

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) – Medium Density Residential to Regional Commercial*

Rezoning – R-2, Low-Medium Density Single-Family Residential to B-5, General Business District (Conditional)

I. PETITIONER

Ms. Makena Yarbrough, Lynchburg Humane Society, 3305 Naval Reserve Road, Lynchburg, VA 24501

Representative: Mr. Norm Walton, P.E., Perkins & Orrison, Inc., 27 Green Hill Drive, Forest, VA 24551

II. LOCATION

The subject property is a tract of twenty-two and seventy-seven hundredths (22.77) acres located at 1125 Old Graves Mill Road. Nine and eighty-seven hundredths (9.87) acres are proposed to be rezoned.

Property Owners: Estate of Lillian L Schenkel, P.O. Box 11315, Lynchburg, VA 24506

III. PURPOSE

The purpose of this petition is to allow the construction of a medical center, indoor training facility, thrift shop, outdoor rehab pool and a low-impact nature park and associated parking areas ancillary to the newly constructed animal shelter (Lynchburg Humane Society).

IV. SUMMARY

- Petition proposes to amend the *Comprehensive Plan 2002-2020's Future Land Use Map (FLUM)* from Resource Conservation & Medium Density Residential to Regional Commercial.
- Petition agrees with the *Zoning Ordinance* which permits kennels (animal shelters) by right in a B-5, General Business District.

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

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2002-2020* recommends a Resource Conservation and Medium Density Residential use for the property. Resource Conservation areas encompass lands with special natural characteristics that make their preservation particularly important to the city's environmental health. **(p 77)** 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)** The adjacent Humane Society facility is designated Community Commercial, and other future land uses in the area are indicated as Community Commercial, Mixed Use, Medium Density Residential and Resource Conservation.

The development of the property for use by the Lynchburg Humane Society expands a citywide resource. The proposed *FLUM* amendment is only for the portion of the property designated as Medium Density Residential. The remainder of the property will maintain its Resource Conservation status and not be subject to development.

2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-2, Low-Medium Density, Single-Family Residential District was established in 1978. The adjacent Lynchburg Humane Society property was rezoned in 2011.
3. **Proffers.** The petitioner has voluntarily submitted the following proffers:
 1. The following uses are the only uses that shall be permitted within the B-5C area for which this rezoning application is being filed (all other uses permitted by right in the B-5 are excluded):
 - Commercial kennels for dogs and other pets and accessory uses
 2. The site shall be developed in general compliance with the submitted Rezoning Plan submitted on November 30, 2015.
 3. The architecture of the building will be of similar style to existing “Center for Pets.”
 4. The existing vegetated areas shown on the rezoning plan will remain vegetated. Low impact recreation such as walking trails will be constructed in these areas, however thinning, brush removal, and maintenance activities will be the extent of the impacts to these areas. No additional clearing of primary vegetation will occur other than what is currently shown for buildings and stormwater management.
4. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances would be needed for the development of the property as proposed.
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On April 8, 2014, Council approved the petitions of Rosedale Farms LLC to rezone forty-two (42) acres from R-1, Low Density, Single-Family Residential District to B-3C, Community Business District (Conditional) and for a CUP to allow the construction of a cluster commercial development at 1220 and 1600 Graves Mill Road.
 - On September 13, 2011, Council approved the petition of the Lynchburg Humane Society to rezone nine and six tenths (9.6) acres from R-2, Low-Medium Density, Single-Family Residential District, to B-5C, General Business District (Conditional), to allow the construction of the Center for Pets.
 - On January 11, 2005, Council approved the petition of Millside Development, LLC, for a conditional use permit (CUP) to allow the construction of a cluster commercial development at Graves Mill Road and Lillian Lane.
 - On October 10, 2000, Council approved the petition of L.E. Litchford, Inc., for a CUP to allow the construction of a truck refueling facility at 156, 166 and 180 Mill Ridge Lane.
 - 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 at 1208 Graves Mill Road.
 - On January 12, 1999, Council approved the petition of Petrie, Dierman and Kughn to rezone sixty-five (65) acres from R-4, Multi-Family Residential District and B-5, General

Business District (Conditional) and to obtain a CUP to allow fill in the flood plain for the construction of a shopping center at 1200 Graves Mill Road.

- On July 13, 1999, Council approved the petition of Paul Graves to rezone one (1) acre from R-C, Conservation District and R-1, Single Family Low-Density Residential District to B-5, General Business District (Conditional) to allow the reconstruction of the historic Graves Mill for commercial use at 1220 Graves Mill Road.
 - On January 28, 1992, Council approved the petition of Dreaming Creek Properties to rezone sixteen and one-half (16.5) acres from B-5, General Business District (Conditional) to B-5, General Business District (Conditional) to amend previously approved proffers at 1300 and 1304 Old Graves Mill Road and 905 Graves Mill Road.
 - On October 8, 1991, Council approved the petition of Babcock & Wilcox for a CUP to allow the installation of a microwave transmission tower at 155 Mill Ridge Lane.
 - On December 11, 1990, Council approved the petition of Frank G. Davidson, III, to rezone four and one-half (4.5) acres from B-5, General Business District (Conditional) to B-5, General Business District (Conditional) to amend previously approved proffers at 1301 Old Graves Mill Road.
 - On December 8, 1987, Council approved the petition of Hutter Associates, Inc., to rezone thirty and one-half (30.5) acres from R-1, Single Family Low-Density Residential District to B-5, General Business District (Conditional) to allow “speculative” development at 1200 Graves Mill Road.
 - On August 12, 1986, Council approved the petition of Dreaming Creek Properties to rezone four and one-half (4.5) acres from I-1, Restricted Industrial District to B-5, General Business District (Conditional) and to obtain a CUP for a cluster commercial development to allow the development of office, showroom and warehouse uses at 1301 Old Graves Mill Road.
 - On September 11, 1984, Council denied the petition of W.P. Neal for a CUP to allow the construction of a sixty-three (63)-unit planned unit development at 1014 Old Graves Mill Road.
 - On December 14, 1982, Council approved the petition of William Burruss and Dreaming Creek Properties to rezone one hundred four (104) acres from I-1, Restricted Industrial District to I-2, Light Industrial District (Conditional) to allow industrial uses on Mill Ridge Road.
 - On February 9, 1982, Council approved the petition of Taylor Brothers, Inc., to rezone eleven (11) acres from I-1, Restricted Industrial District to I-2, Light Industrial District to allow millwork manufacturing and retail sales at 1300 and 1304 Old Graves Mill Road and 905 Graves Mill Road.
6. **Site Description.** The subject property is a tract of twenty-two and seventy-seven hundredths (22.77) acres located at 1125 Old Graves Mill Road, of which nine and eighty-seven hundredths (9.87) acres are proposed to be rezoned.

The portion of the property not proposed for rezoning includes a single-family home and outbuildings and is bound to the east by Old Graves Mill Road, to the south by single family homes, to the west by vacant land and the north by the Lynchburg Humane Society Center for Pets and the proposed site. The portion proposed for rezoning adjoins the Lynchburg Humane Society property and is bound to the north and west by vacant land, to the east and south by the

remainder of the parcel. The site generally slopes west towards Tomahawk Creek. The vast majority of the existing tree line around the perimeter of the property would be preserved.

7. **Proposed Use of Property.** The purpose of this petition is to allow the construction of a medical center, indoor training facility, thrift shop, outdoor rehab pool, a low-impact nature park with walking trails and associated parking areas as support facilities to the newly constructed Lynchburg Humane Society animal shelter on the adjacent parcel. The buildings would match the architectural style of the shelter.
8. **Traffic, Parking and Public Transit.** The acting City Traffic Engineer had no comments regarding the rezoning.

