

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

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** February 27, 2013  
**Re:** **Future Land Use Map Amendment: 1001 and 1003 Dandridge Drive/1000 and 1002 Ardmore Drive – Medium Density Residential to Community Commercial Rezoning: R-2, Low-Medium Density, Single-Family Residential District & R-3, Medium Density, Two-Family Residential District to B-3, Community Business District (Conditional)**

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**I. PETITIONER**

Phil Lynch, GoBo, Inc. (Bojangles), 7819 Timberlake Road, Lynchburg, VA 24502  
**Representative:** Mr. Norm Walton, Perkins & Orrison, Inc. 27 Green Hill Drive, Forest, VA 24551

**II. LOCATION**

The subject property includes four (4) tracts totaling one and three hundred fifty four thousandths (1.354) acres located at 1001 and 1003 Dandridge Drive and 1000 and 1002 Ardmore Drive.

**Property Owners:** Stephan M. Driskill, Vance D. Driskill & Earl M. Driskill, 171 Hicks Road, Lynchburg, VA 24502; Earl M. Driskill, Inc., 1116 Ashley Drive, Lynchburg, VA 24501; Kenneth & Sarah B. Baker, 1001 Dandridge Drive, Lynchburg, VA 24501.

**III. PURPOSE**

The purpose of this petition is to amend the *Future Land Use Map (FLUM)* to Community Commercial and to rezone the property to B-3, Community Business District (Conditional) to allow the construction of a restaurant.

**IV. SUMMARY**

- Petition agrees with the *Zoning Ordinance* which permits restaurants in B-3, Community Business Districts.
- Petition proposes an amendment to the *FLUM* from Medium Density Residential to Community Commercial.
- Site layout is in keeping with the *Old Forest Road Access Management Plan*.
- Traffic study indicates that under the projected build future conditions, there is a minimal impact to Level of Service (LOS) and the difference between no-build and build is relatively negligible.
- Virginia Department of Transportation, Daily Traffic Volume Estimates for 2011 indicate there are nineteen thousand (19,000) Average Daily Trips (ADTs) on Old Forest Road.

**The Planning Division recommends approval of the FLUM and rezoning petitions.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The property is indicated for Medium Density Residential use on the *Future Land Use Map (FLUM)*.

The *Comprehensive Plan 2002-2020* provides that Medium Density Residential uses are characterized by small-lot single-family detached housing, duplexes and townhomes at densities of up to twelve (12) units per acre. Where neighborhoods already exist, infill development should be at a compatible density and housing type (*pg 5.6*). The *FLUM* is intended to be generalized and not parcel specific. Land use decisions made by the City should take into account not only the land uses depicted on the map but also the *Plan Framework Map* and policies contained within the *Comprehensive Plan*. The petition proposes to amend the *FLUM* from Medium Density Residential to a Community Commercial land use. Community Commercial areas contain clusters of businesses, often at major intersections and shopping centers. Most community shopping centers range from one hundred thousand (100,000) to two hundred thousand (200,000) square feet and serve forty thousand (40,000) to seventy thousand (70,000) people (*pg 5.5*).

The requested Community Commercial land use is appropriate due to the high volume of vehicles on Old Forest Road and the proximity of other commercial uses in the area.

2. **Zoning.** The subject property was annexed into the City in 1976. The R-3, Medium Density, Two-Family Residential District Zoning for 1000 Ardmore Drive and 1001 Dandridge Drive was established on May 22, 1979 as part of the “Old Forest Road Study”. The R-2, Low-Medium Density, Single-Family Residential District for 1002 Ardmore Drive and 1003 Dandridge Drive was established on December 12, 1978 with the adoption of the current Zoning Map.
3. **Proffers.** The petitioner voluntarily submitted the following proffers on February 15, 2013:
  1. The site shall be built in substantial conformance to the site plan submitted for the rezoning.
  2. A privacy fence shall be added to the rear property line to provide additional screening between this site and the residential parcels. The City required landscaping will also be installed.
  3. A curb, or other physical barrier, shall be installed to prohibit vehicles from short circuiting the drive thru pattern and possibly obstructing the Dandridge Drive entrance. This physical barrier will force vehicles to circle the building to enter the drive-thru. This physical barrier shall be approved by Bojangles, Inc. corporate engineers.
  4. An easement shall be provided necessary for the City to relocate the signal control box at the corner of Ardmore Drive and Old Forest Road. The City will need to provide to me or my engineer the size and location of such easement.
  5. The property will be zoned for uses in the B-3 zone, except the following uses will not be permitted.
    - a. Virginia ABC package stores
    - b. Hotels and motels
    - c. Commercial amusement
    - d. Pawn shops
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 May 22, 1979, Council approved the “Old Forest Road Study” which amended zoning for properties fronting Old Forest Road.

- On November 10, 1987, Council approved the conditional use permit (CUP) petition of Hallmark Investment to allow an automobile lubrication station at 3209 Old Forest Road.
  - On December 8, 1992, Council approved the conditional use permit (CUP) petition of Donald Ozmar to allow the operation of a dance club at 3217 Old Forest Road.
  - On April 12, 1994, Council approved the conditional use permit (CUP) petition of Clyde Bondurant & Beth Dunam to operate a child care facility for up to thirty-five (35) children at 3208 Forest Brook Road.
  - On January 1, 1996, Council approved the conditional use permit petition of Sylvia Hobson to allow a child care facility with sixty (60) children per shift at 3208 Old Forest Road.
  - On June 9, 1998, Council approved the rezoning request of Atlantic Star Communication to rezone 3305 Old Forest Road from B-3, Community Business District to B-5, General Business District (Conditional) and approved a conditional use permit (CUP) to allow the erection of a radio transmission tower.
  - On April 11, 2006, Council approved the conditional use permit (CUP) petition of Glenn White & Associates to allow the construction of a cluster commercial development at 3311 Old Forest Road.
  - On August 14, 2007, Council approved the rezoning petition of George & William Walker to rezone 3207, 3211, 3215 & 3217 Forest Brook Road from B-1, Limited Business District to B-3, Community Business District (Conditional).
  - On April 14, 2009, Council approved the rezoning petition of George & William Walker to rezone 3207 and 3209 Forest Brook Road from B-1, Limited Business District and B-3, Community Business District (Conditional) to B-3, Community Business District (Conditional).
6. **Site Description.** The subject properties include four (4) tracts totaling one and three hundred fifty four thousandths (1.354) acres located at 1001 & 1003 Dandridge Drive and 1000 and 1002 Ardmore Drive. The property is bounded to the north (across Dandridge Drive) by a single-family detached home, to the south (across Ardmore Drive) by single-family homes and vacant land and to the east (across Old Forest Road) by retail uses.
7. **Proposed Use of Property.** The purpose of these petitions is to amend the *FLUM* to Community Commercial land use and to rezone the property from R-2, Low-Medium Density Single-Family Residential District and R-3, Medium-Density, Two-Family Residential District to B-3, Community Business District (Conditional). If the *FLUM* is amended and the property rezoned, it is proposed to be developed as a “fast food” restaurant with drive-thru window and fifty (50) associated parking spaces.
8. **Traffic, Parking and Public Transit.** The property has frontage on Old Forest Road and is located between Ardmore Drive and Dandridge Drive. Traffic signals currently exist at the intersection of Ardmore Drive and Old Forest Road and Dandridge Drive and Old Forest Road. Old Forest Road is classified as an “Urban Minor Arterial” with a speed limit of 35 mph. VDOT 2011 estimates indicate Average Daily Trips (ADTs) of 19,000 vehicles per day on Old Forest Road. Ardmore Drive and Dandridge Drive are classified as “Rural Local” with a speed limit of 25 mph. The development, as currently proposed, indicates entrances/exits from Ardmore Drive and Dandridge Drive, which is consistent with the Old Forest Road Access Management Opportunities Assessment.

