

The Department of Community Development
City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission

From: Planning Division

Date: December 9, 2015

Re: *Future Land Use Map Amendment (FLUM)* – Low Density Residential and Medium Density Residential to Institutional

I. PETITIONER

City of Lynchburg Planning Commission

II. LOCATION

The proposed area for the *Future Land Use Map* amendment is a collection of properties of varying sizes near Spring Hill Cemetery, which is located at 3000 Fort Avenue and 1550 James Street. The properties proposed for amendment include 1516, 1520, 1524, 1578, 1580, 1600 Wythe Road, 1500, 1501, 1504, 1537, 1540, 1541, 1550, 1554, 1555, 1559, 1561, 1575, 1579, 1580, 1582, 1590 Blackburn Street, 1509, 1523, 1531, 1541, 1551, 1563, 1605, 1615, 1623, 1629, 1635 James Street, 1508, 1516, 1540, 1549, 1556, 1557, 1602, 1604, 1605, 1608, 1622, 1627, 1651, 1652, 1671, 1674, 1685, 1686, 1696 Gordon Street, 1520, 1523, 1524, 1528, 1617, 1619, 1621, 1645, 1651, 1671, 1691 Callaham Street, 1607, 1611, 2850 Rives Street, 1603 Shaffer Street.

These properties are generally bound by Wythe Road to the west, Stadium Road to the south, and Callaham Street to the northeast. The total area proposed for Institutional land use is approximately 11.713 acres.

Property Owners:

AULTICE, RICKY A - 1556 GORDON ST

BROOKS, ALAN D - 1590 BLACKBURN ST

BROOKS, MARIAN E LIFE ESTATE - 1563 JAMES ST

CITY OF LYNCHBURG - 1528 CALLAHAM ST

COLLINS, STEVEN E - 1540 BLACKBURN ST

GALLAGHER, JOHN H III & BARBARA ANN - 1635 JAMES ST

GLADWELL, GINNY L - 1523 JAMES ST

JONES, VIRGINIA V - 1575 & 1579 BLACKBURN ST

MCCORMICK, NANCY S- 1500 BLACKBURN ST

RUDDER, GLADYS R & RUDDER, BERNICE V - 1602 GORDON ST

SPINNER, ROBERT L - 1615 JAMES ST

STEWART, JAMES A - 1540 GORDON ST & 1523 CALLAHAM ST

WILLIS, EMMA M LIFE ESTATE - 1501 BLACKBURN ST

SPRING HILL CEMETERY ASSOCIATION - 1671 CALLAHAM ST, 1504 BLACKBURN ST, 1600 WYTHE RD, 1580 WYTHE RD, 1578 WYTHE RD, 1561 BLACKBURN ST, 1516 WYTHE RD, 1559 BLACKBURN ST, 1524 WYTHE RD, 1582 BLACKBURN ST, 1555 BLACKBURN ST, 1629 JAMES ST, 1580 BLACKBURN ST, 1541 BLACKBURN ST, 1623 JAMES ST, 1554 BLACKBURN ST, 1520 WYTHE RD, 1537 BLACKBURN ST, 1550 BLACKBURN ST, 1605 JAMES ST, 1551 JAMES ST, 1541 JAMES ST, 1531 JAMES ST, 2850 RIVES ST, 1685 GORDON ST, 1509 JAMES ST, 1671 GORDON ST, 1651 GORDON ST,

1674 GORDON ST, 1627 GORDON ST, 1696 GORDON ST, 1686 GORDON ST, 1605 GORDON ST, 1652 GORDON ST, 1691 CALLAHAM ST, 1622 GORDON ST, 1557 GORDON ST, 1608 GORDON ST, 1651 CALLAHAM ST, 1604 GORDON ST, 1549 GORDON ST, 1645 CALLAHAM ST, 1621 CALLAHAM ST, 1619 CALLAHAM ST, 1617 CALLAHAM ST, 1516 GORDON ST, 1524 CALLAHAM ST, 1508 GORDON ST, 1520 CALLAHAM ST, 1611 RIVES ST, 1607 RIVES ST, 1603 SHAFFER ST

III. PURPOSE

The purpose of this petition is to amend the *Future Land Use Map* to reflect the intent of Spring Hill Cemetery Association to expand the current cemetery use. The amendment would facilitate the future development of the properties the Association has purchased and intends to acquire in the future.