Parking requirements are established by the City’s *Zoning Ordinance* at one (1) space per one thousand (1,000) square feet of office use of the building. The submitted site plan indicates that a total of thirty-eight (38) parking spaces are required and thirty-eight (38) parking spaces are proposed.

The property is served by Greater Lynchburg Transit Company’s Route 7.

9. **Stormwater Management.** A stormwater management plan will be required prior to final site plan approval. The narrative submitted by the petitioner indicates the stormwater management will be handled with onsite Best Management Practices (BMPs) and discharged via sheet flow to Tomahawk Creek. Areas downstream of level spreaders will be analyzed to ensure no erosion, sedimentation, or flooding will occur. Actual design of these facilities will be determined at final site plan review.
10. **Emergency Services.** The City’s Fire Marshal and Police Department had no comments of concern regarding the proposal.

Impact. The rezoning allows the construction of a medical center, indoor training facility, thrift shop, and outdoor pool for pet rehabilitation facilities. These facilities expand the ability of the Lynchburg Humane Society to serve the community by providing new services not readily available in the Lynchburg area. New facilities will match the architectural style of the existing Center for Pets, creating a cohesive campus-like setting, tucked away and screened from adjacent properties and Old Graves Mill Road. The property is surrounded by a mixture of commercial, residential and vacant land. As designed, the facility should blend well in to the area. Most of the wooded areas of the site will be preserved with the exception of a small amount of clearing for the building and the addition of trails through the wooded areas for pet exercise, rehabilitation and education.

The facility will be served by public water and sewer.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on November 17, 2015. Comments related to the proposed use have or will be addressed by the petitioner prior to final site plan approval.

VI. PLANNING DIVISION RECOMMENDATION

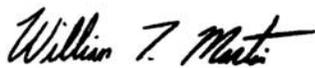
Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of the Lynchburg Humane Society to amend the existing Medium Density Residential area of the Future Land Use Map to Regional Commercial.

Waive the twenty-one (21) day submittal requirement for proffers.

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of the Lynchburg Humane Society to rezone nine and eighty-seven hundredths (9.87) acres from R-2, Low-Medium Density Single-Family Residential to B-5C, General Business District (Conditional) at 1125 Old Graves Mill Road to allow the construction of facilities accessory to the existing animal shelter, subject to the following voluntarily submitted proffers:

- 1. The following uses are the only uses that shall be permitted within the B-5C area for which this rezoning application is being filed (all other uses permitted by right in the B-5 are excluded):**
 - Commercial kennels for dogs and other pets and accessory uses**
- 2. The site shall be developed in general compliance with the submitted Rezoning Plan submitted on November 30, 2015.**
- 3. The architecture of the building will be of similar style to existing “Center for Pets.”**
- 4. The existing vegetated areas shown on the rezoning plan will remain vegetated. Low impact recreation such as walking trails will be constructed in these areas, however thinning, brush removal, and maintenance activities will be the extend of the impacts to these areas. No additional clearing of primary vegetation will occur other than what is currently shown for buildings and stormwater management.**

This matter is respectfully offered for your consideration.

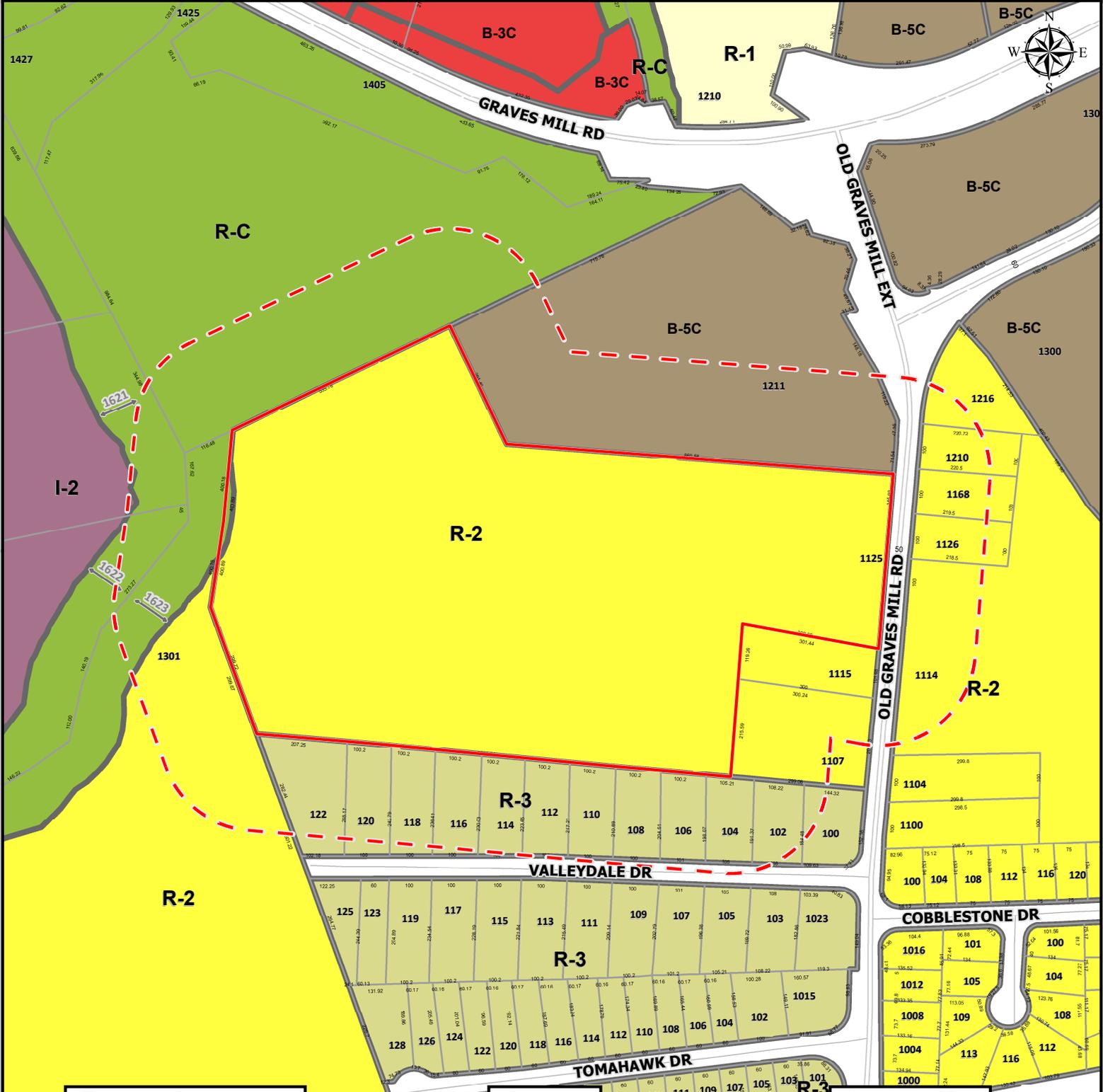


William T. Martin, AICP
City Planner

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 Goode, Fire Marshal
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Mr. Justin Stauder, Environmental Reviewer
Ms. McKenna Yarbrough, Petitioner
Mr. Norm Walton, Representative

VII. ATTACHMENTS

1. **Zoning Map**
2. ***FLUM* Map**
3. **Watershed Location Map**
4. **Planimetric and Topographic Map**
5. **Rezoning Plan**
6. **Narrative**
7. **Proffers**
8. **Property Photograph**