The petitioner submitted a traffic impact study prepared by Engineering & Planning Resources (EPR) on February 7, 2013. The study analyzed traffic volumes, future no build traffic volumes, site trip generation, site trip distribution and assignment, projected future build traffic volumes, calculated LOS and Delay and turn lane warrants. Traffic counts for the study were conducted on Tuesday, January 22, 2013 for weekday a.m. and p.m. peak hour trips and on Saturday, January 19, 2013 for Saturday peak hour trips. Weekday a.m. counts were performed between the hours of 7:00 a.m. and 9:00 a.m. and p.m. counts were conducted between the hours of 4:00 p.m. and 6:00 p.m. Saturday counts were performed between 11:30 a.m. and 2:30 p.m.

The traffic impact study concludes: “Under existing and no-build conditions, the two intersections along Old Forest Road operate at a LOS B or better and with some individual movements operating at LOS D. Per the traffic counter’s observations and per the modeling, all queues clear the intersection each cycle in the peak hours, thus congestion is not excessive.

Under the projected build future conditions, we see that there is a minimal impact to the LOS and queuing and the difference between the no-build and build is relatively negligible. The projected site traffic results in less than one additional car per signal cycle making turns from Old Forest Road. It appears from the model that all queues fit within existing turn lanes along Old Forest Road.

In the modeling, we did not see an adverse affect on the side streets.

Turn lane warrants were examined for the site ingress and it was found that they were not met, thus no turn lane is recommended.”

The traffic impact study provides two (2) recommendations:

1. “After the facility opens, monitor conditions and if necessary make adjustments to traffic signal timings to re-optimize to cycle lengths and splits.”
2. “In the design of the project, place entrances as far back from the intersection as possible.”

The City’s Transportation Engineer has reviewed the submitted traffic impact study and is in agreement with its findings. It is recommended that the Planning Commission and Council seek proffers that would require the petitioner to make adjustments to traffic signal timings to re-optimize to signal lengths and splits, if deemed necessary, as recommended by the traffic impact study.

At the Technical Review Committee (TRC) meeting on December 18, 2012, city staff questioned drive-thru circulation. Although drive-thru circulation is intended for vehicles entering from Dandridge Drive to proceed south and circle the building, it appears that these vehicles could attempt to access the drive-thru lane resulting in queues back into Dandridge Drive. At the recommendation of staff, the petitioner has voluntarily proffered to construct curbing or some other physical barrier to require vehicles to circle the building to prevent a queuing situation from occurring.

The proposed restaurant would require one (1) parking space per four (4) persons of the rated capacity of the building plus an additional one (1) parking space per three (3) employees on duty at any one time. The submitted site plan indicates a total of forty (40) spaces are required while fifty (50) spaces (including two (2) handicap spaces) are being provided.

The development would be served by Greater Lynchburg Transit Company (GLTC) Route 8 and Route 32. The petitioner has indicated a connection from the proposed restaurant to sidewalk along Old Forest Road and is proposing to extend sidewalk along the property frontage on both Ardmore Drive and Dandridge Drive.

- 9. Stormwater Management.** A stormwater management plan addressing both quantity and quality of stormwater related to the development of the property will be required at time of site plan submittal. Preliminary information submitted with the site plan for rezoning indicates that stormwater quantity and quality will be addressed by a “bio-retention” facility located in the southwest corner of the property. The downstream receiving channel for the development is a “roadside” ditch. Information submitted by the petitioner’s engineer indicates that this receiving channel is adequate to accept runoff from the site.

The City’s Environmental Reviewer has reviewed the preliminary site plan and drainage calculations and is in agreement with the proposed measures and findings.

- 10. Emergency Services.** The City’s Fire Marshal requested that the fire department connection and fire hydrant location be identified. A fire department connection will only be required if the building contains a sprinkler system. A fire hydrant is located at the corner of Old Forest Road and Dandridge Drive.

The City’s Police Department commented on the proximity of the proposed entrance from Ardmore Drive to Old Forest Road and provided standard comments related to lighting and site security. The traffic impact study submitted by the petitioner has indicated that the entrance from Ardmore Drive will function adequately; however, it did provide a recommendation that it be shifted as far west as possible. Comments related to lighting and security will be considered and addressed by the petitioner prior to final site plan approval.

- 11. Impact.** The petitioner conducted two (2) neighborhood meetings on February 7 and February 13, 2013. The meetings were convened at 6:00 p.m. in the Neighborhood Meeting Room of Forest Road Methodist Church located at 2805 Old Forest Road. City staff attended both neighborhood meetings as “observers” only. Concerns expressed by citizens included: traffic, when the traffic counts were conducted, noise from the drive-thru speaker, hours of operation, smell, buffering, water/sewer availability, property values and duration of construction, if approved.

Given the high volumes of traffic currently on Old Forest Road, the proximity to mass transit, the location between two (2) traffic signals and the proximity/amount of other commercial uses fronting Old Forest Road, it is reasonable that these residential properties would be developed commercially. Special attention should be given to the transition of any commercial developments to the residential development located on Ardmore Drive and Dandridge Drive. While it can be anticipated that other adjacent properties fronting Old Forest Road may request to be zoned commercial in the future, the depth of commercial zoning into the existing established residential areas should be carefully considered.