IV. SUMMARY

- Petition proposes to amend the *Comprehensive Plan 2023-2030’s Future Land Use Map (FLUM)* from Low Density & Medium Density Residential to Institutional.

The Planning Division recommends approval of the *Future Land Use Map* amendment.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* currently recommends Low Density Residential and Medium Density Residential use for the properties. Low Density Residential areas are dominated by single family detached housing at densities of up to four (4) dwelling units per acre. Medium Density Residential areas are characterized by small-lot single-family detached housing, duplexes and townhouses at densities up to twelve (12) units per acre (**p 72**). Both land use categories may include public and institutional uses compatible in scale with single family residential homes.
2. **Zoning.** The subject property was annexed into the City in 1908. The existing R-3, Medium Density Residential District was established in 1978. The underlying zoning of the properties would not change. Spring Hill Cemetery Association would have to obtain a Conditional Use Permit if and when they are ready to expand the cemetery and develop these properties.
3. **Proffers.** N/A
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 June 11, 1991, Council approved the petition of First Assembly of God Church for a CUP to allow an additional parking lot for the church in the R-3, Two-Family Residential District at 3125 Fort Avenue.
 - On July 9, 2002, Council approved the petition of Urban Alternative to rezone nine tenths of an acre from I-3, Heavy Industrial District, to B-3C, Community Business District (Conditional) to allow the operation of a vocational school in the existing building at 1601 Wythe Road.
 - On April 13, 2010, Council approved the petition of Lynchburg Midtown Lofts, LLC., to amend the FLUM from Neighborhood Commercial to Mixed Use, to rezone three and fifty-four hundredths (3.54) acres from I-2, Light Industrial District to B-3C, Community Business District (Conditional), and for a CUP to allow the use of the existing buildings and parking area as a mixed use development at 2734 Fort Avenue.

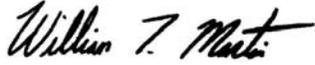
- On June 14, 2011, Council approved the petition of Spring Hill Cemetery Association for a CUP to allow the construction of an office addition, a columbarium garden and parking spaces in an R-3, Medium Density, Two-Family Residential District at 3000 Fort Avenue and 1550 James Street.
 - On October 11, 2011, Council approved the petition of Lynchburg Municipal Employees Federal Credit Union for a CUP to allow a digital display sign in the R-3, Medium Density, Two-Family Residential District at 3176 Fort Avenue.
 - On October 22, 2013, Council approved the petition of Fort Hill Automotive & Collision Center to rezone four hundred and eighteen thousandths (0.418) of an acre from I-2, Light Industrial, to B-5C, General Business District (Conditional) to allow the sale of up to ten (10) automobiles in addition to the existing auto repair facility.
6. **Site Description.** The area proposed for *FLUM* amendment consists of 67 individual parcels, comprising 11.713 acres. Spring Hill Cemetery Association has been acquiring the properties over the past twenty-five years and currently owns 55 of the 67 parcels. There are 12 homes remaining that the association does not own. Spring Hill Cemetery Association has demolished 22 homes since acquiring the properties and is currently renting nine homes to tenants. Altogether, there are 21 dwellings in the area proposed for the FLUM amendment.
- The area adjoins the existing cemetery at 1550 James Street and 3000 Fort Avenue. These properties are generally bound by Wythe Road to the west, Stadium Road to the south, and Callaham Street to the northeast. The properties on the north side of Callaham Street will remain Medium Density Residential. The properties across Stadium Road are designated as Employment 2. City Stadium lies across Wythe Road, designated for Public Use.
7. **Proposed Use of Property.** The purpose of this petition is to amend the Future Land Use map to reflect the intent of Spring Hill Cemetery Association to expand the current cemetery use. The amendment would facilitate the future development of the properties the Association has purchased and intends to acquire in the future.
8. **Traffic, Parking and Public Transit.** N/A
9. **Stormwater Management.** N/A
10. **Emergency Services.** N/A
11. **Impact.** The *Future Land Use Map* amendment would aid the future expansion of Spring Hill Cemetery, one of the few operating cemeteries in the City. The cemetery has been committed to this expansion for the past twenty-five years, as evidenced by their property acquisitions in the neighborhood. Additionally, the Spring Hill Cemetery Association reached out to the City of Lynchburg regarding the CSO work on James and Blackburn Streets, which are encompassed by the area proposed for the amendment. This was to review possible cost savings where improvements would not be needed given the association’s intent to transform the area from single-family homes to cemetery.
12. **Technical Review Committee.** N/A

VI. PLANNING DIVISION RECOMMENDATION

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

**existing Low Density Residential and Medium Density Residential area
of the Future Land Use Map to Institutional, as shown in the Spring Hill
Cemetery – Proposed FLUM Designation Map, dated December 2, 2015.**

This matter is respectfully offered for your consideration.



