

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

To: Planning Commission
From: Planning Division
Date: December 9, 2015
Re: Rezoning: Liberty University, Thomas Road Baptist Church – IN-2, Institutional 2 District

I. PETITIONERS

Liberty University, 1971 University Boulevard, Lynchburg, Virginia 24515
 Thomas Road Baptist Church, 1 Mountain View Road, Lynchburg, Virginia 24502
 LU Candler Station Holdings, LLC, 1971 University Boulevard, Lynchburg, Virginia 24515
Representatives Mr. Charles Spence, Liberty University, 1971 University Boulevard,
 Lynchburg, Virginia 24515

II. LOCATION

The subject property includes forty-one (41) tracts comprising approximately nine hundred thirty-nine (939) acres of which approximately seven hundred fifty-two (752) acres are proposed to be rezoned. The tracts include:

Address	Owner	Acreage	Rezoned Ac.	Zoning
100 SOUTH CAMPUS DR	LIBERTY UNIVERSITY INC	19.00	19.00	B5 C / B5
135 SOUTH CAMPUS DR	LIBERTY UNIVERSITY INC	4.80	4.80	B5 C
153 SOUTH CAMPUS DR	LIBERTY UNIVERSITY INC	12.16	12.16	B5 C
104 EAST CAMPUS DR	LIBERTY UNIVERSITY INC	54.45	54.45	B3 C
107 EAST CAMPUS DR	LIBERTY UNIVERSITY INC	6.43	6.43	B3 C
1400 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC	0.96	0.96	B3 C
1430 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC	0.41	0.41	B3 C
1530 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC	1.00	1.00	B5
1971 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC	153.67	153.66	B5/B5 C
1600 LIBERTY MOUNTAIN DR	LIBERTY UNIVERSITY INC	0.60	0.60	B3 C
2200 LIBERTY MOUNTAIN DR	LIBERTY UNIVERSITY INC	16.45	16.45	B3 C / B3
2300 LIBERTY MOUNTAIN DR	LIBERTY UNIVERSITY INC	3.67	3.67	B3 C
3540 YOUNG PL	LIBERTY UNIVERSITY INC	0.88	0.88	I3
3552 YOUNG PL	LIBERTY UNIVERSITY INC	6.45	6.45	I3
3572 YOUNG PL	LIBERTY UNIVERSITY INC	6.18	6.18	I3/I2
3576 YOUNG PL	LIBERTY UNIVERSITY INC	6.48	6.48	I2 C
3622 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	1.14	1.14	B3 C/B5 C
3760 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	0.77	0.77	B3 C
3762 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	1.86	1.86	B3 C
3777 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	4.22	4.22	B3 C
3778 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	2.08	2.08	B3 C
3786 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	2.13	2.13	B3 C
3794 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	2.57	2.57	B3 C
3797 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	1.16	1.16	B3 C
3802 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	4.13	4.13	B3 C
4000 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	342.11	173.21	R2 C/B3 C

4000 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	11.68	11.68	R2 C
5001 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC	21.43	21.43	B3 C
218 TOP RIDGE DR	LIBERTY UNIVERSITY INC	3.50	3.50	R2 C
219 TOP RIDGE DR	LIBERTY UNIVERSITY INC	4.83	4.83	R5
400 TOP RIDGE DR	LIBERTY UNIVERSITY INC	22.74	22.74	RC
614 TOP RIDGE DR	LIBERTY UNIVERSITY INC	2.73	2.73	RC
800 TOP RIDGE DR	LIBERTY UNIVERSITY INC	53.00	34.65	RC
100 TOWNS CT	LIBERTY UNIVERSITY INC	25.67	25.67	B3 C
4000 MAYFLOWER DR	LIBERTY UNIVERSITY INC	3.87	3.87	I3
751 MOUNTAIN VIEW RD	LIBERTY UNIVERSITY INC	54.54	54.54	B5 C/I2
3700 CANDLERS MOUNTAIN RD	LU CANDLERS STATION HOLDINGS LLC	28.46	28.46	B3 C
3724 CANDLERS MOUNTAIN RD	LU CANDLERS STATION HOLDINGS LLC	0.14	0.14	I2
3756 CANDLERS MOUNTAIN RD	LU CANDLERS STATION HOLDINGS LLC	0.81	0.81	B3 C
1700 LIBERTY MOUNTAIN DR	THOMAS ROAD BAPTIST CHURCH	3.53	3.53	B3 C
601 MOUNTAIN VIEW RD	THOMAS ROAD BAPTIST CHURCH	47.08	47.08	I2 / B5C
		Total Parcel Acreage:	Total Rezoned Acreage:	
		939.76	752.51	

Property Owners:

Liberty University, 1971 University Boulevard, Lynchburg, Virginia 24515
 Thomas Road Baptist Church, 1 Mountain View Road, Lynchburg, Virginia 24502
 LU Candler Station Holdings, LLC, 1971 University Boulevard, Lynchburg, Virginia 24515