PROPERTY INFORMATION

PARCEL ID	ADDRESS
24306063	1125 OLD GRAVES MILL RD

LEGEND

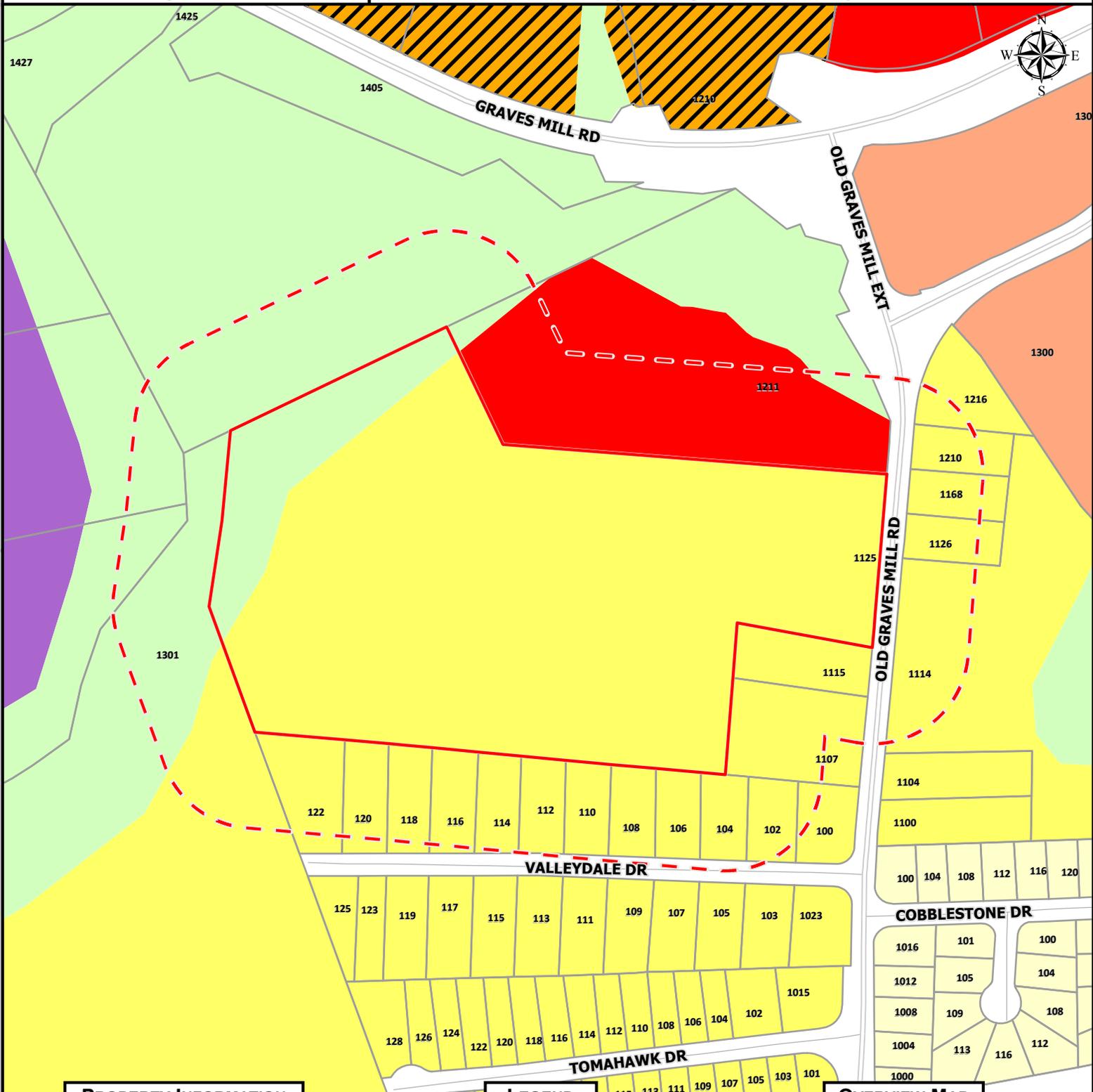
- Subject Property**
 - 215' Buffer**
- | | | |
|---|---|---|
| <ul style="list-style-type: none"> B-1 B-2 B-3 B-4 B-5 | <ul style="list-style-type: none"> B-6 I-1 I-2 I-3 R-1 | <ul style="list-style-type: none"> R-2 R-3 R-4 R-5 R-C |
|---|---|---|

OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 12/4/2015

Parcel ID	Address	Owner
24306018	120 VALLEYDALE DR	BAILEY, DARRYL L
24305003	1168 OLD GRAVES MILL RD	COLBERT, MATILDA J P
24305004	1126 OLD GRAVES MILL RD	COLBERT, MATILDA J P
24305005	1114 OLD GRAVES MILL RD	COLBERT, MATILDA J P
24306011	106 VALLEYDALE DR	CRAWFORD, KENNIS R & PHYLLIS J
24306008	100 VALLEYDALE DR	FARISS, MARSHA M
24306010	104 VALLEYDALE DR	HARRIS, HARRY J & JOAN G
24213014	28 MILLRACE DR	HGM INVESTMENTS LLC
24306007	1107 OLD GRAVES MILL RD	KENDALL SQ LLC
24306006	1115 OLD GRAVES MILL RD	KENDALL SQ LLC
24305002	1210 OLD GRAVES MILL RD	KENDALL SQ LLC
24306001	1211 OLD GRAVES MILL RD	LYNCHBURG HUMANE SOCIETY INC
24306015	114 VALLEYDALE DR	MCCANN, JOHN H III & BARBARA A
24306017	118 VALLEYDALE DR	MILLER, JAMIE T & GRAVES, MELANIE N
24306013	110 VALLEYDALE DR	OVERSTREET, CARLTON W
24306012	108 VALLEYDALE DR	RASNAKE, EMORY D & PHYLLIS
24213004	1301 GRAVES MILL RD	ROSEDALE FARM LLC
23904003	1425 GRAVES MILL RD	ROSEDALE FARM LLC
24306009	102 VALLEYDALE DR	ROSSER, DENNIS P & JACQUELINE W
24306063	1125 OLD GRAVES MILL RD	SCHENKEL, HERMAN & SCHOLES, MARIANNE
24306019	122 VALLEYDALE DR	SEEKINS, CELINE C
24306016	116 VALLEYDALE DR	STOKES, CHRISTOPHER
24305001	1216 OLD GRAVES MILL RD	TUCKER, JOSEPH R & CYNTHIA MOORE
24306014	112 VALLEYDALE DR	WADE, THOMAS F & LINDA T
24213013	30 MILLRACE DR	WEGMANN USA INC