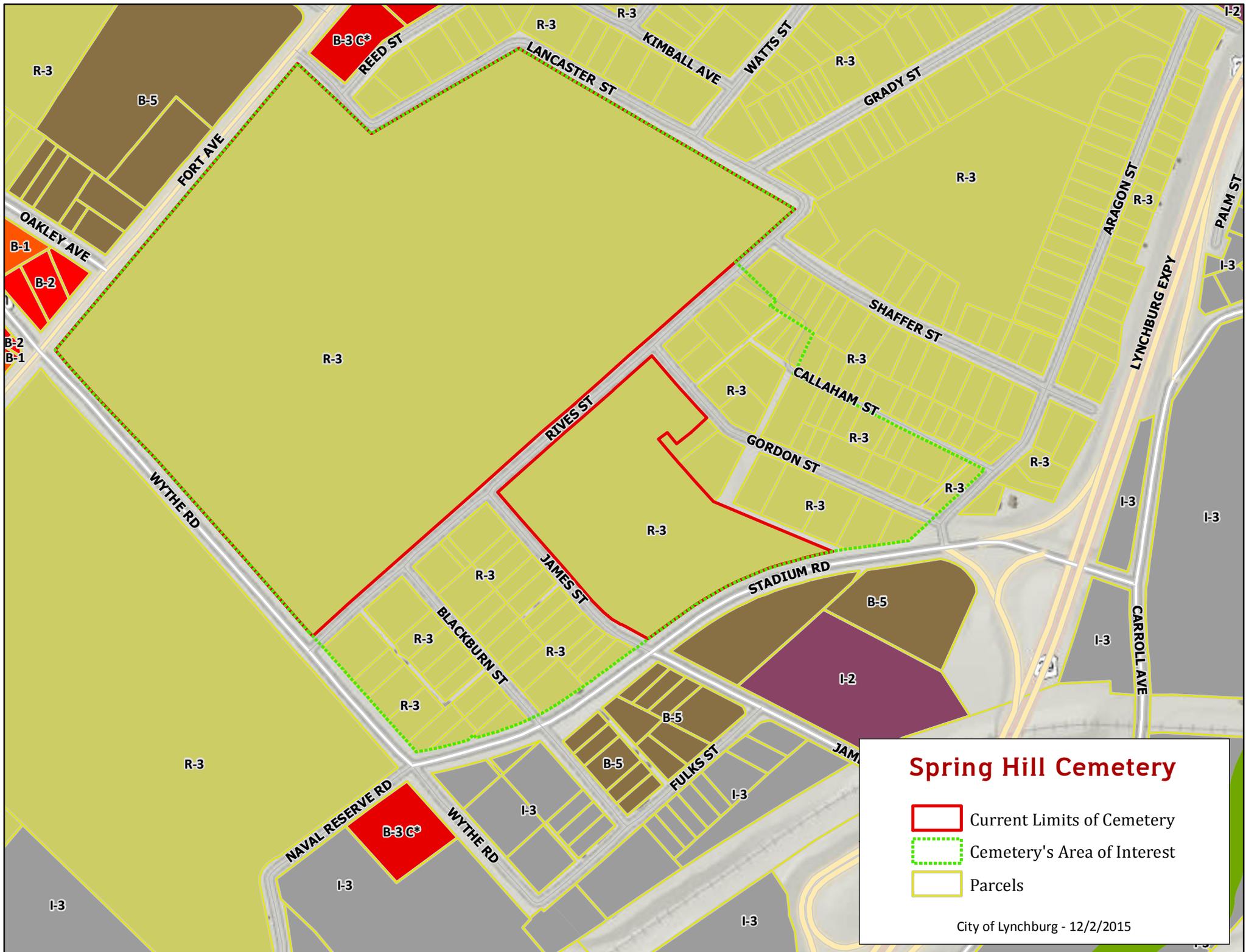
William T. Martin, AICP

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. Kevin Henry, Zoning Administrator

