop and the installation of thirty-three (33) parking spaces.
- On September 12, 2000, Council approved the petition of First Assembly of God for a CUP to allow the construction of a church and parking area in a residential district at 1210 Graves Mill Road.
- On December 12, 2000, Council approved the petition of Lowe's Home Centers for a CUP to allow filling in a flood plain for the construction of a new building and parking lot in a B-5C, General Business District (Conditional) at 1200 Graves Mill Road.
- On August 13, 2002, Council approved the petition of Miller-Motte Technical College for a CUP for a technical college for up to two hundred fifty (250) students in a B-5C, General Business District (Conditional) at 1011 Creekside Drive.

- On January 11, 2005, Council approved the petition of Millside Development LLC for a CUP to allow the construction of a Cluster Commercial Development (CCD) in a B-1, Limited Business District at the corner of Graves Mill Road and Lillian Lane.
- On September 13, 2011, Council approved the petition of the Lynchburg Humane Society to amend the FLUM from Resource Conservation and Medium Density Residential to Regional Commercial and to rezone the property from R-2 Low-Medium Density Single Family Residential District to B-5C, General Business District (Conditional) to allow the construction of a new animal shelter and associated parking at 1211 Old Graves Mill Road.
- On April 8, 2014, Council approved the petition of Rosedale, Farm, LLC to rezone forty-two (42) acres from R-1, Low Density, Single-Family Residential to B-3C, Community Business District (Conditional) and for a conditional use permit to allow a cluster commercial development at 1600 and 1220 Graves Mill Road.
- On March 10, 2015, City Council will consider the petition of Rosedale, Farm, LLC to rezone twenty-six and eight tenths (26.8) acres from R-1, Low Density, Single-Family Residential District to B-3C, Community Business District (Conditional) and for a conditional use permit to allow the construction of additional phases of a cluster commercial development at 1600 Graves Mill Road.

6. **Site Description.** The subject property is comprised of two (2) tracts totaling one and ninety-one hundredths (1.91) acres located at 1001 and 1005 Creekside Lane. The property is currently vacant and slopes in a northerly direction from Graves Mill Road to Creekside Lane.

The property is bounded to the north by vacant land, to the east by a commercial use (Home Depot) to the south by an office use (Scott Insurance) and to the west by an institutional use (Miller Motte Technical College).

7. **Proposed Use of Property.** The purpose of the petition is to amend previously approved proffers related to the site plan. The 1999 proffered site plan and traffic study indicated access to the property would be from Creekside Lane. The petitioner desires to have a right-in, right-out access to Graves Mill Road and a full vehicular access to Creekside Drive. The additional vehicular access points create the need for the rezoning.

If approved, the property would be developed as a convenience store/restaurant with gasoline on the upper level and office space on the lower level of the building.

8. **Traffic, Parking and Public Transit.** The subject property is served by the Greater Lynchburg Transit Company (GLTC) Route 7. A bus stop is currently located on Graves Mill Road in front of 1005 Creekside Lane. This stop primarily serves Miller Motte Technical College as is evident from the existing path from the bus stop to the Miller Motte campus. As indicated on the submitted site plan, the petitioner is proposing to relocate the existing bus stop while still providing pedestrian access to Miller Motte.

The City's Transportation Engineer reviewed the request for a right-in, right-out access to Graves Mill Road and had no comments of concern. This is primarily due to the close proximity to the existing traffic signal at Graves Mill Road and Creekside Lane and the proposed construction of a concrete median to prevent left hand turns from the property to Graves Mill Road. A full access to the property is proposed from Creekside Drive and Creekside Lane. The Creekside Drive entrance was relocated as far north on the property as possible at the request of the City's Transportation Engineer. This location should provide ample queuing for vehicles entering and exiting the site from Creekside Drive.

9. **Stormwater Management.** A stormwater management plan addressing both quantity and quality of stormwater related to the development will be required prior to final site plan approval. The preliminary site plan indicates water quality will be addressed by a bio-retention area prior to being routed to a redesigned detention basin on the north side of Creekside Lane. Preliminary analysis indicates that the channel (Tomahawk Creek) is adequate to receive stormwater associated with the development.
10. **Emergency Services.** The City’s Fire Marshal and Police Department had no comments of concern.
11. **Impact.** The submitted rezoning amends previously approved proffers by allowing additional access points to the property. The right-in, right-out access on Graves Mill Road with incorporated turn lanes should not create a negative impact on traffic patterns in the area.

The voluntarily submitted proffers adequately address any impacts associated with the development of the property and essentially mirror those approved in 1999. The addition of the convenience store should blend well into the area.
12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the site plan on February 17, 2015. Technical comments related to the proposed development have or will be addressed prior to final approval.

VI. PLANNING DIVISION RECOMMENDATION(s)

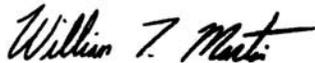
Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of David Moore to:

1. **Waive the twenty-one (21)-day submittal requirement for proffers.**
2. **Rezone approximately one and ninety-one hundredths (1.91) acres located at 1001 and 1005 Creekside Lane from B-5C, General Business District (Conditional) to B-5C, General Business District (Conditional) subject to the following voluntarily submitted proffers:**
 1. **The petitioner agrees to exclude the following uses from the B-5 zoning:**
 - a. **Armories**
 - b. **Rebuilding and retreading establishments**
 - c. **Bottling plants**
 - d. **Blacksmith shops**
 - e. **Drive-in theaters**
 - f. **Sales lots for construction and farm equipment and similar equipment**
 - g. **Bulk ice manufacture (On-site ice production for retail is acceptable)**

canopy installation logos will be treated as signs attached to a building and subject to the limitations of the sign ordinance of the underlying zoning district.

- f. Direction signs indicating location of truck entrances, employee parking, shipping and receiving and similar activities; provided that all such signs are located on the property of the business and no such sign shall exceed (four) square feet in area. Directional signs shall contain no advertising.**

This matter is respectfully submitted for your consideration.

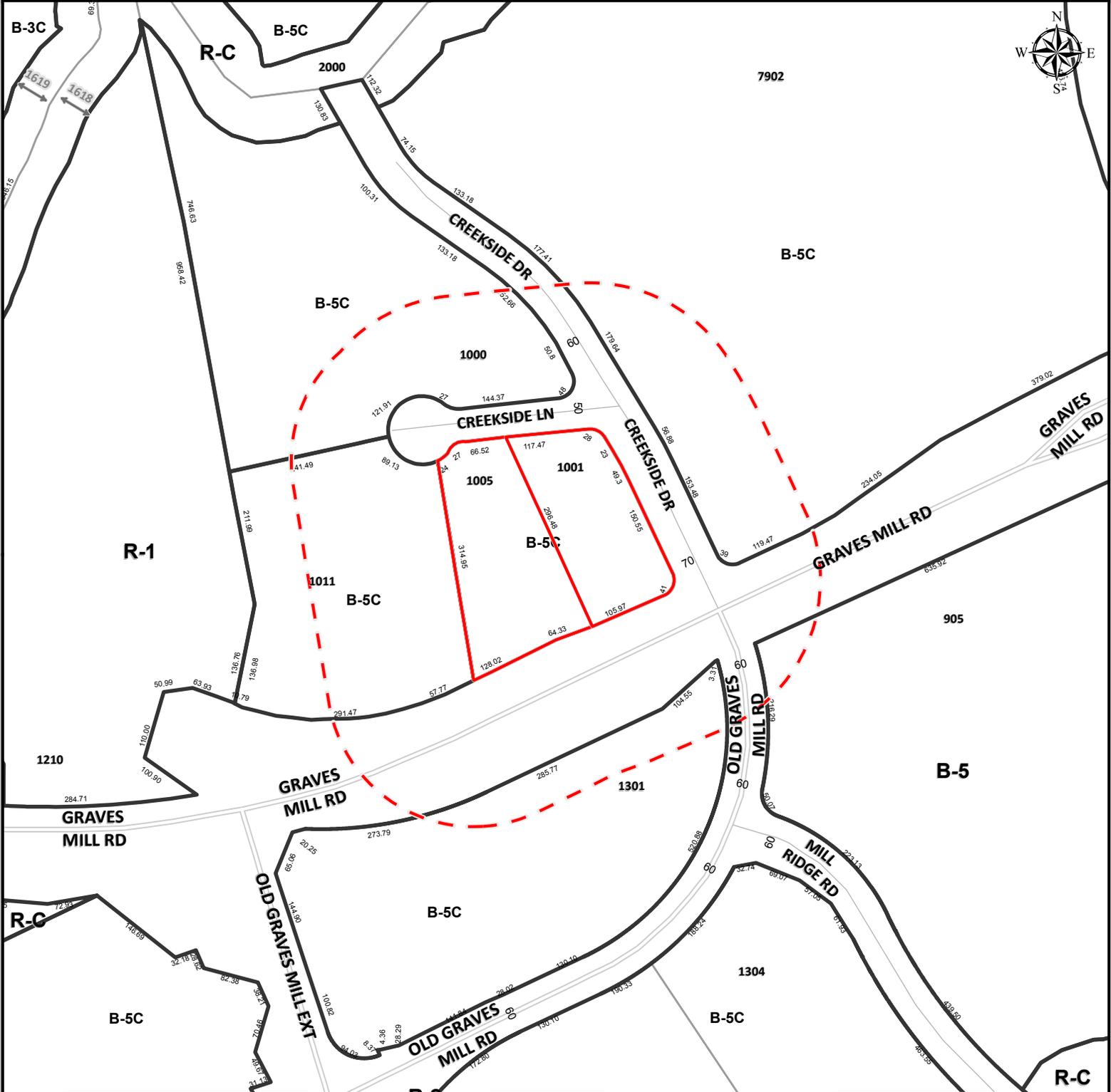


William T. Martin, AICP
City Planner

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. Donald DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Ms. Marjette Upshur, Director of Economic Development