The traffic impact study submitted by the petitioner indicates that there would be minimal effects to Level of Service and queuing and no impact to side streets if the development was constructed. Ardmore Drive and Dandridge Drive are used to access Peaks View Park, which is most likely the reason for questioning the timing of when the traffic counts were done. It is unlikely that the proposed restaurant would exacerbate traffic using these local streets to access the park. Citizens are encouraged to petition the City under the “Neighborhood Traffic Management Program (NTMP)” to determine if traffic calming techniques for these streets are appropriate.

The preliminary site plan and submitted proffers indicate that a privacy fence will be installed along the eastern property line in addition to the required landscape buffer. It is recommended that the height of this fence be clarified prior to final site plan approval. In addition to the

privacy fence, it is recommended that additional landscaping in excess of what is typically required be planted in the grassy areas located adjacent to Ardmore Drive and Dandridge Drive. This landscaping should be in the form of deciduous and evergreen trees and would serve effectively as a screen and transition between existing residential uses and the proposed development. It is also suggested that a proffer be sought by the Planning Commission and City Council limiting the decibel level of any drive-thru speakers.

- 12. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan for FLUM amendment and rezoning on December 18, 2012. Comments have or will be addressed prior to final site plan approval.

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**VI. PLANNING DIVISION RECOMMENDATION(s)**

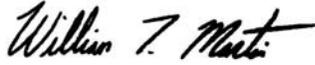
**Waive the twenty-one (21) day submittal requirement for proffers as required by Section 35.1-43.1, Conditional Zone or Zone Approval.**

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

- 1. The petition of Phil Lynch, GoBo, Inc. (Bojangles) to amend the *Future Land Use Map* for the property at 1001 & 1003 Dandridge Drive and 1000 & 1002 Ardmore Drive from Medium Density Residential to Community Commercial.**
- 2. The petition of Phil Lynch, GoBo, Inc. (Bojangles), to rezone the property at 1001 & 1003 Dandridge Drive and 1000 & 1002 Ardmore Drive from R-2, Low-Medium Density, Single-Family Residential District and R-3, Medium Density, Two-Family Residential District to B-3, Community Business District (Conditional) subject to the following voluntarily submitted proffers:**
  - 1. The site shall be built in substantial conformance to the site plan submitted for the rezoning.**
  - 2. A privacy fence shall be added to the rear property line to provide additional screening between this site and the residential parcels. The City required landscaping will also be installed.**
  - 3. A curb, or other physical barrier, shall be installed to prohibit vehicles from short circuiting the drive thru pattern and possibly obstructing the Dandridge Drive entrance. This physical barrier will force vehicles to circle the building to enter the drive-through. This physical barrier shall be approved by Bojangles, Inc. corporate engineers.**
  - 4. An easement shall be provided necessary for the City to relocate the signal control box at the corner of Ardmore Drive and Old Forest Road. The City will need to provide to me or my engineer the size and location of such easement.**
  - 5. The property will be zoned for uses in the B-3 zone, except the following uses will not be permitted:**

- a. **Virginia A.B.C. package stores**
- b. **Hotels and motels**
- c. **Commercial amusement**
- d. **Pawn shops**

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  
Captain Thomas Mack, Acting Fire Marshal  
Mr. Donald DeBerry, Transportation Engineer  
Mr. Doug Saunders, Building Commissioner  
Mr. Robert Fowler, Zoning Administrator  
Mr. Jacob Dorman, Environmental Reviewer  
Ms. Marjette Upshur, Director of Economic Development  
Mr. Phill Lynch, GoBo, Inc. (Bojangles)  
Mr. Norm Walton, Perkins & Orrison

## **VII. ATTACHMENTS**

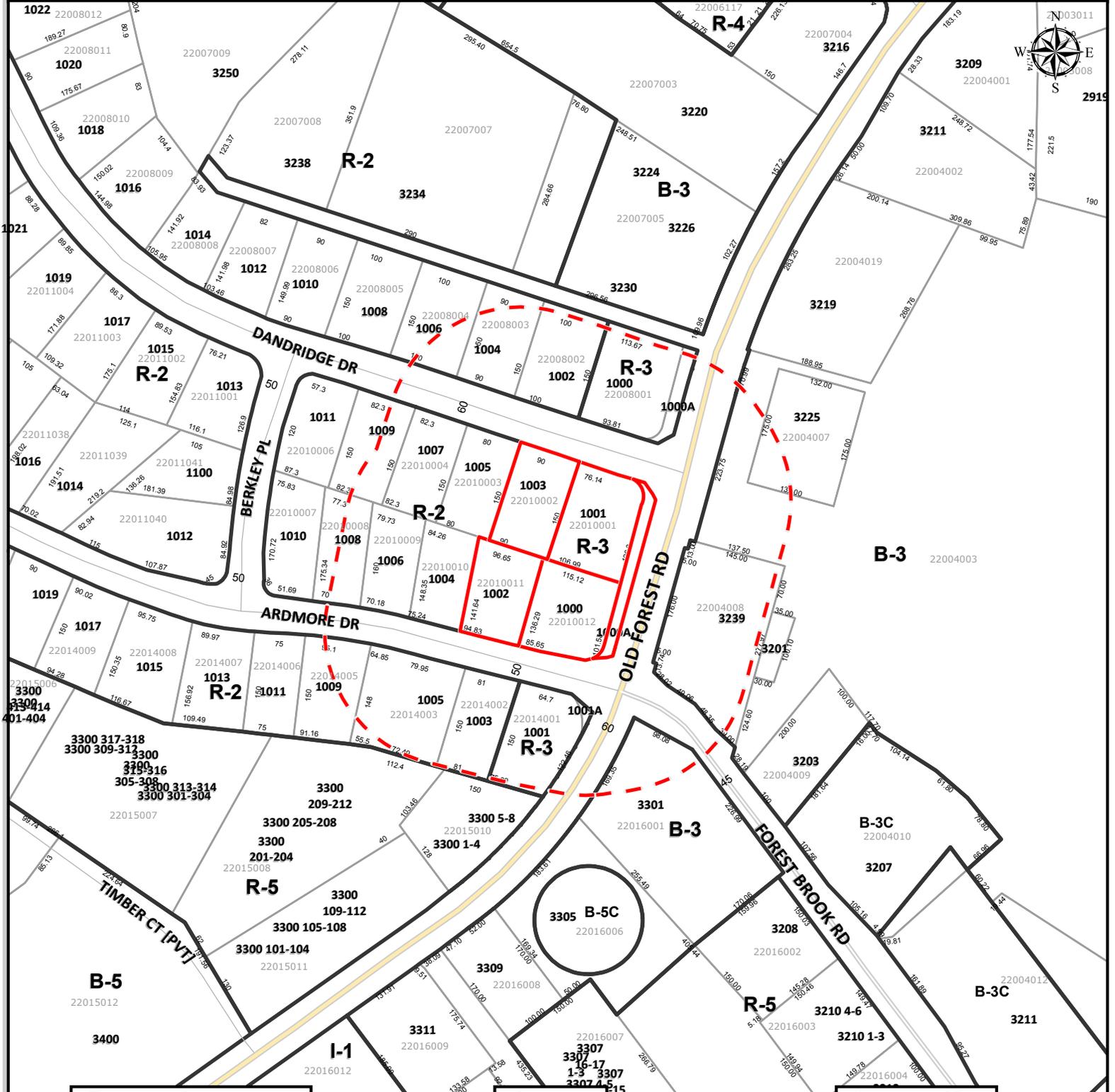
1. **Vicinity Zoning Pattern Map**
2. **Vicinity Proposed Land Use Map**
3. **Watershed Location Map**
4. **Plainimetric and Topographic Map**
5. **Concept Plan**
6. **Photo**