VII. ATTACHMENTS

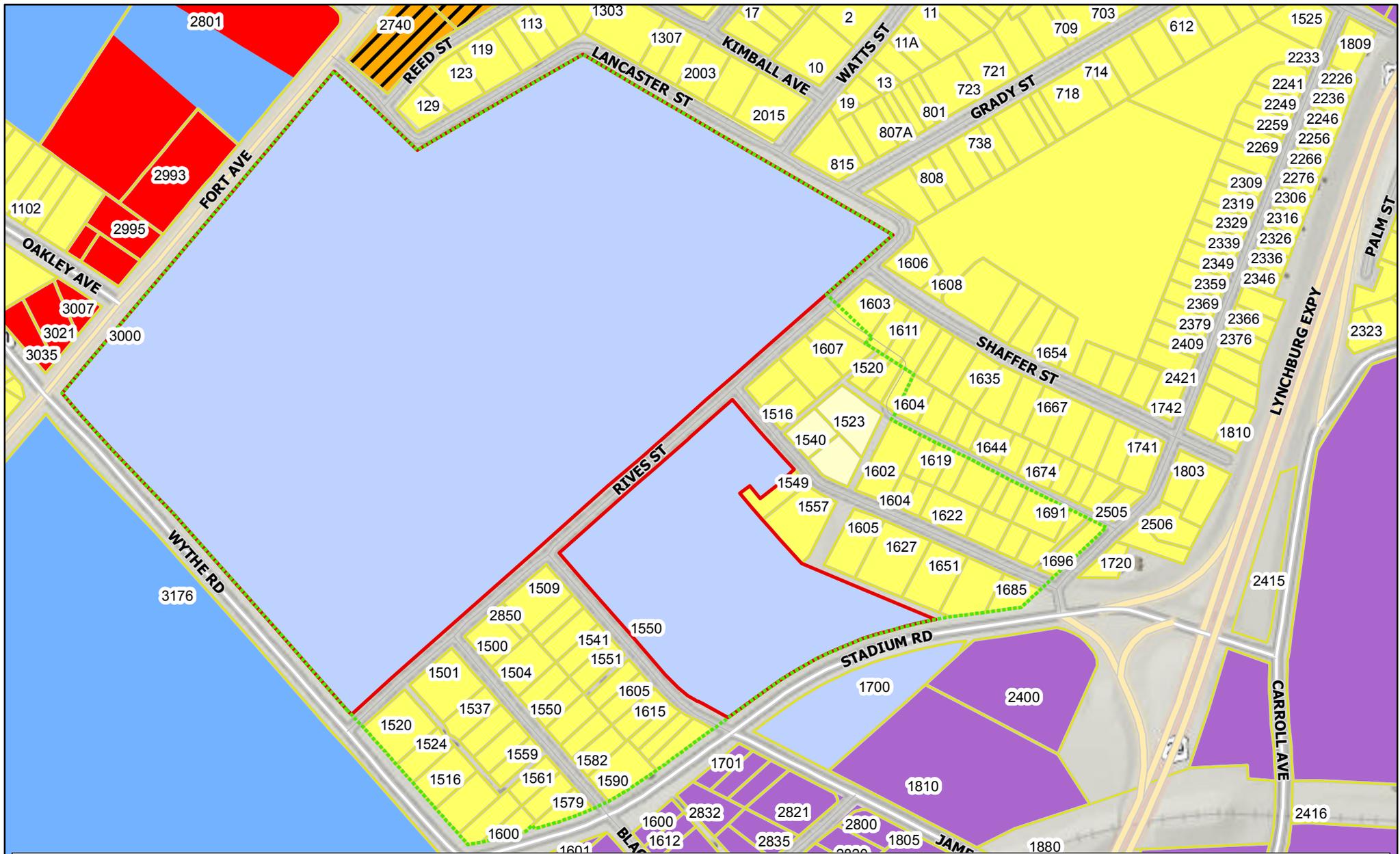
- 1. Zoning Map**
- 2. Current *FLUM* Map**
- 3. Proposed *FLUM* Map**
- 4. Planimetric and Topographic Map**