VII. ATTACHMENTS

- 1. Vicinity Zoning Pattern Map**
- 2. Vicinity Proposed Land Use Map**
- 3. Watershed Location Map**
- 4. Planimetric and Topographic Map**
- 5. Site Plan**
- 6. Project Narrative**
- 7. Voluntarily submitted proffers**
- 8. Property Photo**



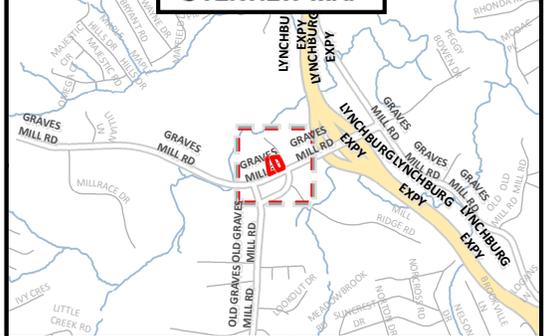
PROPERTY INFORMATION

PARCEL ID	ADDRESS
23902003	1001 CREEKSIDE LN
23902006	1005 CREEKSIDE LN

LEGEND

- Subject Property
- 215' Buffer
- Zoning Boundary

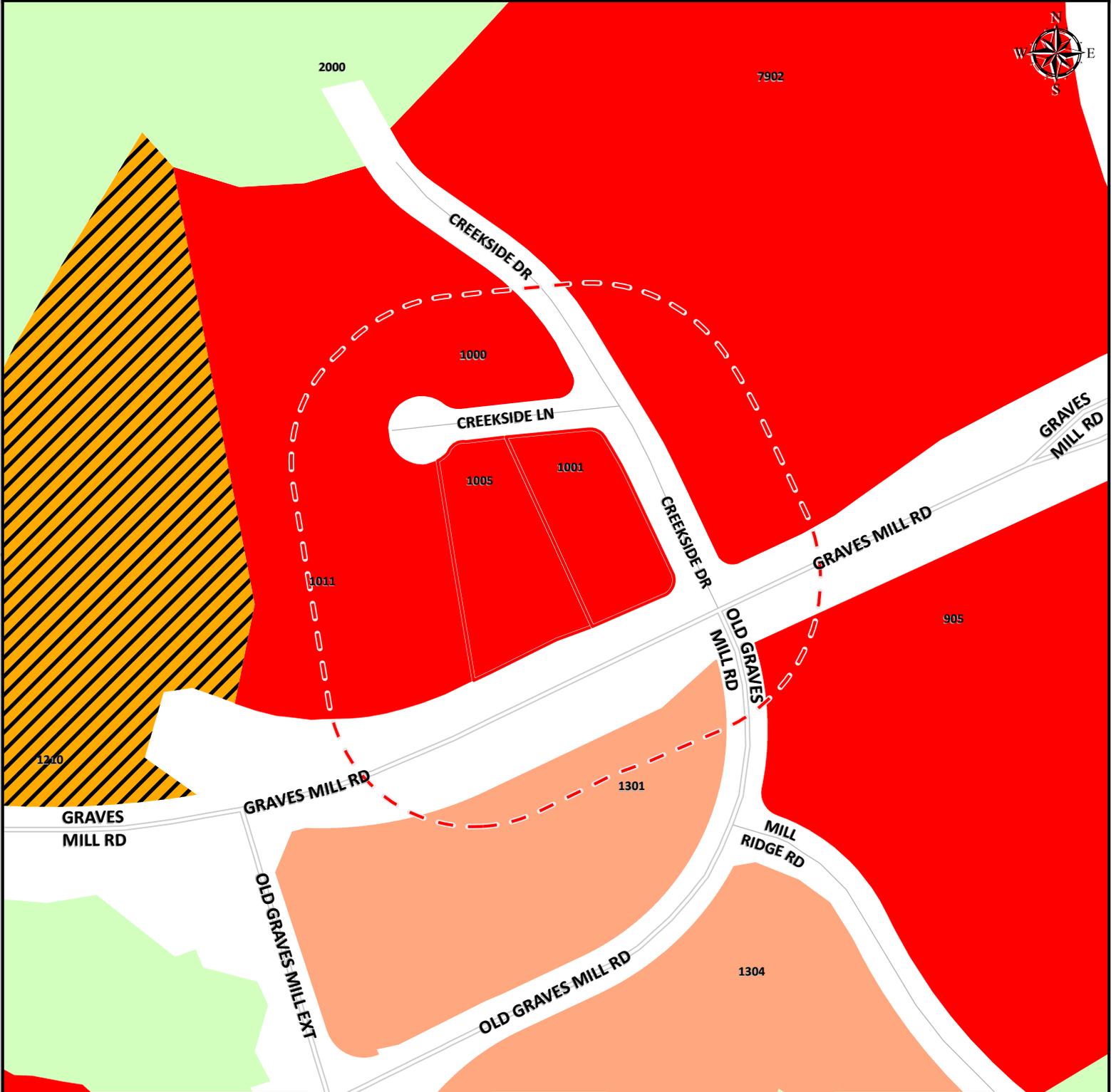
OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 2/27/2015

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.

Parcel ID	Address	Owner
23903003	1301 OLD GRAVES MILL RD	JAMES A SCOTT & SON INC
23902006	1005 CREEKSIDE LN	CREEKSIDE OF LYNCHBURG
23902007	1011 CREEKSIDE LN	FRANCIS HOSPITALITY INC
23902003	1001 CREEKSIDE LN	CREEKSIDE OF LYNCHBURG
23903001	905 GRAVES MILL RD	LESTER GROUP INC
23902004	1000 CREEKSIDE LN	CREEKSIDE OF LYNCHBURG
23902001	7902 GRAVES MILL RD	H D DEVELOPMENT OF MARYLAND INC