III. PURPOSE

The purpose of the petition is to rezone the properties to establish an IN-2 District for Liberty University & Thomas Road Baptist Church. Section 35.1-38.2(a) of the Zoning Ordinance lists the intent of Institutional Districts as: “The intent of Institutional Districts is to provide for institutional uses such as schools, colleges, universities, senior living facilities, medical facilities and churches with multiple buildings contained in a campus setting. The amount of offsite impact related to an institution depends as much on the location as the size and scale of the campus. These districts will provide flexibility for institutions while creating development standards to minimize off site impacts such as noise, lighting, traffic, and availability/capacity of water and sanitary sewer infrastructure associated with their development. Offsite impacts related to erosion and sediment control/stormwater management will be mitigated by existing city ordinances”. IN-2 Districts are for larger institutional campuses located primarily adjacent to districts other than residential districts.

IV. SUMMARY

- The *Future Land Use Map (FLUM)* recommends Institutional, Community Commercial, Employment 2 and Resource Conservation land uses for the properties.
- Petition would create the first Institutional District within the City.
- Establishment of the Institutional District would allow the expansion of the institutions, and their accessory uses by right. The Institutional District would also allow uses permitted in the B-5, General Business District.

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Future Land Use Map (FLUM)* of the *Comprehensive Plan 2013-2030* recommends Institutional, Community Commercial, Employment 2 and Resource Conservation land uses for the areas proposed for rezoning.

Institutional areas are intended to include the religious, educational and other nonprofit entities in the City. Examples include churches, cemeteries, private schools and universities, private nonprofit hospitals, service clubs and organizations and other nonprofit institutions. (p.76)

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)

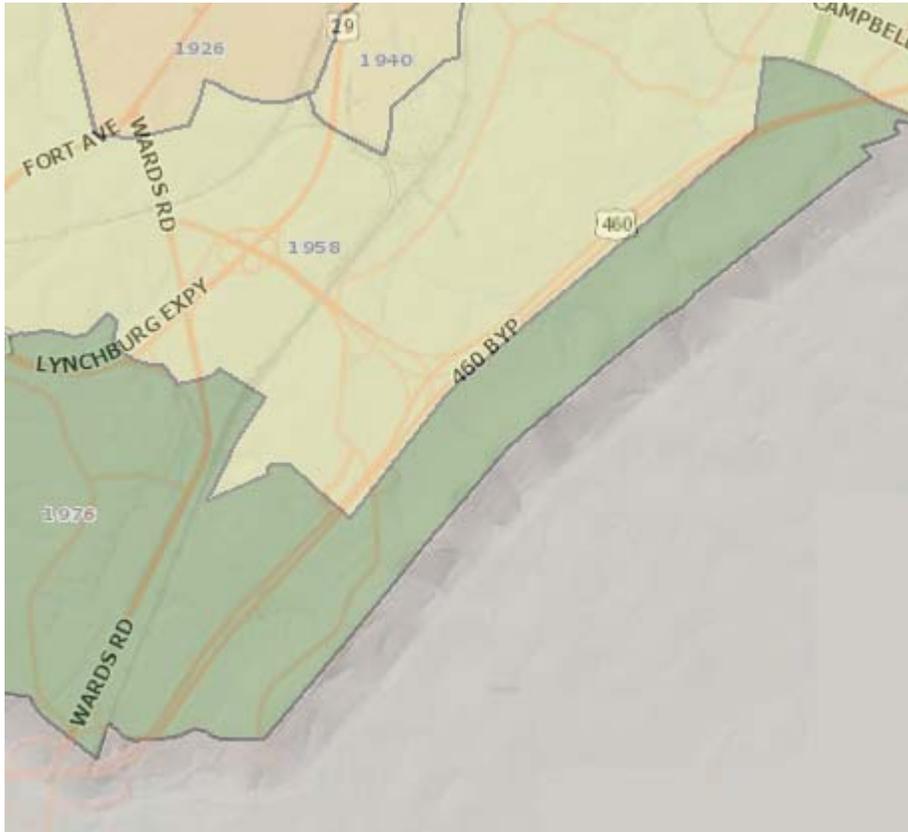
Employment 2 areas are intended to include light and heavy manufacturing, research and development, flex space and large-scale office uses. Restaurant, hotel and business service uses are also appropriate, if sized and designed to serve the employment area. Employment 2 differs from Employment 1 in that it permits heavy industrial uses. The types of uses permitted will be defined more precisely when the *Zoning Ordinance* is updated. (p. 76)

Resource Conservation Areas encompass lands with special natural characteristics that limit land uses and development to protect the City's environmental health. The mapped Resource Conservation Areas include the steep slopes of Candler's Mountain as well as the City's stream valleys. The stream valleys, as defined in this Comprehensive Plan, include streams and rivers, their 100 - year floodplains, connected wetlands and adjacent steep slopes. Steep slopes are defined as slopes of 25% or greater. The actual boundaries of the Resource Conservation Area should be determined on a site-by-site basis using the best available environmental data.