Spring Hill Cemetery

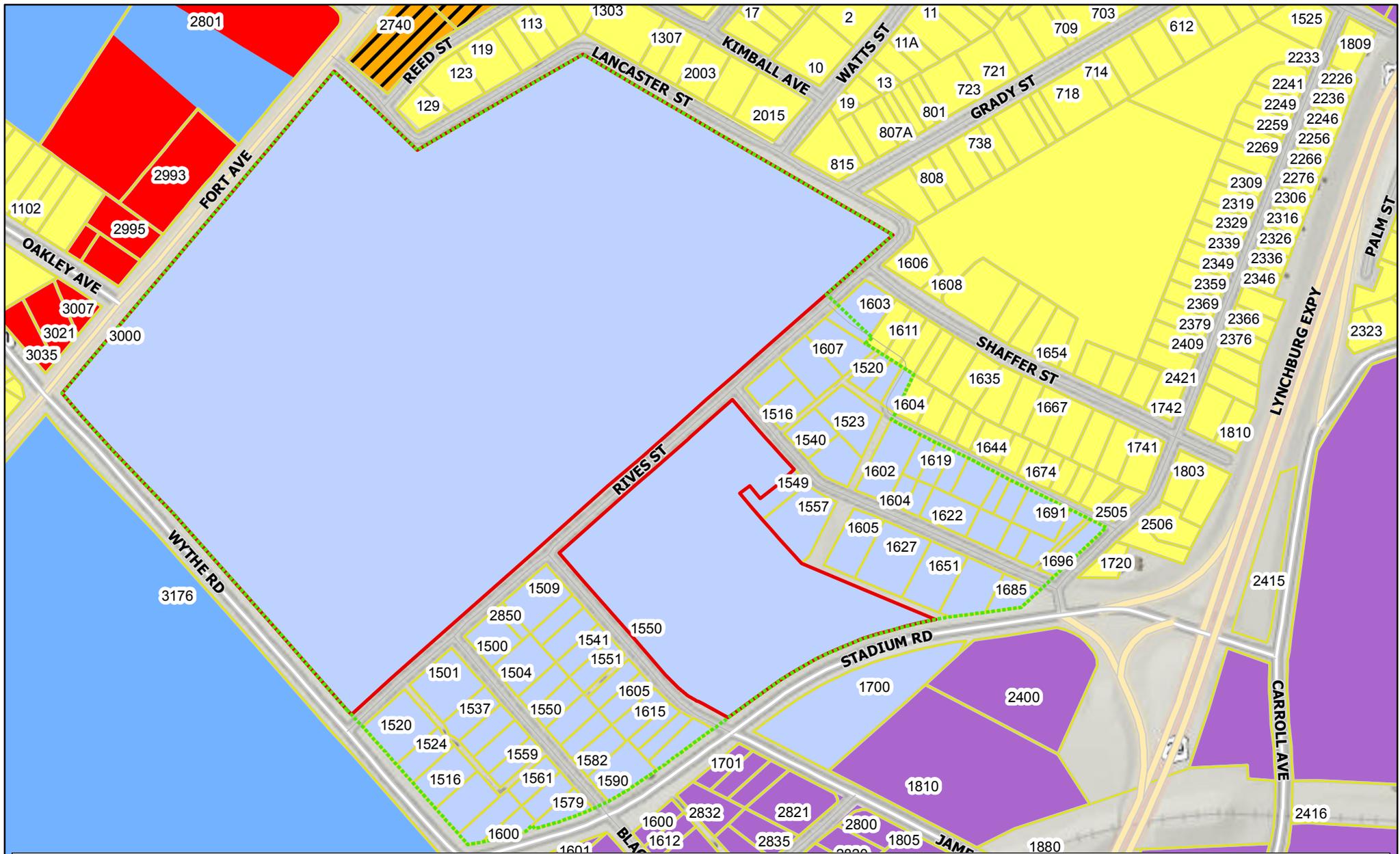
- Current Limits of Cemetery
- Cemetery's Area of Interest
- Parcels