# Zoning Map

# BOJANGLES

## Rezoning

## GoBo, Inc.



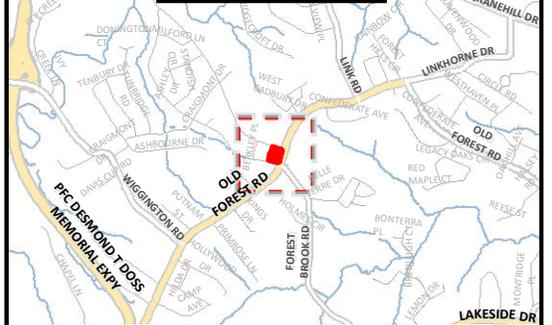
### PROPERTY INFORMATION

PARCEL ID	ADDRESS
22010001	1001 DANDRIDGE DR
22010012	1000 ARDMORE DR
22010011	1002 ARDMORE DR
22010002	1003 DANDRIDGE DR
22009002	1000 A ARDMORE DR

### LEGEND

- Subject Property
- 200' Buffer
- Zoning Boundary

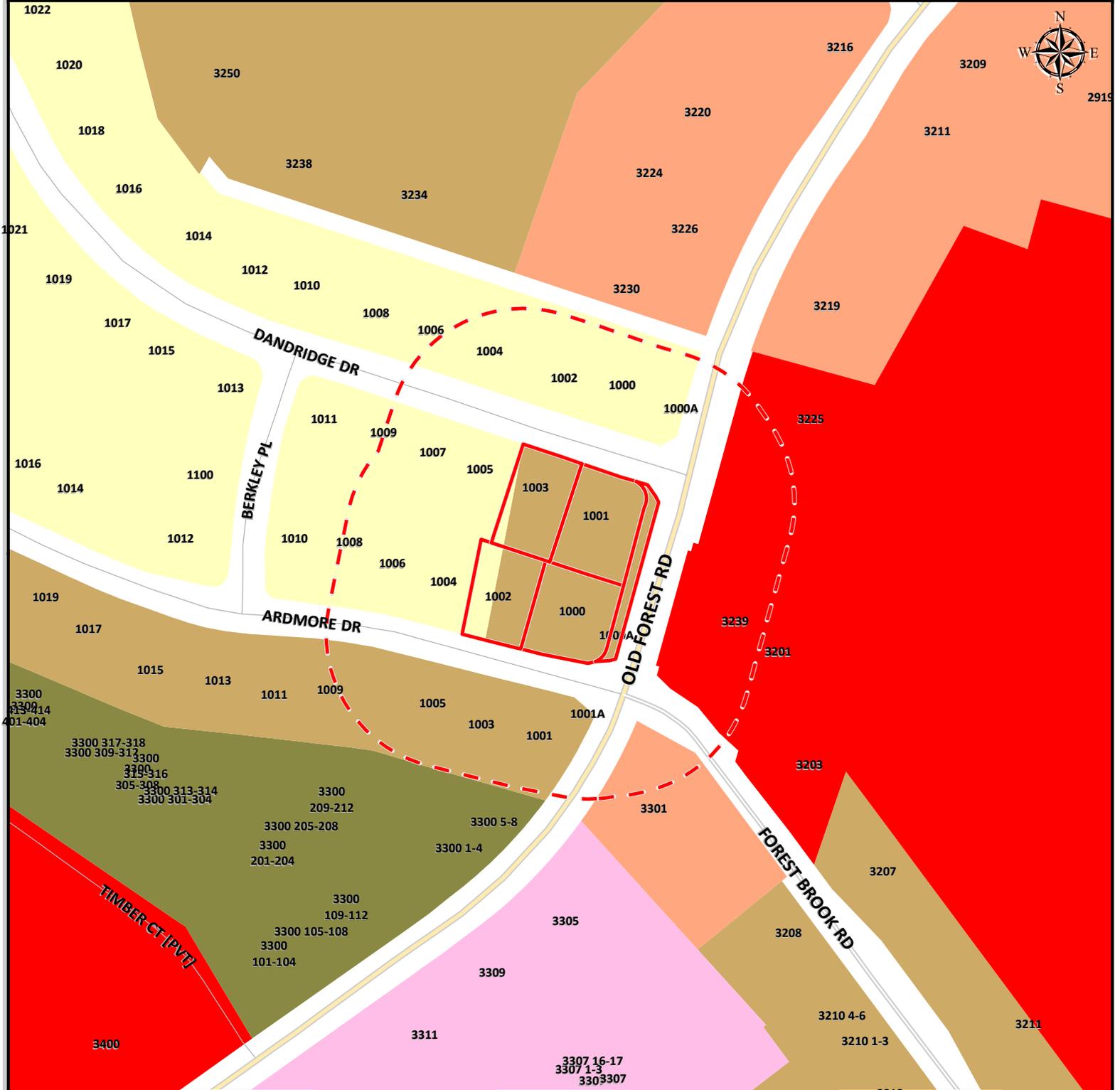
### OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 02/15/2013