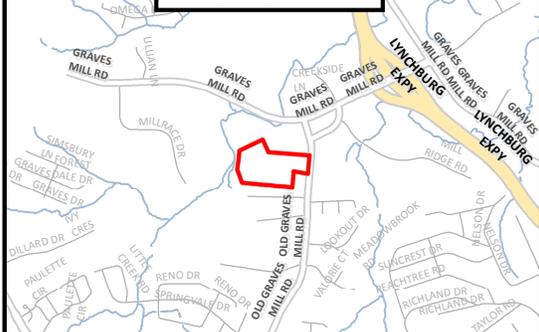
PROPERTY INFORMATION

PARCEL ID	ADDRESS
24306063	1125 OLD GRAVES MILL RD

LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 12/4/2015



PROPERTY INFORMATION

PARCEL ID	ADDRESS
24306063	1125 OLD GRAVES MILL RD

LEGEND

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

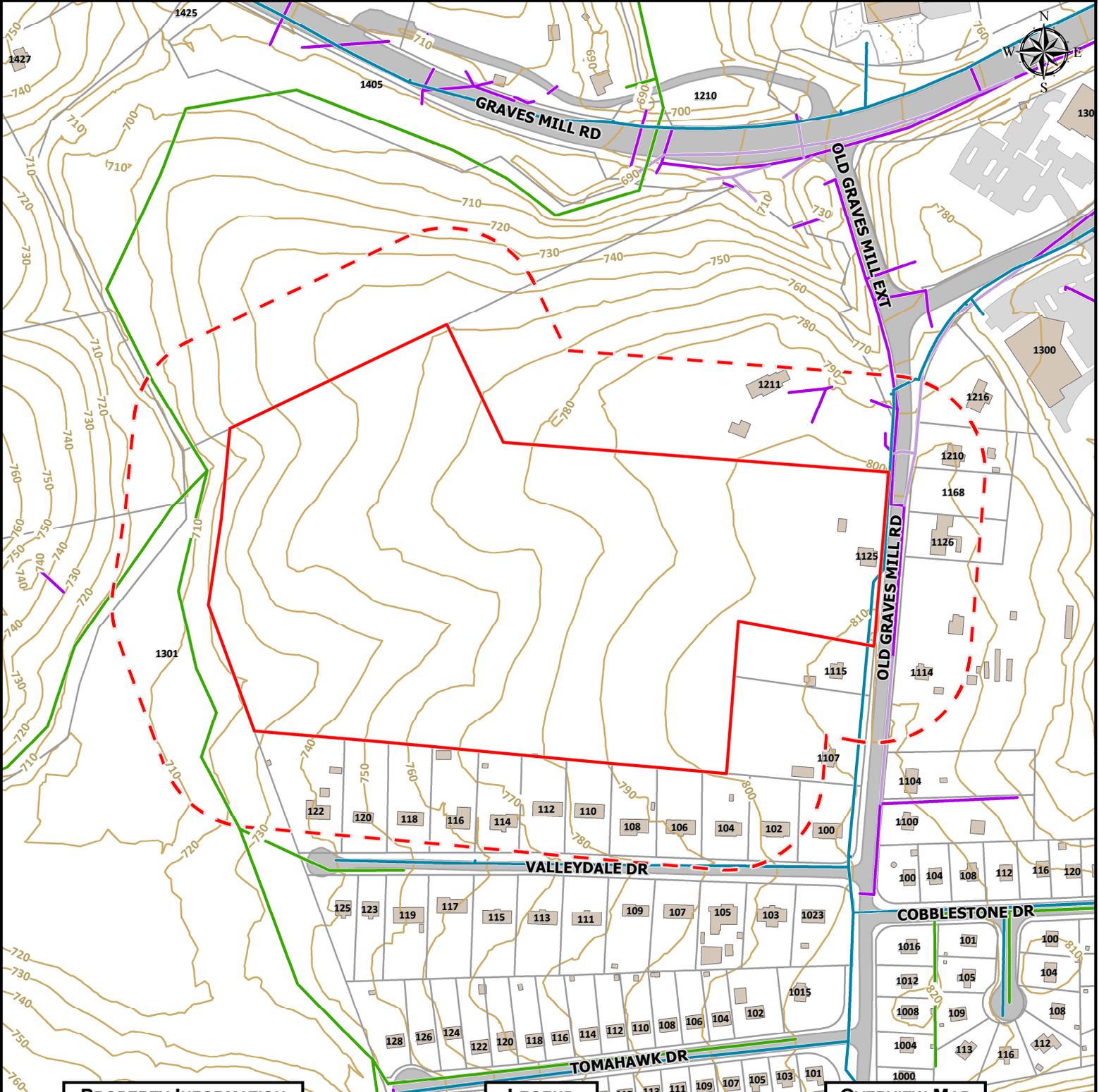
OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 12/4/2015

Zoning Request

Lynchburg Humane Society



PROPERTY INFORMATION

PARCEL ID	ADDRESS
24306063	1125 OLD GRAVES MILL RD

LEGEND

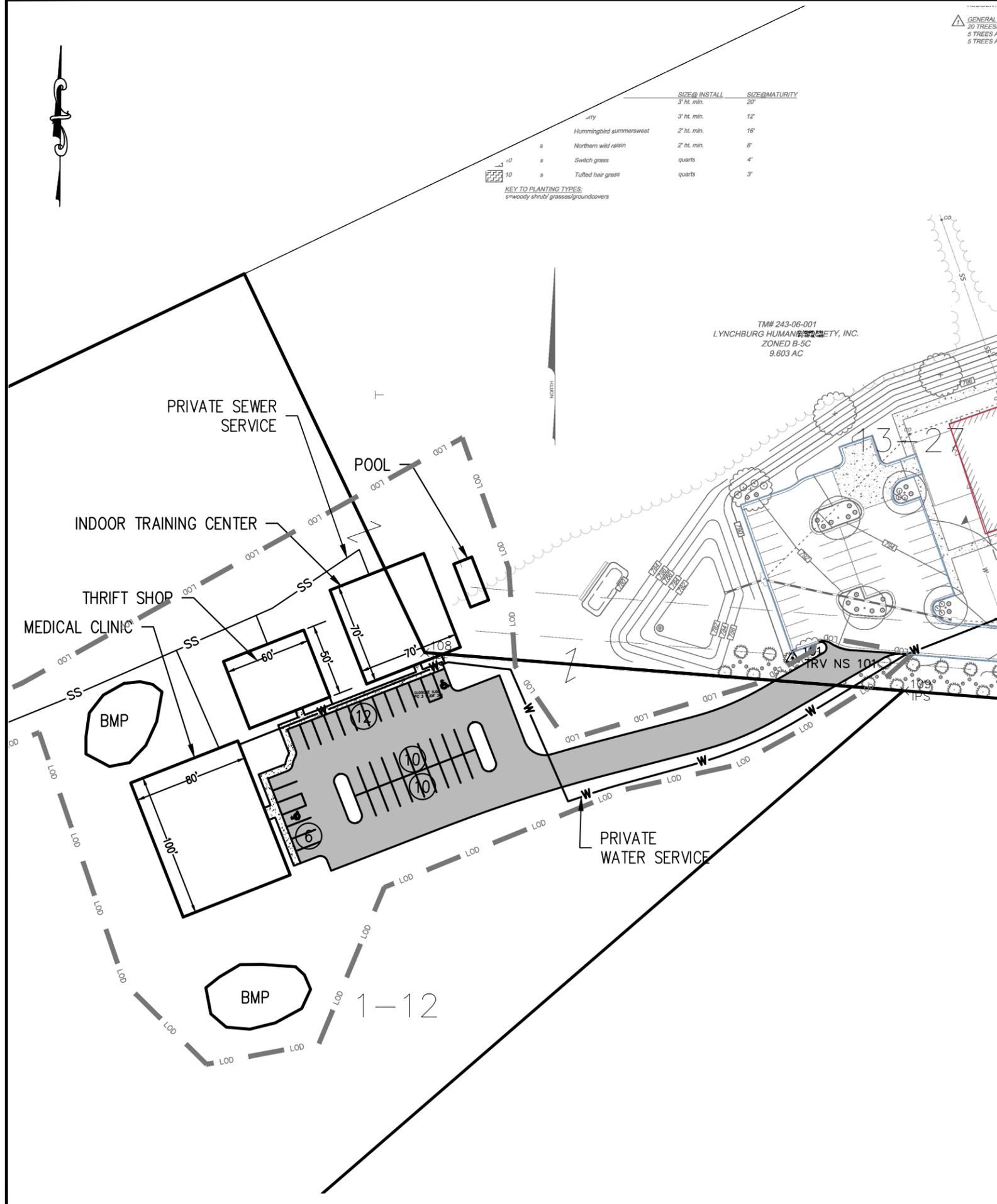
	Active	Proposed	Abandoned	
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)	
Structure	Roadway (solid grey)	Parking (dashed grey)	Sidewalk (dotted grey)	
	Driveway (solid light grey)	-	-	
	Planimetrics	Paved (solid brown)	Unpaved (dashed brown)	Other (solid tan)
	Topography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

OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 12/4/2015

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.