City of Lynchburg - 12/2/2015



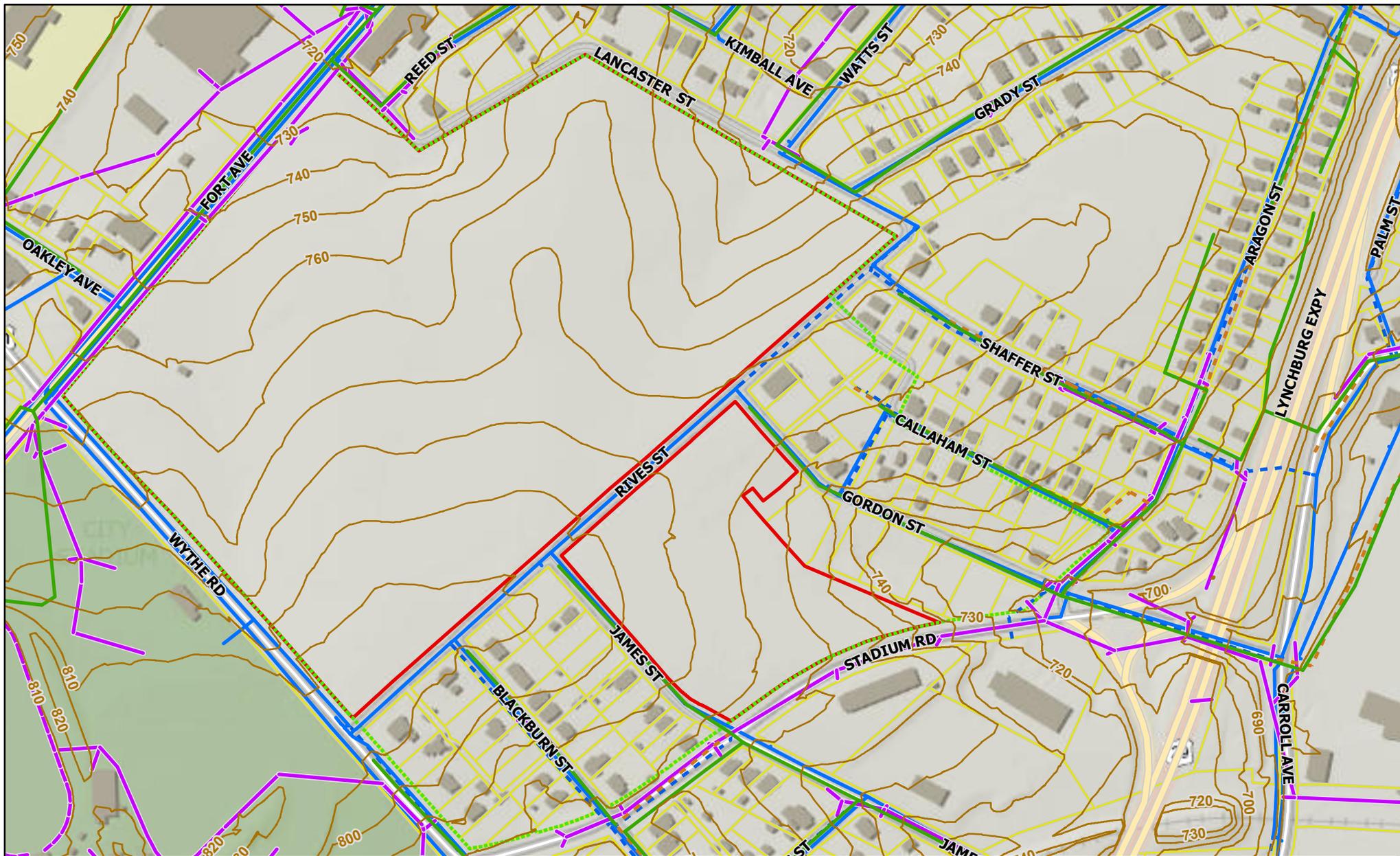
Spring Hill Cemetery - Current FLUM Designations

Traditional Residential	Neighborhood Commercial	Downtown	Resource Conservation	Current Limits of Cemetery
Low Density Residential	Community Commercial	Institution	Mixed Use	Cemetery's Area of Interest
Medium Density Residential	Employment 1	Public Use		Parcels
High Density Residential	Employment 2	Public Parks		



Spring Hill Cemetery - Proposed FLUM Designations

- | | | | |
|----------------------------|-------------------------|--------------|-----------------------------|
| Traditional Residential | Neighborhood Commercial | Downtown | Resource Conservation |
| Low Density Residential | Community Commercial | Institution | Mixed Use |
| Medium Density Residential | Employment 1 | Public Use | Current Limits of Cemetery |
| High Density Residential | Employment 2 | Public Parks | Cemetery's Area of Interest |
- City of Lynchburg - 12/2/2015
- Parcels



Spring Hill Cemetery - Planimetric and Topographic Features

Sanitary Sewer Gravity Main

— Active

- - - Abandoned

— Proposed

Storm Water - Gravity Main

— Pipe

- - - Culvert

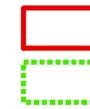
— Unknown

Water Main

— Active

- - - Abandoned

— Proposed



Current Limits of Cemetery



Cemetery's Area of Interest



Parcels



Contours 10ft