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<b>PIN</b>	<b>Local Address</b>	<b>Owner</b>
22010001	1001 DANDRIDGE DR	BAKER, KENNETH & SARAH B
22008004	1006 DANDRIDGE DR	COLEMAN, HAROLD L SR & DOROTHY
22010010	1004 ARDMORE DR	CREWS, MARY E
22014002	1003 ARDMORE DR	EARL M DRISKILL INC
22014003	1005 ARDMORE DR	HICKS, FAYE J
22014005	1009 ARDMORE DR	WILSON, SAMUEL L SR
22010012	1000 ARDMORE DR	EARL M DRISKILL INC
22010011	1002 ARDMORE DR	EARL M DRISKILL INC
22010009	1006 ARDMORE DR	CHAVEZ, HILARY A O & RAZO, ABEL C
22010008	1008 ARDMORE DR	JACKSON, DONNA N & NOWLIN, STONEWALL
22010002	1003 DANDRIDGE DR	DRISKILL, STEPHEN M &
22010003	1005 DANDRIDGE DR	INMAN, CLINTON W
22010004	1007 DANDRIDGE DR	FELLENGER PROPERTIES LLC
22010005	1009 DANDRIDGE DR	ROSE, EMMETT W & CYNTHIA E
22004007	3225 OLD FOREST RD	CENTRAL FIDELITY BANK NA LYNCH
22008001	1000 DANDRIDGE DR	KHANNA, YESH & TERESA L
22008002	1002 DANDRIDGE DR	WATKINS, JAMES M JR & JUDY R
22008003	1004 DANDRIDGE DR	CLARK, NORMAN W & DONNA H
22004008	3239 OLD FOREST RD	LYNCHBURG OIL CO INC
22014001	1001 ARDMORE DR	EARL M DRISKILL INC
22004003	3227 OLD FOREST RD	WAL-MART REAL ESTATE BUSINESS TRUST
22016001	3301 OLD FOREST RD	BV 144 LLC
22009003	1001 A ARDMORE DR	EARL M DRISKILL INC
22009002	1000 A ARDMORE DR	EARL M DRISKILL INC
22009001	1000 A DANDRIDGE DR	EARL M DRISKILL INC



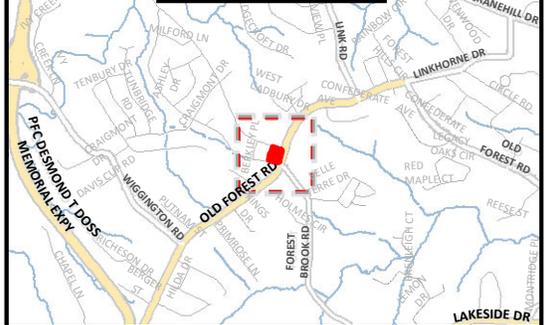
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**LEGEND**

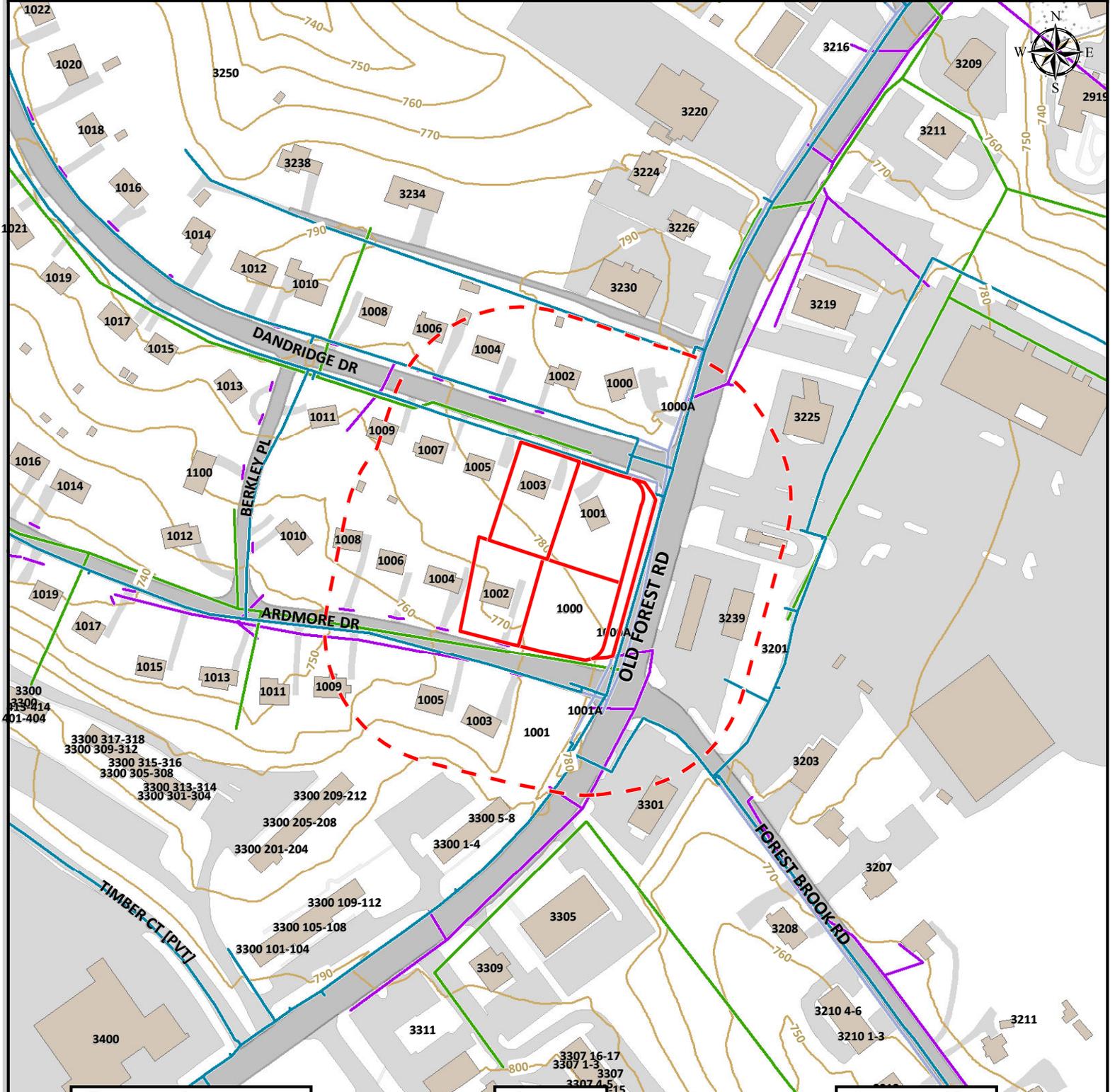
- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Employment 1
- Employment 2
- Office
- Institution
- Downtown
- Public Use
- Public Parks
- Resource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