PROPERTY INFORMATION:

PARCEL ID: 243-06-063
 PROPERTY ADDRESS: 1125 OLD GRAVES MILL RD
 REZONING APPLICANT: LYNCHBURG HUMANE SOCIETY
 TOTAL ACREAGE: APPROXIMATELY 22.77 ACRES
 TOTAL AREA TO BE REZONED: 9.87 AC.

CURRENT ZONING: R-C (CONSERVATION DISTRICT)
 R-2 (LOW-MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL)
 PROPOSED ZONING: B-5C (GENERAL BUSINESS)
 CONDITIONAL)
 R-C (CONSERVATION DISTRICT)

CURRENT USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: COMMERCIAL KENNEL

LOT REQUIREMENTS:
 LOT SIZE: 0 SQ FT

FRONT YARD 0 FT REQ'D
 SIDE YARD 8 FT REQ'D (ABUTS R2)
 SIDE YARD 50 FT REQ'D (ABUTS R-C)
 REAR YARD 50 FT (ABUTS R-C)

PARKING CALCS:

OFFICE USE: 2 SPACE PER 1,000 SF
 15,900 SF / 1,000 = 16 * 2 = 32 SPACES REQUIRED

38 NEW SPACES PROVIDED (INCLUDING 2 HANDICAP)

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. THE AREA OF LAND DISTURBANCE WILL BE MORE THAN 5,000 SF, THEREFORE STORMWATER MANAGEMENT/QUALITY WILL BE REQUIRED. STORMWATER MANAGEMENT AND QUALITY SHALL BE DESIGNED PER THE IIC CRITERIA. A SEPARATE EROSION AND SEDIMENT CONTROL PLAN WILL BE SUBMITTED.
3. THE PROPERTY SHOWN HEREON IS NOT WITHIN A FEMA 100 YEAR FLOOD PLAIN. SEE PANEL# 5100930101D, UNSHADED ZONE "X", DATED JUNE 3, 2008.
4. LANDSCAPING WILL BE PROPOSED PER THE CITY OF LYNCHBURG'S LANDSCAPE ORDINANCE. LANDSCAPING SHOWN HEREIN IS SHOWN TO BE IN CONFORMANCE WITH THE LANDSCAPING ORDINANCE.
5. 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.
6. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY STATE, FEDERAL, AND LOCAL PERMITS REQUIRED FOR THE DEVELOPMENT OF THIS SITE.
7. THIS SITE SHALL BE SERVED BY PUBLIC WATER & SEWER. AN OFFSITE SEWER EASEMENT MAY BE REQUIRED.
8. TOPOGRAPHIC INFORMATION IS FROM CITY OF LYNCHBURG GIS.
9. INTERNAL LOT LINES SHALL BE VACATED.

SHEET INDEX:

SHEET NO.	SHEET TITLE
1 OF 5	COVER/SITE LAYOUT SHEET
2 OF 5	GRADING PLAN
3 OF 5	BOUNDARY
4 OF 5	LANDSCAPE PLAN
5 OF 5	LANDSCAPE DETAILS

LEGEND
 PROPOSED PAVED PARKING



PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



JOB:

REZONING PLAN
 FOR LYNCHBURG
 HUMANE SOCIETY

LYNCHBURG, VA

CLIENT:

LYNCHBURG HUMANE
 SOCIETY

MARK	DATE	DESCRIPTION
1	11/30/15	REV PER TRC

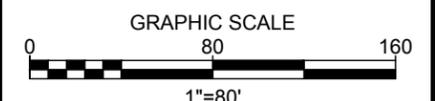
ISSUE: 11/03/15

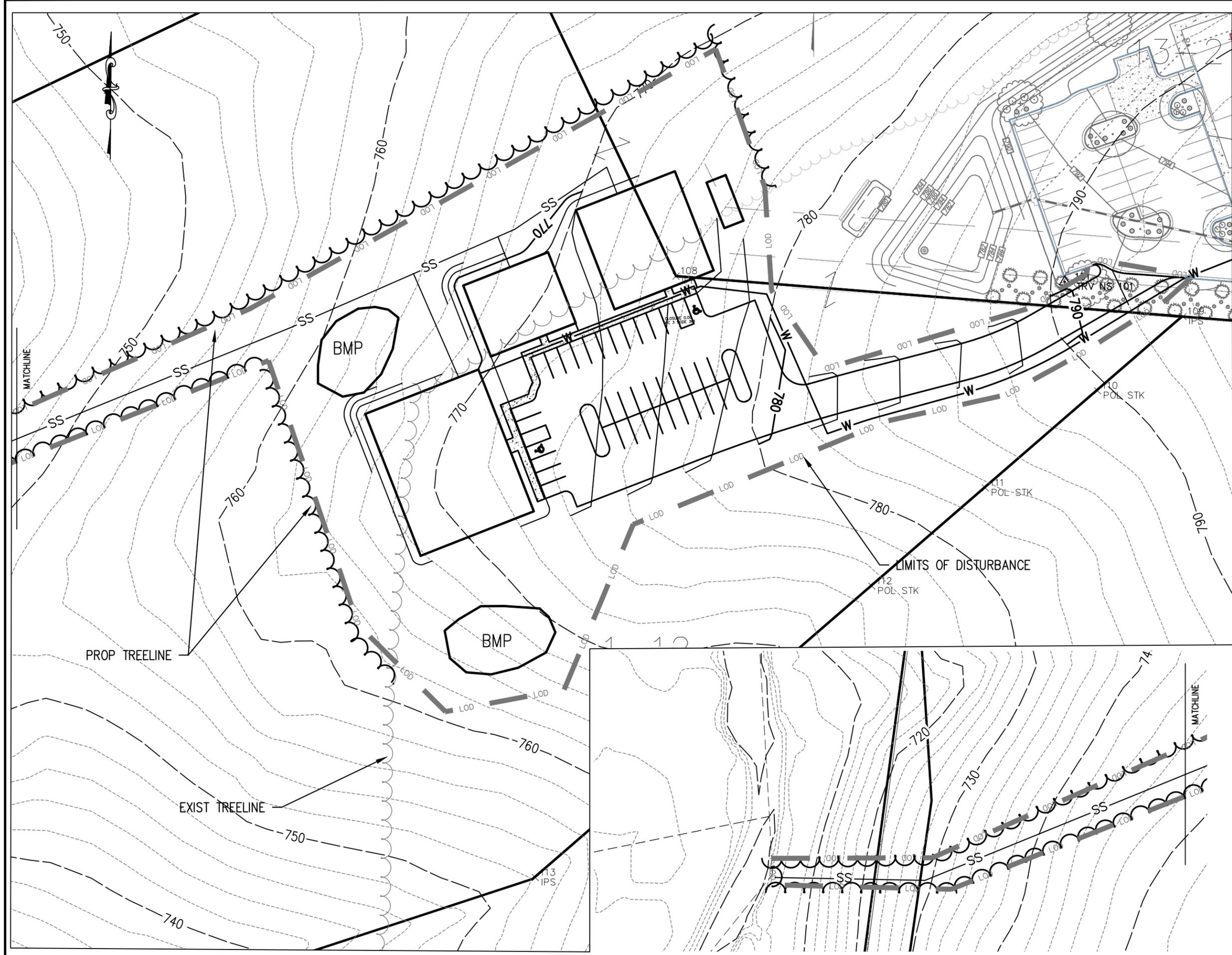
CONTOUR INTERVAL: 2'