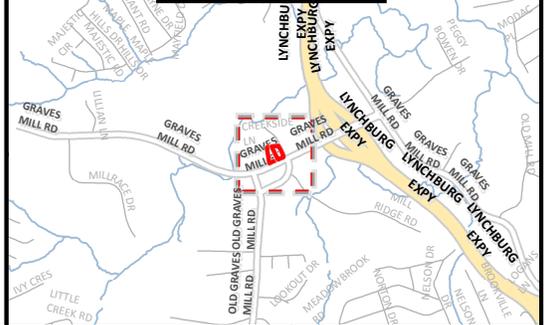
PROPERTY INFORMATION

PARCEL ID	ADDRESS
23902003	1001 CREEKSIDE LN
23902006	1005 CREEKSIDE LN

LEGEND

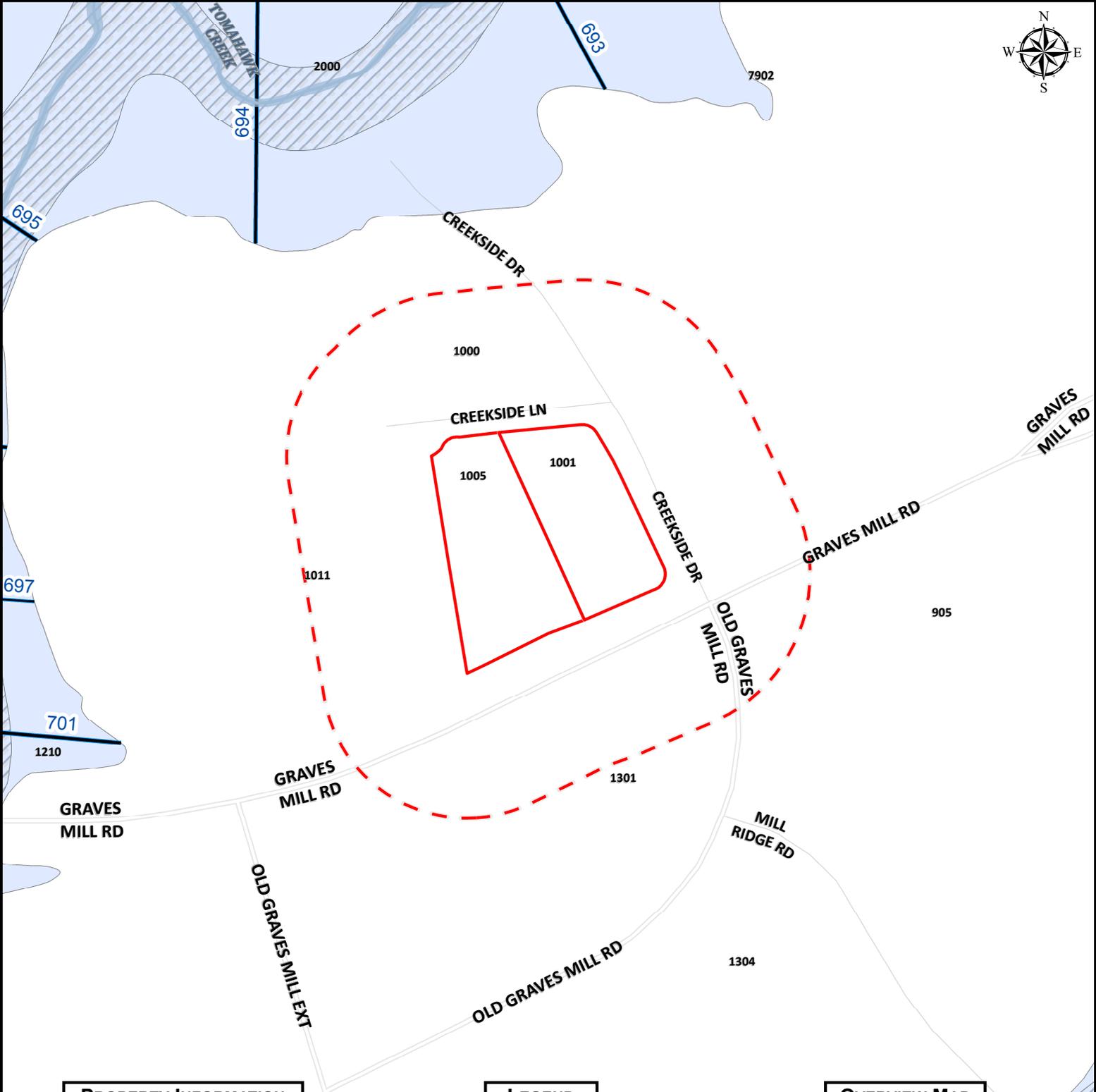
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



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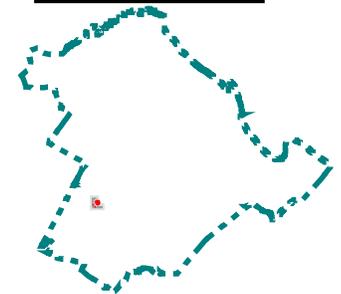
PROPERTY INFORMATION

PARCEL ID	ADDRESS
23902003	1001 CREEKSIDE LN
23902006	1005 CREEKSIDE LN

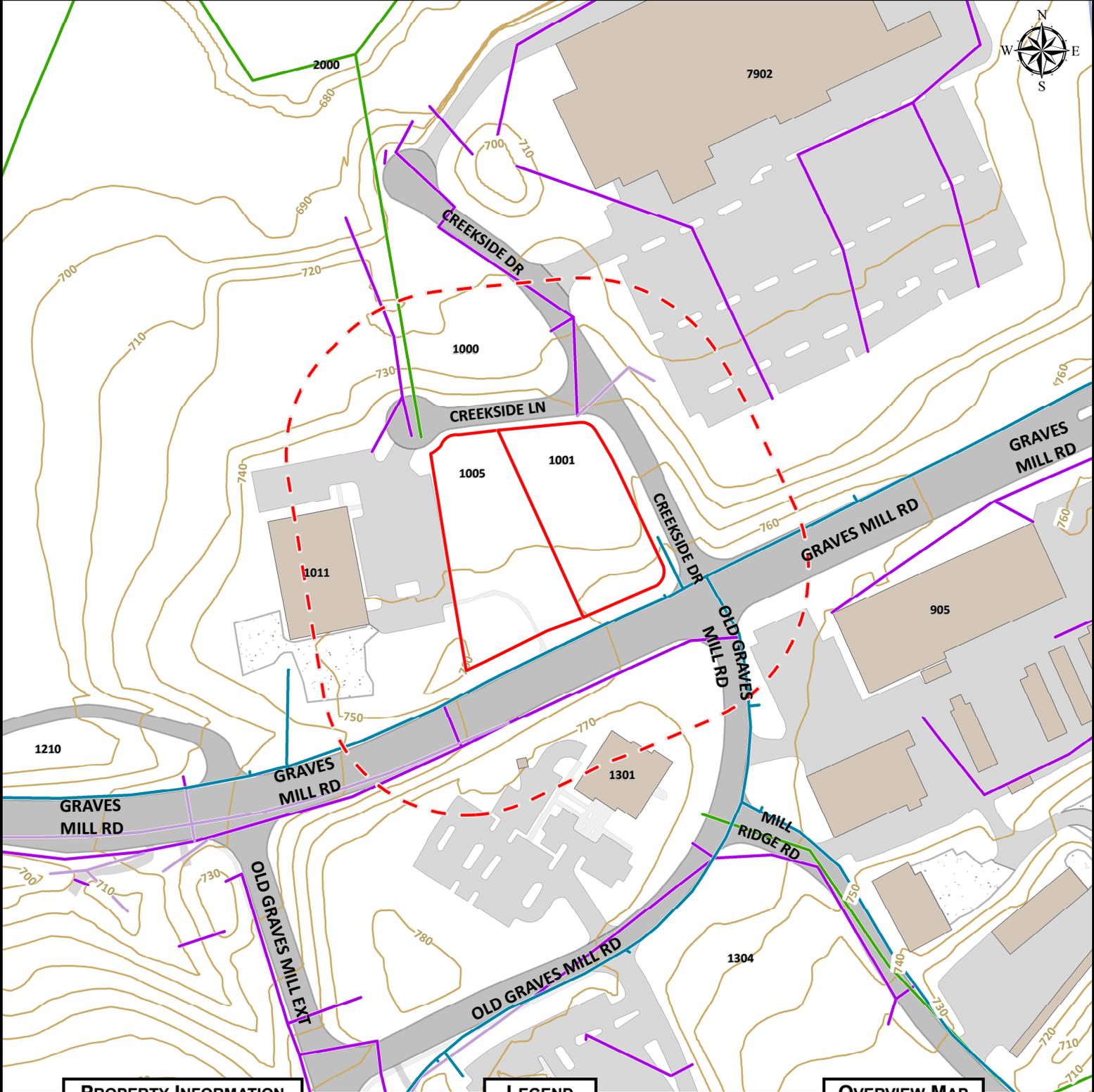
LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 2/27/2015