**OVERVIEW MAP**



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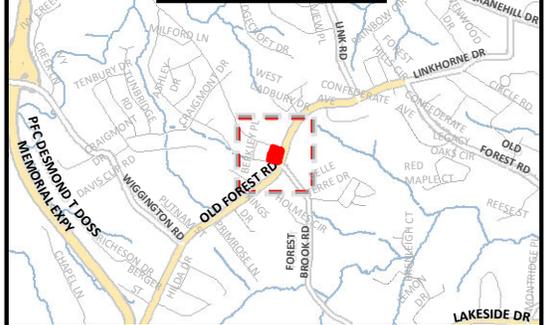
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**LEGEND**

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

**OVERVIEW MAP**



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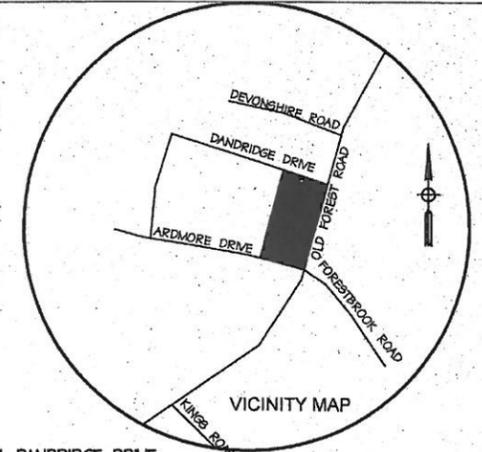
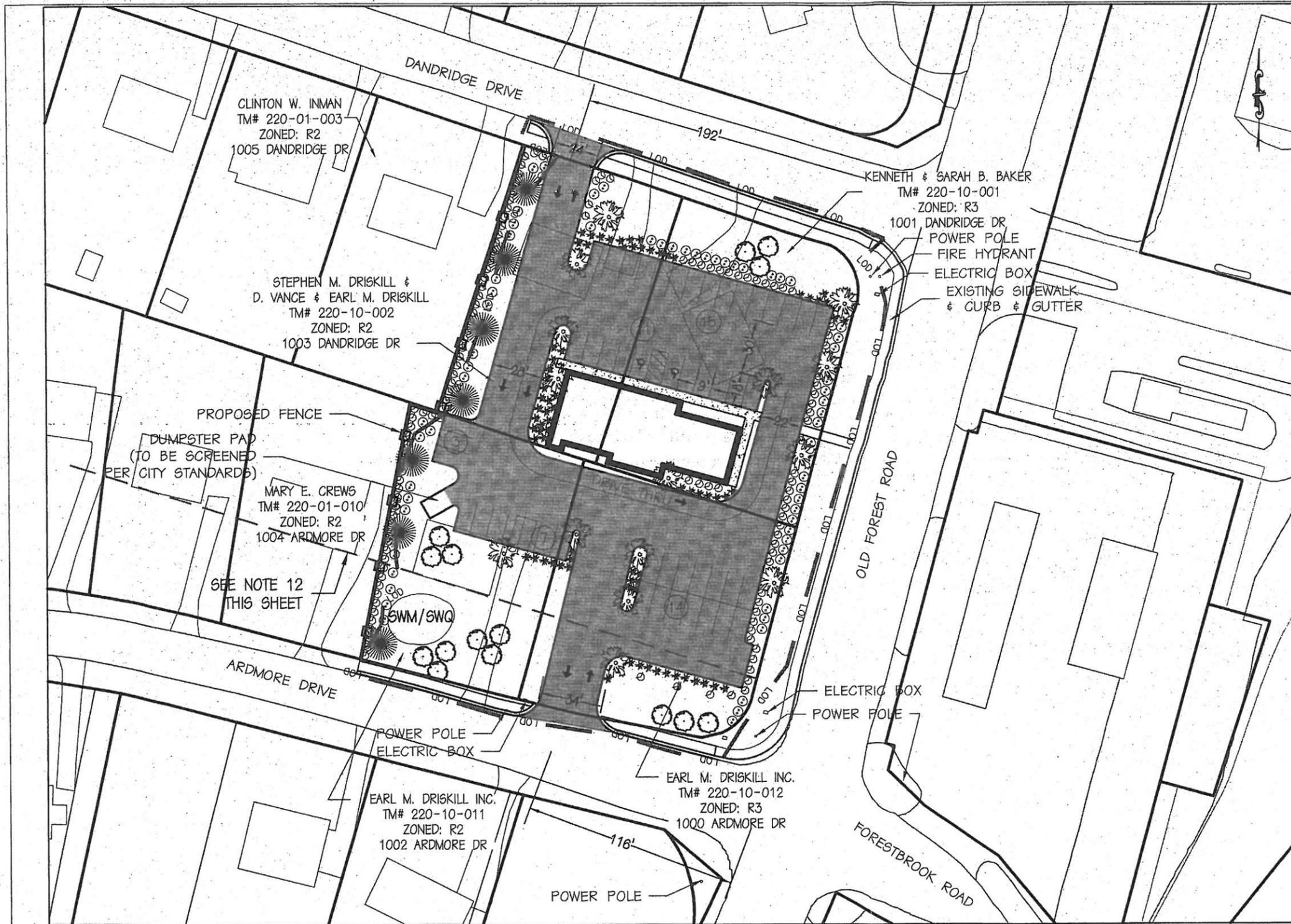
**LEGEND**

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

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 02/15/2013



**PROPERTY INFORMATION:**

PARCEL ID: 220-10-001  
 220-10-002  
 220-10-011  
 220-10-012

PROPERTY ADDRESS'S: 1001 DANDRIDGE DRIVE;  
 1003 DANDRIDGE DRIVE; 1002 ARDMORE DRIVE;  
 1000 ARDMORE DRIVE  
 LYNCHBURG, VA 24501

**OWNER/ REZONING APPLICANT:**

TOTAL ACREAGE: APPROXIMATELY 1.354 ACRES

TOTAL AREA TO BE REZONED: 1.354 AC.  
 (0.380 TM# 220-10-001)  
 (0.318 TM# 220-10-002)  
 (0.300 TM# 220-10-011)  
 (0.356 TM# 220-10-012)

CURRENT ZONING: R2 (LOW-MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL)  
 R3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING: B3 (COMMUNITY BUSINESS DISTRICT)

CURRENT USE: RESIDENTIAL (220-10-001; 220-10-002  
 220-10-011; 220-10-012)

PROPOSED USE: RESTAURANT (220-10-001; 220-10-002  
 220-10-011; 220-10-012)