DRAWN BY: MJD/NBW

CHECKED BY: NBW

COVER SHEET
 SITE LAYOUT SHEET





PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



JOB:
**REZONING PLAN
 FOR LYNCHBURG
 HUMANE SOCIETY**
 LYNCHBURG, VA

CLIENT:
**LYNCHBURG HUMANE
 SOCIETY**

MARK	DATE	DESCRIPTION
1	11/30/15	REV PER TRC
ISSUE:		11/03/15
CONTOUR INTERVAL:		2'
DRAWN BY:		MJD/NBW
CHECKED BY:		NBW

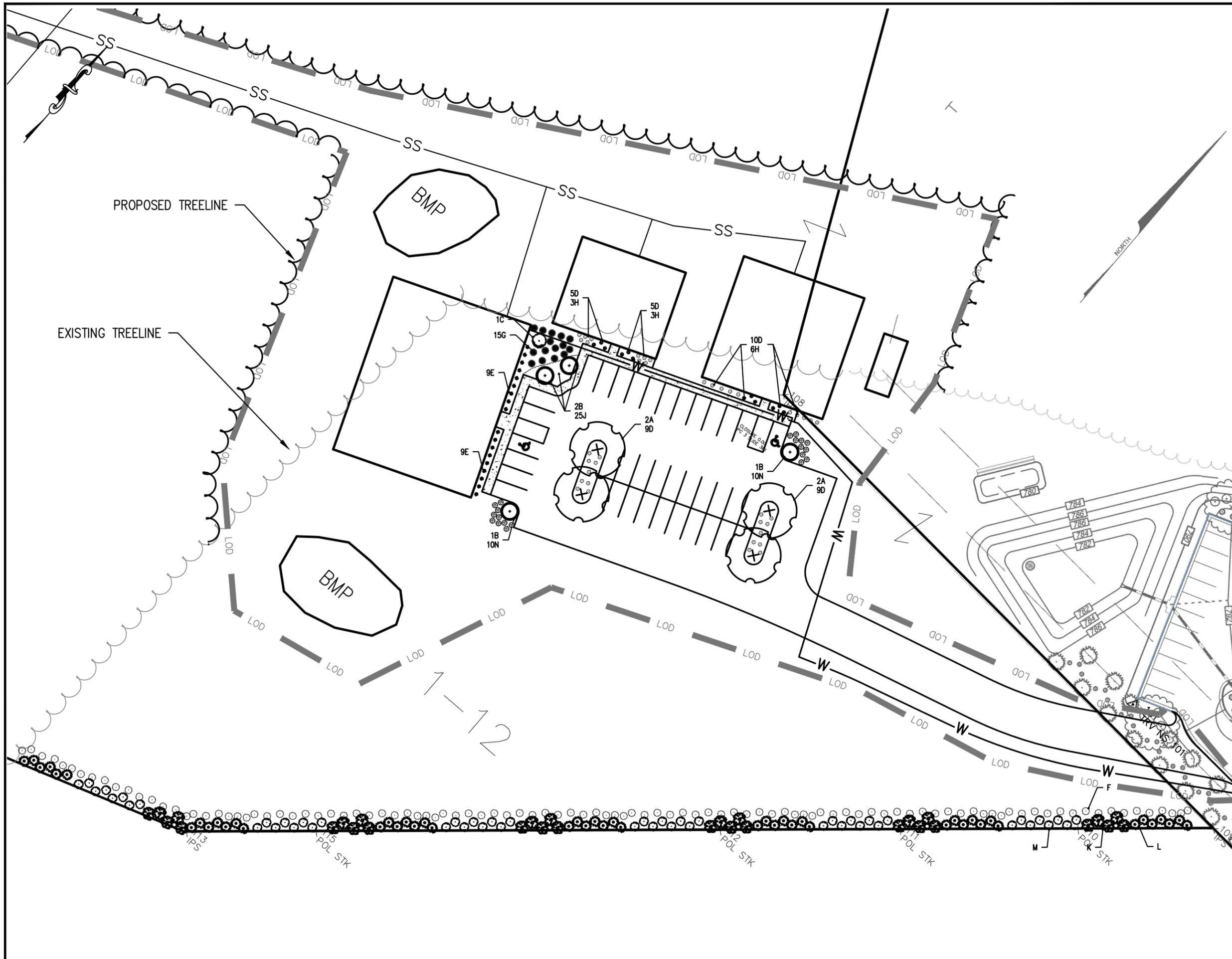
GRADING PLAN

GRAPHIC SCALE

1"=60'

JOB NO **15280** SHEET NO **2** OF **5**

P:\2015\15280-LYNCHBURG HUMANE SOCIETY ADDITION\DWG\C-RZ-15280.dwg 12/1/2015 2:35 PM



PO BOX 1567 17 W. NELSON STREET
 LEXINGTON, VIRGINIA 24450
 PHONE: 540-464-9001 FAX: 540-464-5009
 EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
 FOREST, VIRGINIA 24551
 PHONE: 434-525-5985 FAX: 434-525-5986



JOB:
**REZONING PLAN
 FOR LYNCHBURG
 HUMANE SOCIETY**
 LYNCHBURG, VA

CLIENT:
**LYNCHBURG HUMANE
 SOCIETY**

MARK	DATE	DESCRIPTION
1	11/30/15	REV PER TRC
ISSUE:		11/03/15
CONTOUR INTERVAL:		2'
DRAWN BY:		MJD/NBW
CHECKED BY:		NBW

LANDSCAPE PLAN

GRAPHIC SCALE
 0 50 100
 1"=50'

JOB NO 15280 SHEET NO 4 OF 5

P:\2015\15280-LYNCHBURG HUMANE SOCIETY ADDITION\DWG\C-RZ-15280.dwg 12/1/2015 2:35 PM

PARKING AREA <200 SPACES (38 SPACES)

- 1 SHADE TREE / 8 SPACES - 38/8 = 5 SHADE TREES REQ
8 SHADE TREES PROPOSED
- 1 MED SHRUB / 1 SPACE - 38/1 = 38 MED SHRUBS REQ
38 MED SHRUBS PROPOSED

PARKING AREA SCREENING

NO PARKING ADJACENT TO STREET. NONE REQUIRED. NONE SHOWN.

STREET TREES

NO PART OF THE DEVELOPMENT IS ALONG A STREET. NONE REQUIRED. NONE SHOWN.

FOUNDATION PLANTINGS

NO BUILDINGS FRONT A STREET OR RESIDENTIAL DISTRICT. REPRESENTATIVE LANDSCAPE SHOWN, NON REQUIRED.