PROPERTY INFORMATION

PARCEL ID	ADDRESS
23902003	1001 CREEKSIDE LN
23902006	1005 CREEKSIDE LN

LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 2/27/2015

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MOORE'S COUNTRY STORE

GRAVES MILL ROAD

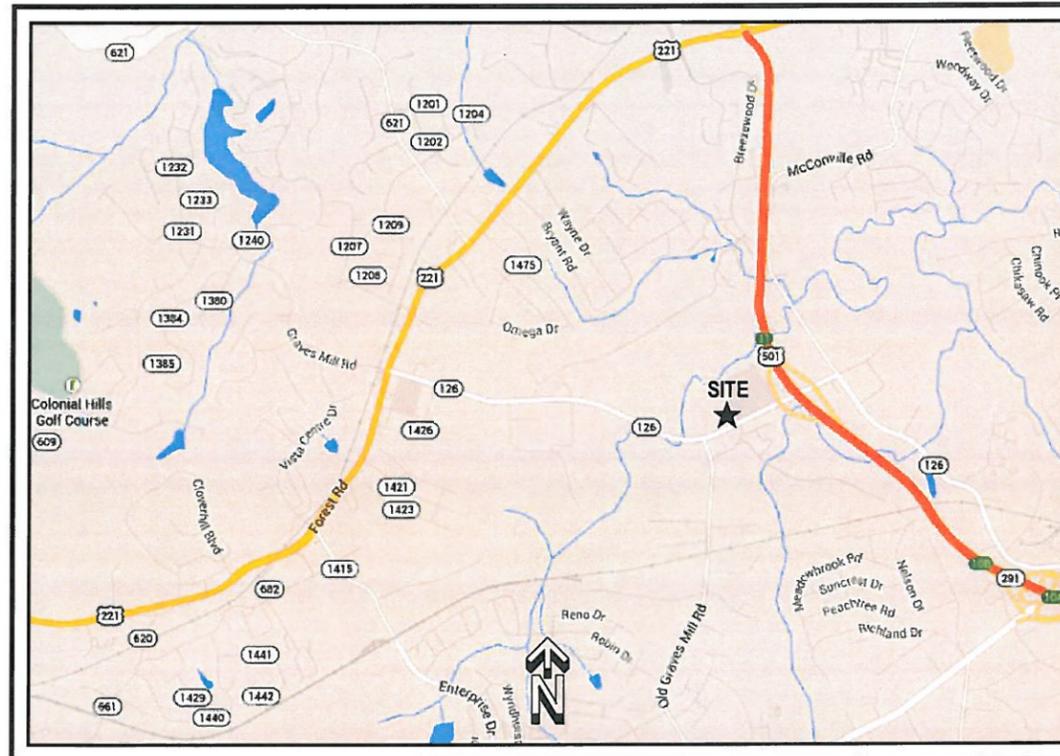
CITY OF LYNCHBURG, VIRGINIA

FEBRUARY 3, 2015

REVISED: 02/25/2015 - 02/27/2015

GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT THE CITY ENVIRONMENTAL REVIEWER AND THE CITY CONSTRUCTION COORDINATOR IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.
1. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD MARKINGS OF MISS UTILITY OF VIRGINIA. THE ENGINEER AND/OR SURVEYOR TAKE NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF ANY UTILITIES SHOWN ON THESE DRAWINGS OR THE LOCATION OF ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" OR THE RESPECTIVE UTILITY OWNERS TO DETERMINE IF ANY UTILITIES EXIST WITHIN THE PROJECT AREA BEFORE ANY CONSTRUCTION BEGINS, AS REQUIRED BY LAW.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO VERIFY LOCATION OF AND PREVENT DISTURBANCE OF ANY EXISTING UTILITIES IN WORK AREA. CONTRACTOR SHALL ALSO PROVIDE IMMEDIATE TEMPORARY SERVICES TO ANY DAMAGED UTILITIES AT THE EXPENSE OF THE CONTRACTOR. ANY EXISTING UTILITIES NOT LOCATED PRIOR TO THE BEGINNING OF CONSTRUCTION THAT ARE DAMAGED DURING CONSTRUCTION OR WHICH CONFLICT WITH PROPOSED CONSTRUCTION, SHALL BE REPAIRED OR RELOCATED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
4. CONTRACTOR SHALL CONTACT AMERICAN ELECTRIC POWER (1-800-277-2177) AND ENGINEER IMMEDIATELY IF ANY POLES, GUY WIRES OR LINES ARE DAMAGED DURING CONSTRUCTION.
5. CONTRACTOR SHALL CONTACT CITY OF LYNCHBURG WATER & SEWER AUTHORITY (434-455-4250) AND ENGINEER IMMEDIATELY IF ANY VALVES, METERS, WATER OR SEWER LINES ARE DAMAGED DURING CONSTRUCTION.
6. FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK.
7. EROSION AND SEDIMENT CONTROL (E&S) MEASURES SHALL BE INSTALLED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK, LATEST EDITION. THE E&S MEASURES SHALL BE INSTALLED AS A FIRST STEP IN CONSTRUCTION PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL MAINTAIN ALL E&S MEASURES AS NECESSARY AND SHALL BE RESPONSIBLE FOR ALL ADDITIONAL MEASURES AS DETERMINED BY THE CITY OF LYNCHBURG.
8. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CONFINED SPACED ENTRY REGULATIONS, AS APPLICABLE.
9. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LYNCHBURG MANUAL OF SPECIFICATIONS AND STANDARD DETAILS.
9. THE CONTRACTOR SHALL BE FULLY LIABLE FOR REPAIR OF ANY DAMAGES ON PUBLIC OR PRIVATE PROPERTY CAUSED BY THE CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL DISTURBED SURFACES OR PHYSICAL IMPROVEMENTS TO THEIR ORIGINAL CONDITION OR BETTER INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: PAVEMENT, STONE, DITCHES, MAILBOXES, CULVERTS, FENCING, SIGNS, CURBS, GUARDRAIL, LANDSCAPING, PLANTERS, SHRUBS, TREES, AND PROPERTY MONUMENTS.
10. ALL SPOT ELEVATIONS REFLECT FINISHED ELEVATIONS. SUB-GRADE ELEVATIONS SHALL BE DETERMINED FROM INDIVIDUAL SECTION DETAILS.
11. HATCH PATTERNS ARE A REPRESENTATION OF THE SURFACE TREATMENTS SPECIFIED IN THE DETAILS OF THIS PLAN AND ARE NOT A "TO-SCALE" REPRESENTATION OF THE FINAL PATTERN.
12. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR CONSTRUCTION PRIOR TO BEGINNING WORK.
13. THE CONTRACTOR SHALL VERIFY THROUGH THE OWNER OR THE ENGINEER THAT THE MOST CURRENT SET OF CONSTRUCTION DRAWINGS ARE BEING USED ON THE SITE.
14. NO BURNING ON THE SITE.



VICINITY MAP
Not To Scale

SITE NOTES:

PARCEL TAX MAP ID NUMBER: 23802003 & 23802006
 PROPERTY ADDRESS: 1001 & 1005 CREEKSIDE LANE
 LYNCHBURG, VA 24502
 LEGAL ACREAGE: 1.9 ACRES
 LATITUDE / LONGITUDE: 37° 22' 31" N / -79° 11' 16" W
 CURRENT ZONING: B-6C
 PROPOSED ZONING CHANGES: B-6C MINUS PREVIOUS PROFFERS
 EXISTING IMPERVIOUS AREA = 0.00 ACRES
 PROPOSED NEW IMPERVIOUS AREA = 1.5 ACRES
 REQUIRED PARKING SPACES = 22
 REQUIRED HANDICAP SPACES = 1
 PROPOSED PARKING SPACES = 49
 PROPOSED HANDICAP SPACES = 2
 AREA TO BE TREATED BY PROPOSED STORM WATER MEASURES = 1.5 ACRES
 THE PROPERTY DOES NOT LIE WITHIN THE 100 YR FLOOD ZONE



CONTACTS:

OWNER:
 Moore's Country Store
 Mr. David Moore
 1576 Cuddington Lane
 Forest, Virginia 24557
 Phone: 434.610.4815
 Email: dmoore2407@gmail.com

ENGINEER:
 Reynolds-Clark Development, Inc.
 Mr. Timothy C. Reynolds, P.E.
 Post Office Box 556
 Gretna, Virginia 24557
 Phone: 434.656.8961
 Fax: 434.656.8995
 Email: treynolds@reynoldsclark.com

DRAWING INDEX:

Sheet	Description
T1	Title Sheet
C1	Existing Site Conditions
C2	Not Used
C3	Site Plan
C4	Landscape Plan