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PRELIMINARY LAYOUT FOR THE REZONING PROCESS. THE ACTUAL LAYOUT MAY CHANGE SLIGHTLY WHEN ACTUAL CONSTRUCTION PLANS ARE SUBMITTED TO THE CITY FOR REVIEW, BUT SHALL REMAIN IN GENERAL CONFORMANCE TO THIS PLAN.
2. ANY INCREASE IN IMPERVIOUS AREA WILL BE ATTENUATED VIA THE STORMWATER MANAGEMENT POND PROPOSED ON THIS SITE.
3. THE PROPERTY SHOWN HEREON IS NOT WITHIN A FEMA 100 YEAR FLOOD PLAIN. SEE PANEL# 5100930038D, ZONE "X", DATED JUNE 3, 2008.
4. IF EXTERIOR LIGHTING IS TO BE INSTALLED BY THE OWNER, SHIELDING SHALL BE USED TO CONTROL THE LIGHT SO THAT NO DIRECT ILLUMINATION WILL OCCUR BEYOND ANY PROPERTY LINE.
5. TWO ROADWAY ENTRANCES ARE PROPOSED BY THIS PLAN FOR THIS PROPERTY, ONE ENTRANCE OFF OF ARDMORE DRIVE AND ONE ENTRANCE OFF OF DANDRIDGE DRIVE.
6. LANDSCAPING WILL BE PROPOSED PER THE CITY OF LYNCHBURG'S LANDSCAPE ORDINANCE.
7. EROSION AND SEDIMENT CONTROL MEASURES WILL BE USED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. E&S MEASURES ARE NOT SHOWN ON THIS PLAN, BUT WILL BE INCLUDED WITH THE ACTUAL SITE PLAN WHEN SUBMITTED.
8. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE, FEDERAL, AND LOCAL PERMITS REQUIRED FOR THE DEVELOPMENT OF THIS SITE.
9. THIS SITE WILL BE SERVED BY PUBLIC WATER & SANITARY SEWER.
10. DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH CITY ORDINANCE.
11. THE SPEED LIMIT ON ARDMORE & DANDRIDGE DRIVE'S IS 25MPH.
12. THIS LINE REPRESENTS THE AVERAGE RESIDENTIAL BUILDING FACE. NO PARKING IS ALLOWED BEYOND THIS LINE.

**PARKING CALCS:**

1 SPACE PER 3 EMPLOYEES ON DUTY= 24/3= 8 SPACES  
 1 SPACE PER 4 PERSONS OF BUILDING CAPACITY= 125/4= 32 SPACES  
 2 HANDICAP SPACES REQUIRED= 2 HANDICAP SPACES PROVIDED

50 SPACES PROVIDED (INCLUDING 2 HANDICAP)

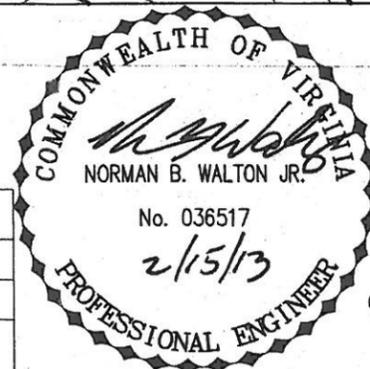
REV: 02/15/2013

ISSUE: 12/04/2012

CONTOUR INTERVAL: 2'

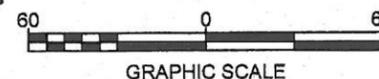
DRAWN BY: NBW/MJD

CHECKED BY: NBW



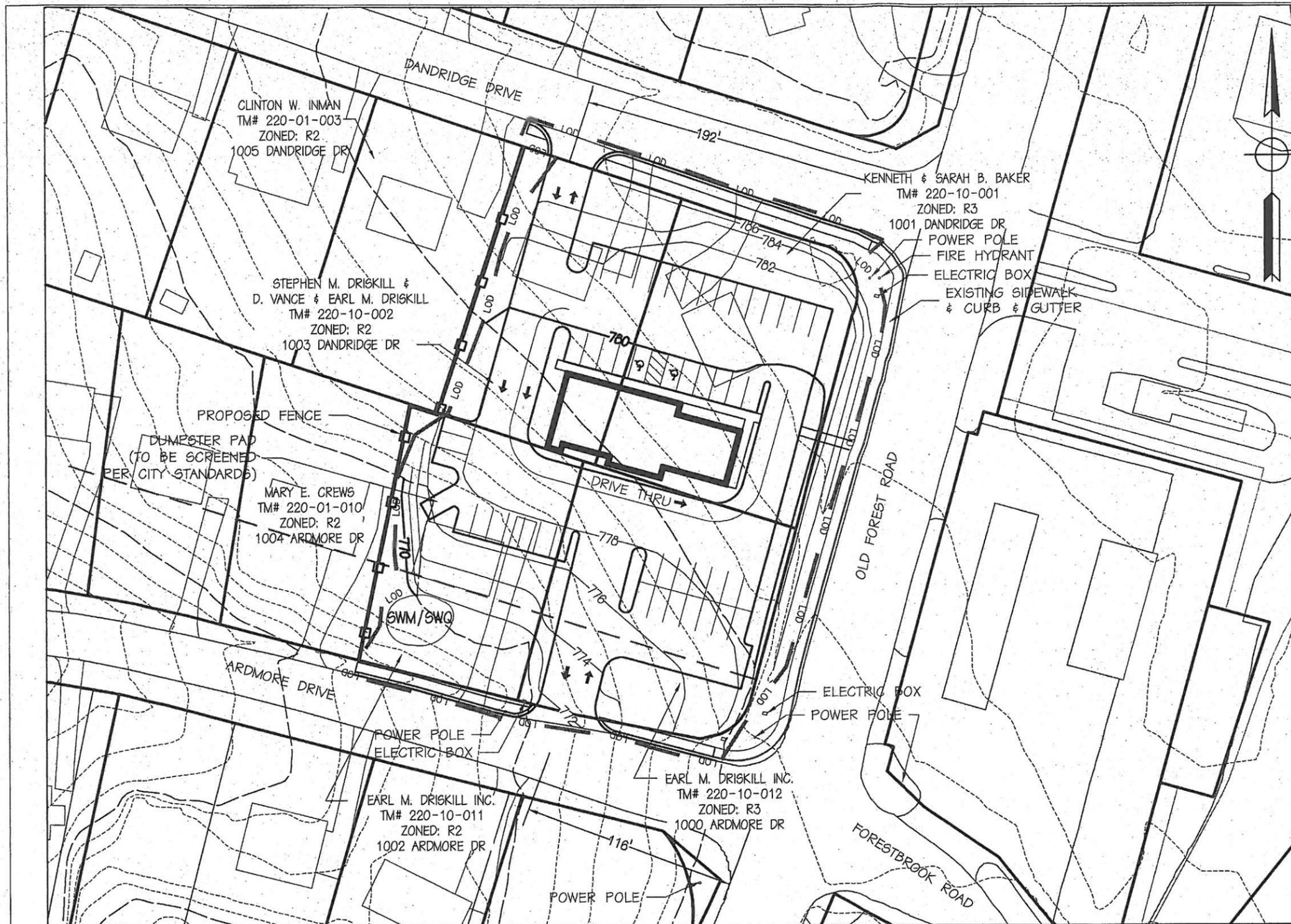
**LEGEND**

■ PROPOSED PAVED PARKING



27 GREEN HILL DRIVE, FOREST, VIRGINIA 24551  
 PHONE: 434-525-5985 FAX: 434-525-5986  
 EMAIL: pno@perkins-orrison.com

REZONING PLAN BOJANGLES  
 OLD FOREST ROAD  
 LYNCHBURG, VIRGINIA



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 OLD FOREST ROAD  
 LYNCHBURG, VIRGINIA**