UTILITY SCREENING

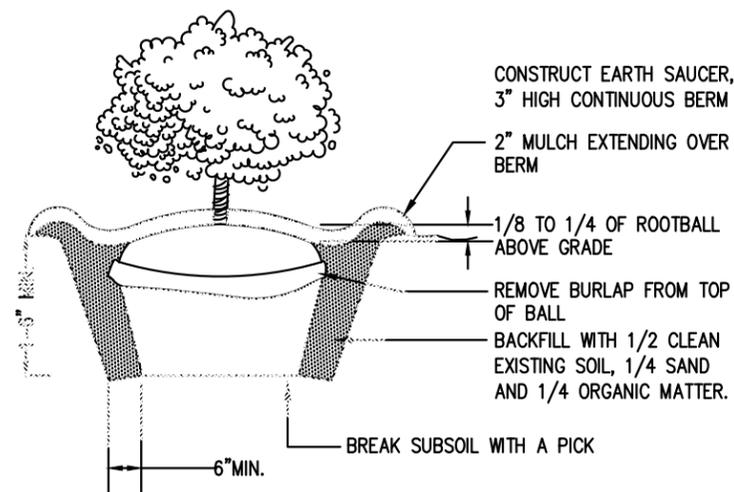
NONE SHOWN-ANY PROPOSED AT TIME OF SITE PLAN DEVELOPMENT WILL MEET CODE FOR SCREENING.

BUFFERING

20' (AGAINST RESIDENTIAL) WIDTH
STAGGERED EVERGREEN TREELINE W/BASELINE FILLER MEDIUM HEIGHT EVERGREENS.

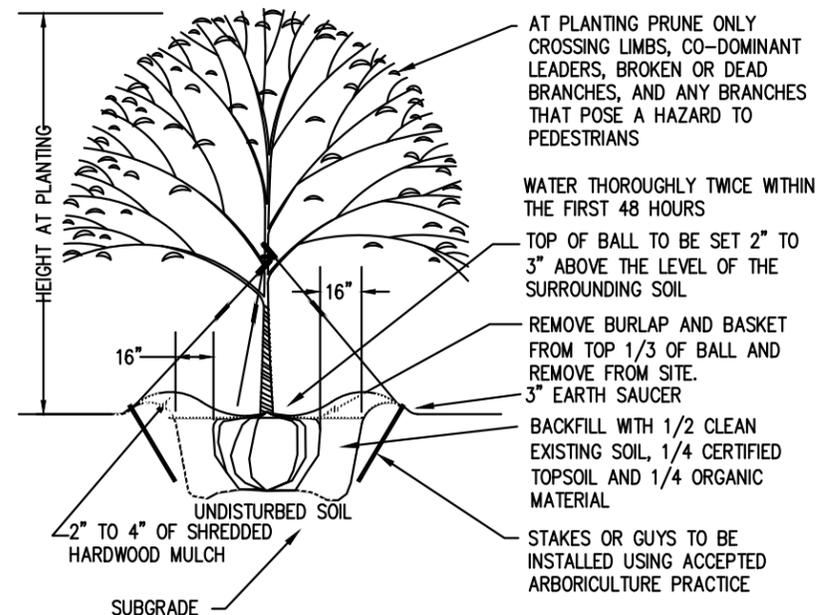
TREE CANOPY

10% OF ENTIRE DEVELOPMENT SITE



SHRUB PLANTING DETAIL

NO SCALE



**TREE PLANTING DETAIL
DECIDUOUS TREE**

NO SCALE

LANDSCAPE LEGEND

	SYM	QUANTITY	BOTANIC NAME	COMMON NAME	PLANTING SIZE	REMARKS
A		4	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	1 1/2" CAL. MIN	SHADE TREE
B		4	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR PIN OAK	1 1/2" CAL. MIN	SHADE TREE
C		1	AMELANCHIER X GRANDIFLORA	AUTUMN BRILLIANCE SERVICEBERRY	8-10' HT	ORNAMENTAL TREE
D		38	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	3 GAL, 2' HT MIN	MED SHRUB
E		18	AZALEA 'KAREN'	KAREN AZALEA	3 GAL, 2' HT MIN	MED SHRUB
F		102	ILEX CREMATE 'COMPACTA'	COMPACT JAPANESE HOLLY	2' HT MIN	EVERGREEN SHRUB
G		15	AZALEA 'GUMPO WHITE'	GUMPO WHITE AZALEA	3 GAL, 1' HT MIN	SMALL SHRUB
H		12	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPIRE	3 GAL, 2' HT MIN	MED SHRUB
J		25	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN JUNIPER	3 GAL, 1' HT MIN	SMALL SHRUB
K		30	ILEX X ATTENUATE 'FOSTERII'	FOSTER HOLLY	4' HT MIN	EVERGREEN TREE
L		48	JUNIPERUS VIRGINIANA 'CANAERT'	CANAERT EASTERN REDCEDAR	4' HT MIN	EVERGREEN TREE
M		48	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	4' HT MIN	EVERGREEN TREE
N		20	LAGERSTOEMIA INDICA 'POCOMOKE'	POCOMOKE CRAPE MYRTLE	3 GAL, 2' HT MIN	MED SHRUB

PERKINS & ORRISON
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

PO BOX 1567 17 W. NELSON STREET
LEXINGTON, VIRGINIA 24450
PHONE: 540-464-9001 FAX: 540-464-5009
EMAIL: PNO@PERKINS-ORRISON.COM

27 GREEN HILL DRIVE
FOREST, VIRGINIA 24551
PHONE: 434-525-5985 FAX: 434-525-5986

COMMONWEALTH OF VIRGINIA
Tracey M. Norvelle
Lic. No. 370
LANDSCAPE ARCHITECT

JOB:
REZONING PLAN FOR LYNCHBURG HUMANE SOCIETY

LYNCHBURG, VA

CLIENT:
LYNCHBURG HUMANE SOCIETY

MARK	DATE	DESCRIPTION
1	11/30/15	REV PER TRC

ISSUE: 11/03/15
CONTOUR INTERVAL: 2'
DRAWN BY: MJD/NBW
CHECKED BY: NBW

LANDSCAPE DETAILS

GRAPHIC SCALE
0 50 100
1"=50'

JOB NO 15280 SHEET NO 5 OF 5

P:\2015\15280-LYNCHBURG HUMANE SOCIETY ADDITION\DWG\C-RZ-15280.dwg 12/1/2015 2:35 PM

NOTICE TO REZONE & FUTURE LAND USE MAP AMENDMENT

NAME OF APPLICANT: LYNCHBURG HUMANE SOCIETY

TELEPHONE NUMBER: 434-448-0088

ADDRESS OF PROPERTIES: 1125 OLD GRAVES MILL ROAD

PRESENT ZONING: R-2

PROPOSED ZONING: B-5C

EXISTING USE OF PROPERTY: RESIDENTIAL

PROPOSED USE OF PROPERTY: COMMERCIAL KENNEL

FUTURE LAND USE MAP: MEDIUM DENSITY RESIDENTIAL/RESOURCE
CONSERVATION

PROPOSED FUTURE LAND USE MAP: COMMUNITY COMMERCIAL

ADDITIONAL INFORMATION: CALL PLANNING DIVISION, DEPARTMENT OF
COMMUNITY DEVELOPMENT, 455-3900



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JOB:

REZONING PLAN
FOR LYNCHBURG
HUMANE SOCIETY

LYNCHBURG, VA

CLIENT:

LYNCHBURG HUMANE
SOCIETY

MARK	DATE	DESCRIPTION
1	11/30/15	REV PER TRC

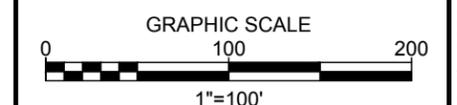
ISSUE: 11/03/15

CONTOUR INTERVAL: 2'

DRAWN BY: MJD/NBW

CHECKED BY: NBW

BOUNDARY SHEET



JOB NO 15280 SHEET NO 2 OF 5

Lexington

Wes Perkins, LS
Russ Orrison, PE, LS

Pierson Hotchkiss, LS
Gavin Worley, PE



Lynchburg

Kenneth Knott, LS
Norman Walton, PE

Aaron Dooley, LS

November 3, 2015

Tom Martin
City of Lynchburg
900 Church Street
Lynchburg, VA 24502

RE: Rezoning a portion of Parcel ID#243-06-063 from R-3 to B-5C

Dear Mr. Martin,

This narrative is being provided on behalf of Lynchburg Humane Society to support the enclosed rezoning application. This rezoning is for 9.87 acres of the 22.77 acre parcel located at 1125 Old Graves Mill Road, which is currently owned by Herman & Marianne Schenkel. The Humane Society plans to purchase this portion of the property upon a successful rezoning.

This rezoning allows the Humane Society to expand and offer new services that are not readily available in the area currently. The plans include a medical center, indoor training facility, thrift shop, outdoor pool for pet rehabilitation and a low impact nature park.

The proposed medical center, indoor training facility and outdoor pool are new services that the Lynchburg Humane Society will offer to the City of Lynchburg and surrounding area. The thrift shop is an accessory use, as a small retail service of the Lynchburg Humane Society. The low impact nature park is intended to utilize the natural amenities on the site. The plans are to expand the hiking trails throughout the wooded area of the park. This natural habitat can be used for pet rehabilitation and for educational experiences at the Humane Society.

The Lynchburg Humane Society enjoys a good relationship with the City of Lynchburg, providing services to the City government as well as its citizens. The current site and building are beautifully done, and this new expansion will be constructed with the same tasteful eye. LHS is thriving, and with these additional services provided from an expanded facility, it will be able to provide an even greater benefit to the area.

Should you have any questions regarding this information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Norman B. Walton, Jr.', is written over the 'Sincerely,' text.

Norman B. Walton, Jr., P.E.
Perkins & Orrison, Inc.

RECEIVED

NOV 06 2015

**COMMUNITY
DEVELOPMENT**

17 W. Nelson Street · P.O. Box 1567
Lexington, Virginia 24450

27 Green Hill Drive
Forest, Virginia 24551

540-464-9001 Fax: 540-464-5009

434-525-5985 Fax: 434-525-5986

Email: pno@perkins-orrison.com



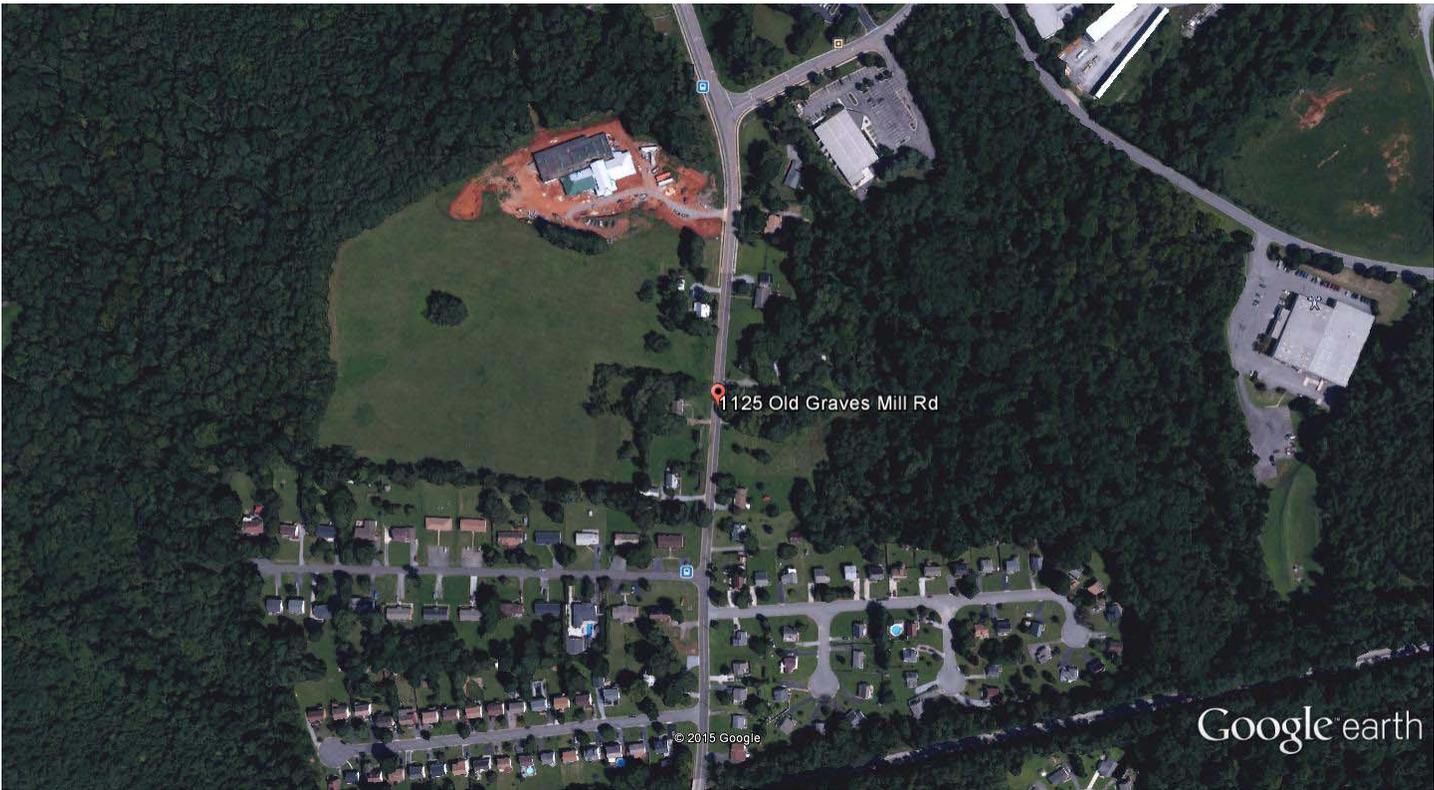
LynchburgHumane
SOCIETY

Find Happiness

.. is hereby changed from R-2, low-Medium Density Single-Family Residential District to B-5, General Business District (Conditional) subject to the conditions set forth herein below which were voluntarily proffered in writing by the petitioner to wit:

1. The following uses are only uses that shall be permitted within the B-5C area for which this application is being filed (all other uses by right in the B-5 are excluded, B-3 uses were not considered):
 - Commercial kennels for dogs and other pets
2. The site shall developed in general compliance with the Rezoning Plan submitted on November 3, 2015.
3. The architecture of the building will be of similar style to existing "Center for Pets".
4. The existing vegetated areas shown on the rezoning plan will remain vegetated. Low impact recreation such as walking trails will be constructed in these areas, however thinning, brush removal, and maintenance activities will be the extent of the impacts to these areas. No additional clearing of primary vegetation will occur other than what is currently shown for buildings and stormwater management.

Merikana Yarbroach
Executive Director.



Google earth

feet
meters