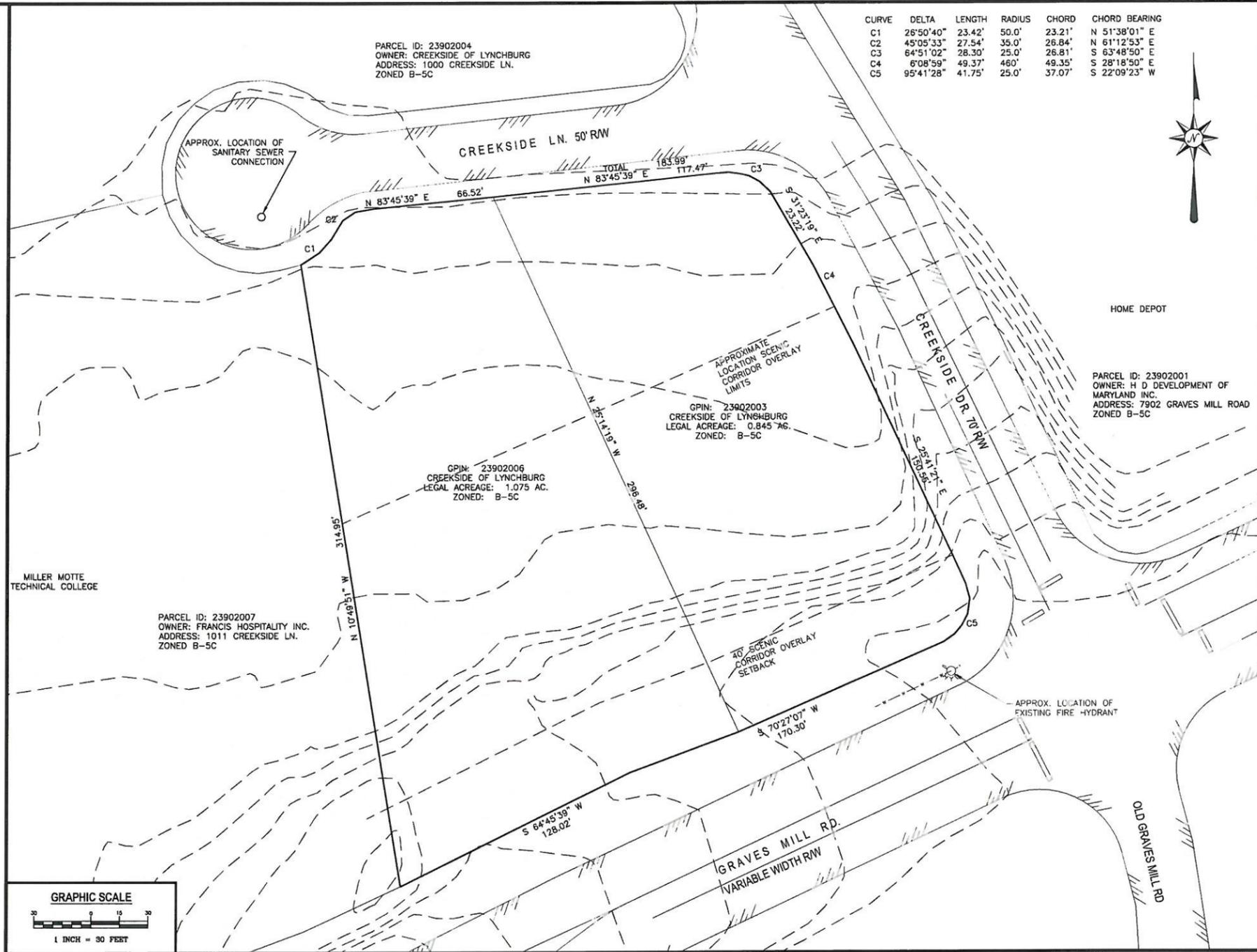
Designer Certification	
"I hereby certify that, to the best of my ability, this plan has been prepared in accordance with the latest City of Lynchburg Manual of Specifications and Standard Details and City Code."	
<i>Timothy C. Reynolds</i> Signature	032371 Registration Number
Timothy C. Reynolds, P.E., Vice President Printed Name and Title	February 27, 2015 Date
Owner Certification	
"I/We hereby certify that all site construction, drainage and grading will be done pursuant to this plan and that the applicable Stormwater Management conditions and requirements of the City of Lynchburg, the Commonwealth of Virginia and the Federal Government and its agencies are hereby made part of this plan."	
_____ Signature	_____ Owner / Manager Title
Mr. David Moore Printed Name	February 27, 2015 Date
City of Lynchburg Approval	
_____ City Engineer	_____ Date
_____ TRC	_____ Date
_____ E&S	_____ Date

REVISIONS / SUBMITTALS	
DATE	DESCRIPTION
February 3, 2015	Rezoning Submittal
February 25, 2015	Rezoning Submittal
February 27, 2015	Rezoning Submittal

<input checked="" type="checkbox"/> APPROVAL	
<input type="checkbox"/> BIDDING	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> RECORD	

Reynolds-Clark
DEVELOPMENT, INC.

112 South Main Street • Post Office Box 556
 Gretna, Virginia 24557
 Phone: 434.656.8961 • Fax: 434.656.8995
 Web: www.reynoldsclark.com



CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	26°50'40"	23.42'	50.0'	23.21'	N 51°38'01" E
C2	45°05'33"	27.54'	35.0'	26.84'	N 61°12'53" E
C3	64°51'02"	28.30'	25.0'	26.81'	S 63°48'50" E
C4	6°08'59"	49.37'	460'	49.35'	S 28°18'50" E
C5	95°41'28"	41.75'	25.0'	37.07'	S 22°09'23" W



PARCEL ID: 23902004
 OWNER: CREEKSIDE OF LYNCHBURG
 ADDRESS: 1000 CREEKSIDE LN.
 ZONED B-5C

APPROX. LOCATION OF
 SANITARY SEWER
 CONNECTION

CREEKSIDE LN. 50' RW

HOME DEPOT

PARCEL ID: 23902001
 OWNER: H D DEVELOPMENT OF
 MARYLAND INC.
 ADDRESS: 7902 GRAVES MILL ROAD
 ZONED B-5C

APPROXIMATE
 LOCATION SCENIC
 CORRIDOR OVERLAY
 LIMITS

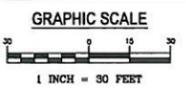
GPIN: 23902006
 CREEKSIDE OF LYNCHBURG
 LEGAL ACREAGE: 1.075 AC.
 ZONED: B-5C

MILLER MOTTE
 TECHNICAL COLLEGE

PARCEL ID: 23902007
 OWNER: FRANCIS HOSPITALITY INC.
 ADDRESS: 1011 CREEKSIDE LN.
 ZONED B-5C

40' SCENIC
 CORRIDOR OVERLAY
 SETBACK

APPROX. LOCATION OF
 EXISTING FIRE HYDRANT



MOORE'S COUNTRY STORE
 GRAVES MILL ROAD
 CITY OF LYNCHBURG, VIRGINIA

Reynolds-Clark
 DEVELOPMENT, INC.

117 South Main Street - 4th Floor, Box 406 - Greensboro, Virginia 24607
 Phone: 434.658.8901 - Fax: 434.658.8905 - Web: www.rcldev.com

EXISTING SITE CONDITIONS

COMMONWEALTH OF VIRGINIA
 TIMOTHY C. REYNOLDS
 Lic. No. 032371
 PROFESSIONAL ENGINEER

- Revisions:
1. Comments: 02/25/2015
 2. Comments: 02/17/2015
 - 3.
 - 4.
 - 5.

Date: 02/13/2015 Drawing Number
 Project #
 Drawn by: TCR
 Scale: 1" = 30'

C1

STORM WATER NARRATIVE

Storm Water Narrative
 Proposed Moore's Country Store
 Graves Mill Road and Creekside Drive -
 OPIN# 23902003 and 23902006

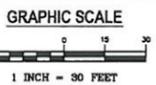
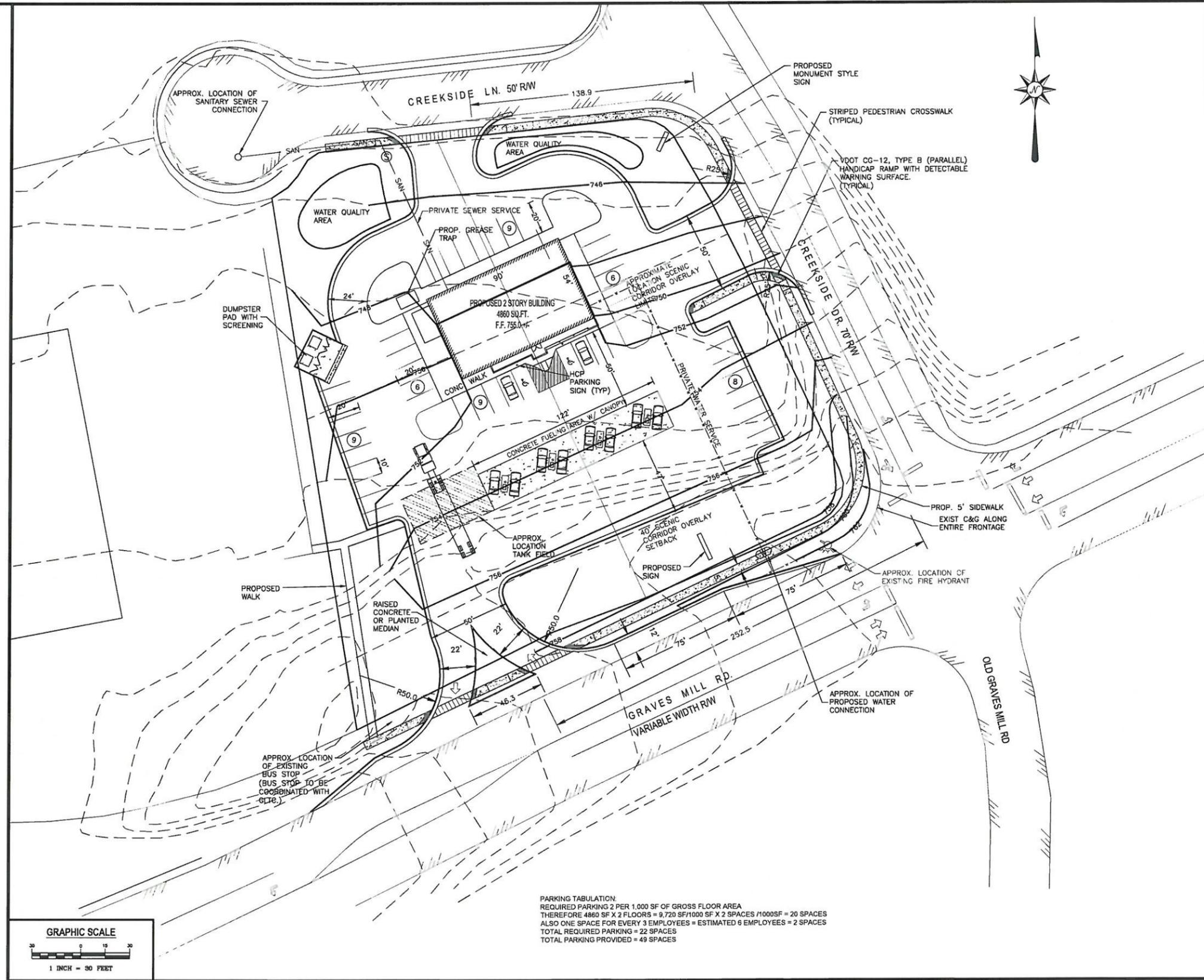
The proposed project will consist of a new 2 story 47,486 sq. ft. convenience store with commercial rental space below it. The project will also include the associated parking and fuel stations for the convenience store operations. The site is approximately 1.9 acres and is currently undeveloped.