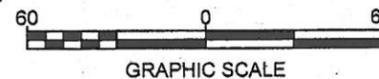
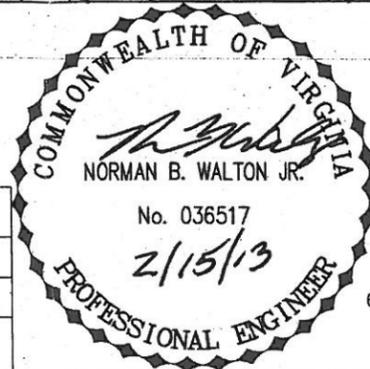
REV: 02/15/2013

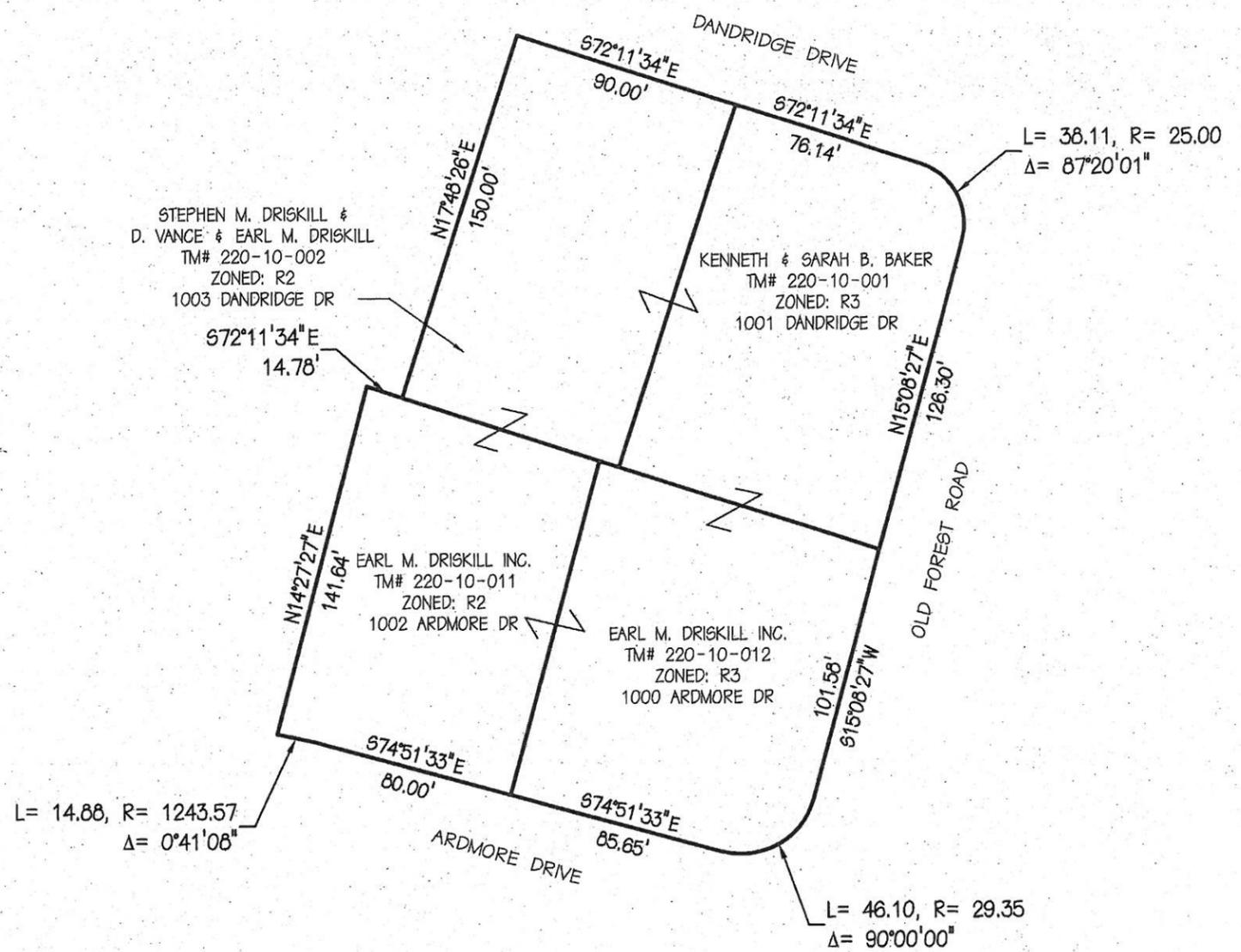
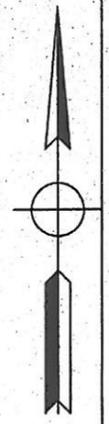
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**NOTES:**

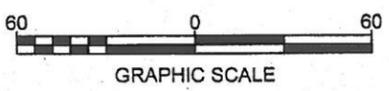
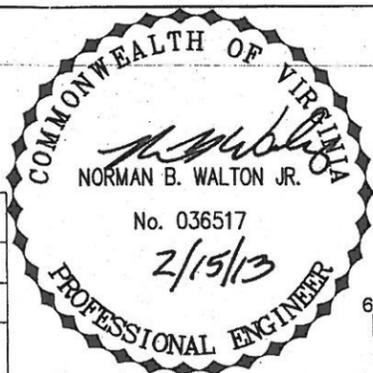
1. THE BOUNDARY INFORMATION WAS TAKEN FROM PLATS TITLED: "BLUE RIDGE FARM SECTION 1" DATED 7/7/58 AND "BLUE RIDGE FARM SECTION 9" DATED 11/30/62.



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**1001 Dandridge Drive**



1003 Dandridge Drive



**1002 Ardmore Drive**