The development of the site will add approximately 1.5 ac of impervious surface and this increases runoff from the site. The increase in impervious area will require that the runoff be treated for both water quality and quantity.

Water Quality:
 Storm water from the site will be collected into a storm drainage system and directed to the lower portion of the site along Creekside Lane. One or two water quality areas will be utilized for water quality treatment. The most likely treatment method will be bio-retention areas per the Virginia Department of Environmental Quality regulations.

Water Quantity:
 Treated storm water will then be conveyed to an existing basin near the end of Creekside Drive. This basin will be renovated and re-designed to reduce runoff from both this project and future increases from Parcel #23902004. The basin will be designed to insure that the post developed run-off will be reduced to below pre-developed peak levels.

Adequate Channel:
 Storm water will be conveyed from the basin detailed above via an adequate storm water conveyance channel to Tomahawk Creek. Tomahawk Creek has a very large drainage area at the proposed discharge point and will provide an adequate channel.



PARKING TABULATION:
 REQUIRED PARKING 2 PER 1,000 SF OF GROSS FLOOR AREA
 THEREFORE 4860 SF X 2 FLOORS = 9,720 SF/1000 SF X 2 SPACES /1000SF = 20 SPACES
 ALSO ONE SPACE FOR EVERY 3 EMPLOYEES = ESTIMATED 6 EMPLOYEES = 2 SPACES
 TOTAL REQUIRED PARKING = 22 SPACES
 TOTAL PARKING PROVIDED = 49 SPACES

SHEET KEYNOTES

- APPROXIMATE LOCATION OF EXISTING UTILITIES (ELECTRIC, COMMUNICATIONS, GAS, WATER, ETC.) SHOWN ON PLAN FOR INFORMATION ONLY. CONTRACTOR TO CONFIRM LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL TAKE SPECIAL PRECAUTIONS TO PROTECT POWER POLES AND GUY-WIRES. BOX OUT AROUND EXISTING POLES.
- EROSION CONTROL PHASE II: APPLY TEMPORARY SEEDING AND PERMANENT SEEDING. FOR GENERAL EROSION CONTROL NOTES AND DETAILS, SEE SHEET D1.
- PRIOR TO RELEASE OF FINAL PAYMENT, ALL EROSION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AND A HEALTHY STAND OF VEGETATION SHALL BE ESTABLISHED.

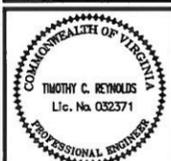
EROSION CONTROL MEASURES LEGEND

KEY	TITLE & STANDARD NO.	SYMBOL
TS	TEMPORARY SEEDING (3.31)	
PS	PERMANENT SEEDING (3.32)	
IP	STORM DRAIN INLET PROTECTION (3.07)	

MOORE'S COUNTRY STORE
 GRAVES MILL ROAD
 CITY OF LYNCHBURG, VIRGINIA

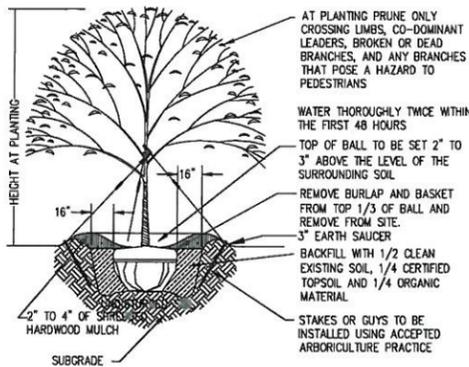


CONCEPTUAL SITE PLAN

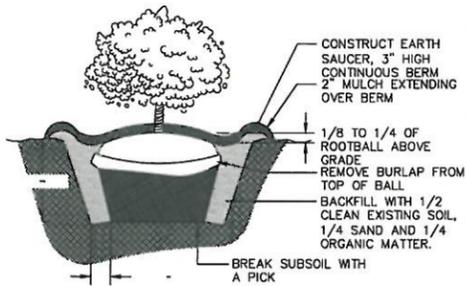


- Revisions:**
- Comments 02/25/2015
 - Comments 03/22/2015
 -
 -
 -

Date: 02/03/2015 Drawing Number: **C3**
 Project #:
 Drawn By: TCR
 Scale: 1" = 30'



**TREE PLANTING DETAIL
DECIDUOUS TREE**
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

CITY OF LYNCHBURG REQUIREMENTS
SEC. 35.1 - 25.1.8 STREET TREES FOR COMMERCIAL

(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.

(B) 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.

(C) STREET TREES WITHIN THE SITE DISTANCE TRIANGLE MAY BE RAISED TO ALL FOR VISIBILITY.

SEC. 35.1 - 25.1.8 FOUNDATION PLANTINGS

(A) ALL SIDES OF MULTI-FAMILY, COMMERCIAL, INSTITUTIONAL AND 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.

SEC. 35.1 - 25.1.11 BUFFERING

WHERE REQUIRED, THE PLANTING AREA FOR BUFFERING SHALL BE A MINIMUM OF TWENTY (20) FEET IN WIDTH EXTENDING ALONG THE ENTIRE LENGTH OF THE DEVELOPMENT AREA AND SHALL GENERALLY BE REQUIRED ALONG THE PROPERTY LINE UNTIL TOPOGRAPHIC OR OTHER CONSIDERATIONS WOULD MAKE IT MORE EFFECTIVE LOCATED BACK FROM THE PROPERTY LINE.

THE VEGETATIVE BUFFER SHALL CONSIST OF A STAGGERED EVERGREEN TREE LINE WITH A BASELINE FILLER OR MEDIUM HEIGHT EVERGREEN SHRUBS. THE EVERGREEN MATERIAL SHALL BE A MINIMUM OF FOUR (4) FEET IN HEIGHT AT TIME OF PLANTING. THE EVERGREEN TREE LINE SHALL BE PLANTED IN ROWS OF FIFTEEN (15) FEET APART AND STAGGERED TEN (10) FEET ON CENTER.

GENERAL LANDSCAPE NOTES

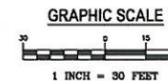
1. EXACT LOCATIONS OF TREES AND SHRUBS ARE TO BE VERIFIED IN THE FIELD.
2. UNDERGROUND ELECTRIC LINE BETWEEN EXISTING LIGHT POLES SHOULD BE MARKED & FLAGGED PRIOR TO LANDSCAPING.
3. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY VIRGINIA NURSEYMEN'S ASSOCIATION AND THE VIRGINIA SOCIETY OF LANDSCAPE DESIGNERS, OR THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
4. ALL LANDSCAPING USED TO SATISFY THE REQUIREMENTS OF THE LANDSCAPING ORDINANCE SHALL MEET THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. REQUIRED LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED SITE PLAN.
6. THE OWNER SHALL BE RESPONSIBLE FOR THE ONGOING PROTECTION AND MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A MANNER CONSISTENT WITH THE APPROVED SITE PLAN.
7. THE OWNER SHALL BE RESPONSIBLE FOR REPLACING ANY DEAD OR DAMAGED REQUIRED LANDSCAPING AS SHOWN ON THE APPROVED SITE PLAN. 100% SURVIVABILITY IS REQUIRED FOR A PERIOD OF FIVE (5) YEARS.
8. ALL REQUIRED TREES AND SHRUBS AS SHOWN ON THE APPROVED SITE PLAN SHALL BE ALLOWED TO GROW TO MATURITY AND SHALL NOT BE REMOVED, UNLESS A SUITABLE REPLACEMENT IS PROVIDED THAT SATISFIES THE REQUIREMENTS OF THE APPROVED SITE PLAN.
9. PRUNING SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS ADOPTED BY AMERICAN NATIONAL STANDARDS INSTITUTE AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
10. TREES SHALL BE NURSERY GROWN SPECIMENS WHICH MEET THE REQUIREMENTS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60 - AND SHALL BE TYPICAL OF THEIR SPECIES, HAVING FULLY DEVELOPED CROWNS AND SINGLE LEADERS. THEY SHALL BE BRANCHED TO 1/3 OF THEIR HEIGHT AT THE TIME OF PLANTING.
11. ALL NURSERY STOCK SHALL BE VIGOROUS, AND FREE OF DISEASE AND INFESTATION. ALL PLANTS SHALL BE INSPECTED AT THE NURSERY AND SHIPMENTS SHALL BEAR THE APPROPRIATE INSPECTION PROVIDED BY THE STATE OF ORIGIN FOR PLANTING MATERIALS.

WATERING

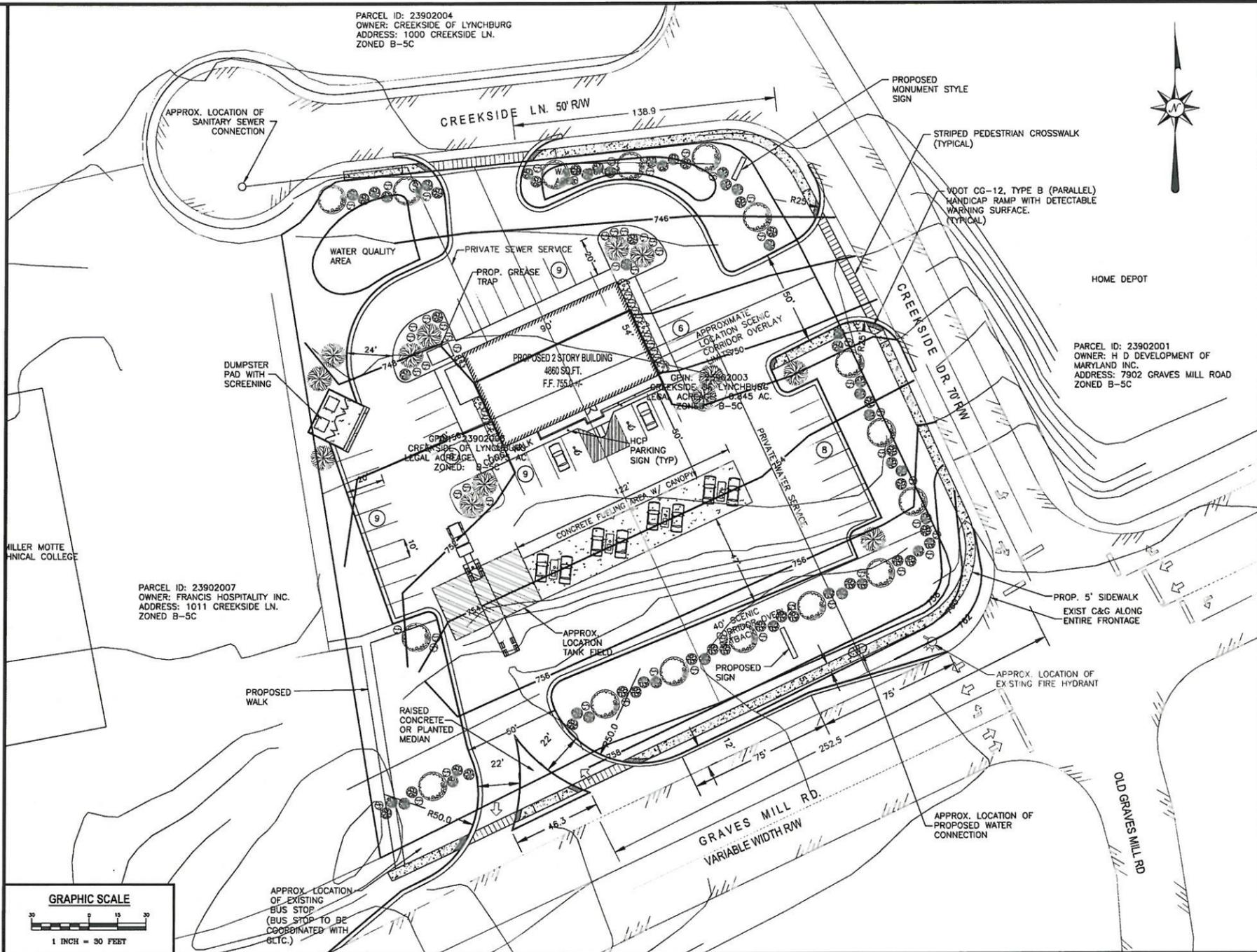
SPRING AND FALL PLANTED TREES AND SHRUBS SHALL BE THOROUGHLY WATERED THE DAY OF PLANTING AND THEN SHALL BE WATERED EVERY SEVEN (7) DAYS THROUGHOUT THE FIRST GROWING YEAR. WHEN SIGNIFICANT RAINFALLS MAINTAIN MOISTURE IN THE SOIL, WATERING FOR THAT PERIOD CAN BE DELAYED UNTIL THE NEXT SEVEN (7) DAY CYCLE.

FERTILIZING

THE INSTALLER IS TO AMEND THE SOIL AS REQUIRED BY ON-SITE CONDITIONS AND THE NEEDS OF THE PLANTED TREES AND SHRUBS. FERTILIZATION SHOULD BE DONE IN THE EARLY SPRING OR LATE FALL, AND A WATER INSOLUBLE NITROGEN (NIN) IS RECOMMENDED AS THE PLANTS WILL USE IT AS NEEDED AND IT WILL NOT WASH OFF OR LEACH INTO THE GROUND WATER. THE INSTALLER SHALL HAVE THE SOIL TESTED FOR PH PRIOR TO INSTALLATION AND DETERMINE THE CORRECT FERTILIZERS FOR THE SPECIFIED PLANTS.



PARCEL ID: 23902004
OWNER: CREEKSIDE OF LYNCHBURG
ADDRESS: 1000 CREEKSIDE LN.
ZONED B-5C



PARCEL ID: 23902007
OWNER: FRANCIS HOSPITALITY INC.
ADDRESS: 1011 CREEKSIDE LN.
ZONED B-5C

PARCEL ID: 23902001
OWNER: H D DEVELOPMENT OF MARYLAND INC.
ADDRESS: 7902 GRAVES MILL ROAD
ZONED B-5C

LANDSCAPE LEGEND

SYMBOL	QTY.	BOTANIC NAME	COMMON NAME	SIZE AT TIME OF PLANTING	ULT. SIZE (Height)	ULT. SIZE (Width)
	16	Tilia tomentosa	Silver Linden	2.5" Caliper	50' - 70'	30' - 50'
	6	Lagerstroemia indica	Crape Myrtle	2.5" Caliper	8' - 30'	6' - 15'
	13	Cupressocypis leylandii	Leyland Cypress	3 Gallon	60' - 90'	12' - 15'
	68	Distylium hybridum 'Blue Cascade'	Blue Cascade Distylium	2"	2' - 3'	7' - 8'
	67	Distylium hybridum 'Vintage Jade'	Vintage Jade Distylium	1"	2' - 3'	5' - 6'

MOORE'S COUNTRY STORE
GRAVES MILL ROAD
CITY OF LYNCHBURG, VIRGINIA



CONCEPTUAL LANDSCAPE PLAN



- Revisions:
1. Comments 02/25/2015
 2. Comments 02/27/2015
 - 3.
 - 4.
 - 5.

Date: 02/13/2015
Project #
Drawn By: TCR
Scale: 1" = 30'
Drawing Number
C4



January 29, 2015

RECEIVED

FEB 03 2015

COMMUNITY
DEVELOPMENT

Storm Water Narrative

Proposed Moores Country Store
Graves Mill Road and Creekside Drive –
GPIN# 23902003 and 23902006

The proposed project will consist of a new 2 story +/-4,860 s.f. convenience store with commercial rental space below it. The project will also include the associated parking and fuel stations for the convenience store operations. The site is approximately 1.9 acres and is currently undeveloped.

The development of the site will add approximately 1.5 ac. of impervious surface and thus increase runoff from the site. The increase in impervious area will require that the runoff be treated for both water quality and quantity.

Water Quality:

Storm water from the site will be collected into a storm drainage system and directed to the lower portion of the site along Creekside Lane. One or two water quality areas will be utilized for water quality treatment. The most likely treatment method will be bio-retention areas per the Virginia Department of Environmental Quality regulations.

Water Quantity:

Treated storm water will then be conveyed to an existing basin near the end of Creekside Drive. This basin will be renovated and re-designed to reduce runoff from both this project and future increases from Parcel #23902004. The basin will be designed to insure that the post developed run-off will be reduced to below pre-developed peak levels.

Adequate Channel:

Storm water will be conveyed from the basin detailed above via an adequate storm water conveyance channel to Tomahawk Creek. Tomahawk Creek has a very large drainage area at the proposed discharge point and will provide an adequate channel.

RECEIVED

MAR 02 2015

COMMUNITY
DEVELOPMENT

Cover Page

3/2/2015

To: The City of Lynchburg Office of Zoning
And Community Development

Development: Moore's Country Store at Graves Mill Rd. (Corner Creekside Drive and Graves Mill Rd.)

Enclosed: Statement of Proffers, Zoning Determination Letter (per Kevin Henry)

Official statement;

The two enclosed documents are submitted collectively, and neither is to be considered valid in the absence of the other.

Respectfully;



David C. Moore

434-610-4815

Dmoore2407@gmail.com

The City of Lynchburg
Office of Zoning and Community Development
900 Church St.
Lynchburg, VA 24504

Mr. David C. Moore, Petitioner
1576 Cuddington Lane
Forest, VA 24551

**Development: Moore's Country Store
Graves Mill Rd**

2/27/2015

Statement of Proffers

1. The Petitioner agrees to exclude the following uses from the B-5 zoning:
 - a. Armories
 - b. Rebuilding and retreading establishments.
 - c. Bottling plants
 - d. Blacksmith shops
 - e. Drive-in theaters
 - f. Sales lots for construction and farm equipment and similar equipment
 - g. Bulk Ice manufacture (On-site ice production for retail is acceptable)
 - h. Monument and gravestone sales
 - i. Motion picture production studios
 - j. Second-hand stores including auction sales provided such activity is conducted wholly within and enclosed building.

2. Petitioner agrees to build the project in substantial compliance with the site plan.
 - a. The part of the property which is subject to the Scenic Corridor Overlay District will be developed in compliance with all of the requirements of Section 35.1-43.3 of the Zoning Ordinance (Scenic Corridor Overlay District)

The remaining portion of the property will be developed in compliance with the following requirements of the Scenic Corridor.

- b. All utilities shall be located underground.
- c. Architectural treatment: No portion of a building constructed of unadorned cinderblock or corrugated and/or sheet metal shall be visible from any adjoining single-family or two-family residential district or public right-of-way. Buildings shall be designed to utilize to the greatest extent feasible building materials which are compatible with the Scenic Corridor Overlay District environment, such as rock, stone, brick and wood. Vegetative buffering placed along that portion of a building not otherwise meeting the requirements of architectural treatment, will be deemed sufficient treatment for the purposes of this proffer. Retail Fuel Industry standards as to the surface treatment/adornment of the sheet metal and steel components of a fuel canopy and structure are acceptable.

- d. Changeable copy and digital signs are prohibited; however the numerals announcing fuel prices may be changeable.
- e. Each development shall be permitted one (1) detached free standing sign identifying the development and announcing only the name or location of the development and business names of tenants therein. One logo per sign shall be permitted. All tenant signs (individual signs for businesses in a development) shall be uniform in letter size and color. One additional free standing monument style sign will be allowed specifically at the corner of Creekside Lane and Creekside Drive, which will be otherwise subject to the sign ordinances of the underlying district. Fuel canopy installation logos will be treated as signs attached to a building and subject to the limitations of the sign ordinances of the underlying zoning district.
- f. Directional signs indicating location of truck entrances, employee parking, shipping and receiving, and similar activities; provided that all such signs are located on the property of the business and no such signs exceed four (4) square feet in area. Directional signs shall contain no advertising.
- g. The backing and support material of the face sign shall be of the same material as of that portion of the building which faces any adjoining single-family or two-family residential district or public right-of-way, or of a natural material (such as rock, stone, brick, wood).

Respectfully Submitted;



David C. Moore
434-610-4815
Dmoore2407@gmail.com



Zoning & Natural Resources Division • Community Development

900 Church Street • Lynchburg • Virginia • 24504

www.lynchburgva.gov • P 434-455-3900 • F 434-845-7630

March 2, 2015

David Moore
1576 Cuddington Ln.
Forest, VA 24551

RE: 1001 & 1005 Creekside Lane, Parcel ID #23902003, 23902006

Dear Mr. Moore:

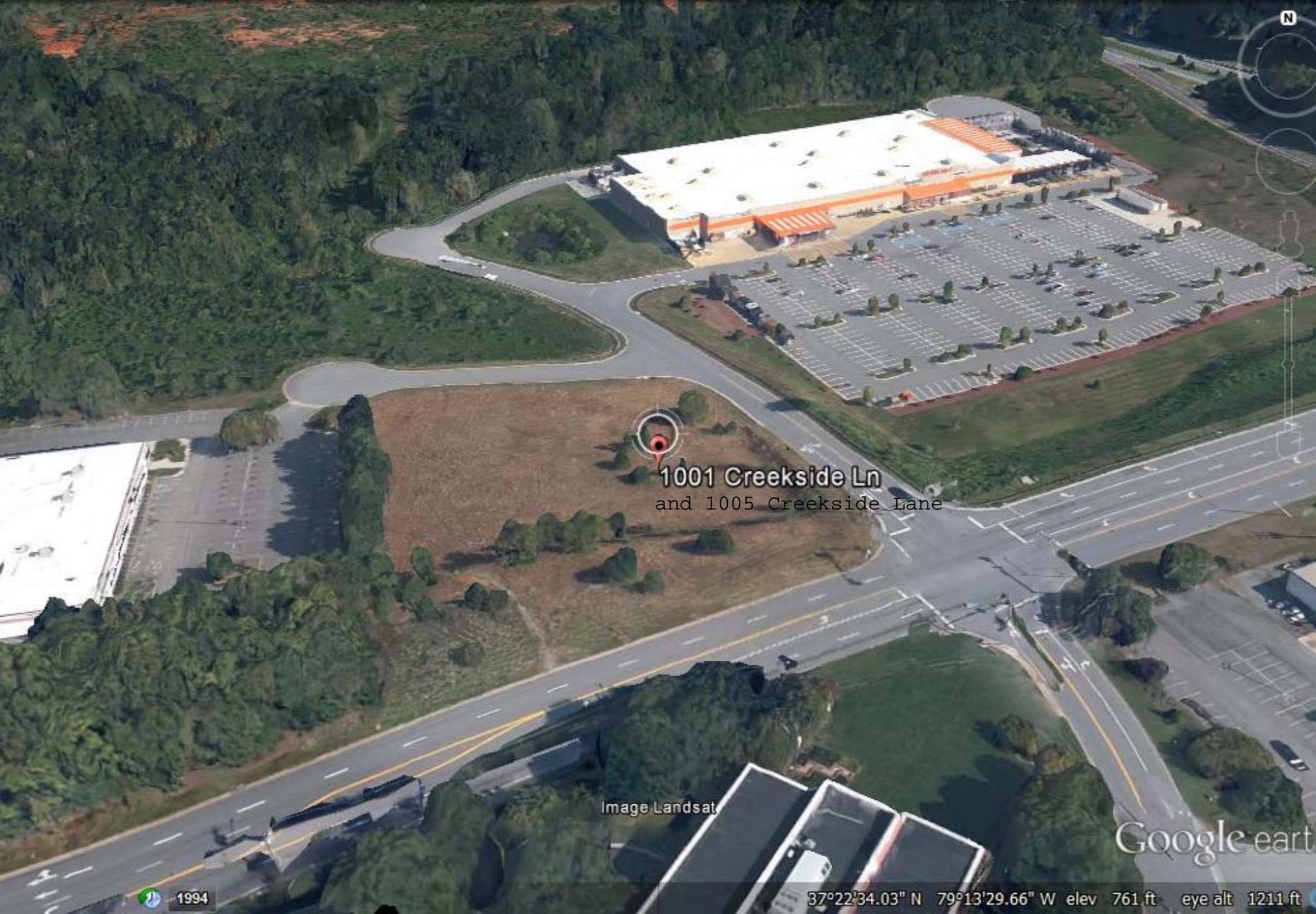
At your request this office is providing a determination regarding a proposed sign:

- The Property is zoned B-5C, General Business District (Conditional) under the zoning ordinance of the City of Lynchburg.
- A rezoning petition has been received by the Community Development Department to modify the proffers of the existing B-5C, General Business District (Conditional) zoning designation. The rezoning applicant has indicated that they plan to install a free-standing sign within the Scenic Corridor Overlay District which gasoline prices will be displayed upon. The sign is proposed to have numbers which are manually flipped to reflect changes in the prices. This type of sign is considered to be permitted at the above referenced properties. This type of sign is not considered changeable copy. The sign may not be digital in any manner.
- This determination is to be used strictly for interpretation of changeable copy signs and how they relate to gasoline price signs. All other applicable City codes must be adhered to in order to obtain a sign at the above referenced property.

This information may be relied upon by the addressee(s) listed above and by any assignee or successor in interest of the addressee(s) listed above, and by any other person who has a current or future interest in the property whether as owner or mortgagee. I am authorized and empowered to execute this Zoning Compliance Letter on behalf of the City of Lynchburg. If you have any question or concerns, please feel free to contact me at 434-455-3915.

Sincerely,

Kevin T. Henry, AICP
Zoning Administrator



1001 Creekside Ln
and 1005 Creekside Lane

Image Landsat

Google earth

1994

37°22'34.03" N 79°13'29.66" W elev 761 ft eye alt 1211 ft