Resource Conservation Areas are planned to remain in vegetated open space with development limited to: 1) trails and other passive recreational facilities that involve minimal removal of vegetation, and 2) public facilities that must be located in stream valleys. These include sewer mains, wastewater treatment plants, water intakes and outfalls, road crossings, and public boat ramps. The goal is to keep Resource Conservation Areas as natural as possible to stabilize slopes, prevent soil erosion, provide natural absorption areas for urban runoff, moderate climate, and provide wooded areas for wildlife and for the respite of City dwellers. Many of the stream valley Resource Conservation Areas are recommended to become greenways in the Parks and Recreation element, and thus may have public access trails. Other Resource Conservation Areas, not designated as greenways on the Parks & Recreation Map, are to remain in natural vegetation for purely environmental protection reasons.

On privately owned land within conservation areas, the intent of this Plan is to allow appropriate land uses and infrastructure as long as the environmental value of the areas is conserved or enhanced and public safety is protected through buffers and other best management practices. The zoning ordinance should enable clustering, transfers of development rights and density bonuses to encourage resource protection. (p. 77)

2. **Zoning.** The areas proposed for rezoning were annexed into the city in 1958 and 1976.



Annexed Areas

The existing zoning consists of multiple districts established from 1978 with the adoption of the current Zoning Map or by subsequent rezoning approved by Council. Detailed information on existing zoning can be found in Section II, Location.

3. **Proffers.** The petitioner is not proposing proffers as part of the petition.
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 January 11, 1983, Council approved the petition of Old Time Gospel Hour to rezone property located on the eastside of U.S. Route 460 (103, 104 East Campus Drive, 100 Towns Court, 2200 Liberty Mountain Drive & 5001 Candler's Mountain Road) from R-C, Conservation District to R-4C, Medium-High Density, Multi-Family Residential District (Conditional).
 - On October 14, 1986, Council approved the petition of Thomas L. Phillips to rezone the 3700 Block of Candler's Mountain Road from I-3, Heavy Industrial District & I-2, Light Industrial District to B-5C, General Business District (Conditional), B-3C, Community Business District (Conditional) & R-4C, Medium-High Density, Multi-Family Residential District (Conditional).

- On February 24, 1988, Council approved the petition of Old Time Gospel Hour to rezone 3765 Candler’s Mountain Road (now 135, 143 & 301 South Campus Drive from I-2, Light Industrial District to B-5C, General Business District (Conditional).
- On April 14, 1988, Council approved the petition of Liberty University for a conditional use permit at 1971 University Boulevard to allow the construction of dormitories, visitors center, additions to the Demoss Building and parking.
- On October 10, 1988, Council approved the petition of Old Time Gospel Hour to rezone property located on the eastside of U.S. Route 460 (103, 104 East Campus Drive, 100 Towns Court, 2200 Liberty Mountain Drive & 5001 Candler’s Mountain Road) from R-4C, Medium-High Density, Multi-Family Residential District (Conditional) & B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional).
- On March 14, 1989, Council approved the petition of Old Time Gospel Hour & Liberty University for a conditional use permit at 3765 Candler’s Mountain Road to allow the construction of a football stadium and basketball arena.
- On July 11, 1989, Council approved the petition of NW Development Inc., to rezone the 3600 & 3700 Blocks of Candler’s Mountain Road from I-2, Light Industrial District, B-3C, Community Business District (Conditional), B-5C, General Business District (Conditional) & R-4, Medium-High Density, Multi-Family Residential District to B-3C, Community Business District (Conditional).
- On October 9, 1990, Council approved the petition of Candler’s Station Limited Partnership to rezone 3764 Candler’s Mountain Road from I-3, Heavy Industrial District to B-3C, Community Business District (Conditional) & B-5C, General Business District (Conditional).
- On September 13, 1994, Council approved the petition of Candler’s Mountain Development Company, L.C., to rezone property on the eastside of Candler’s Mountain Road (3786, 3788, 3794, 3802, 4000, 4300, 4520, 4530 Candler’s Mountain Road & 218, 230 Top Ridge Road) from R-C, Conservation District to R-2C, Low-Medium Density, Single-Family Residential District & B-3C, Community Business District and a conditional use permit to allow a planned unit development (PUD) and cluster commercial development (CCD).
- On April 9, 1996, Council approved the petition of T&I Properties, Inc., to rezone 3765 Candler’s Mountain Road from R-C, Conservation District to R-1, Low-Density, Single-Family Residential District.
- On September 9, 1997, Council approved the petition of the Inn Group to rezone 1910 University Boulevard from R-C, Conservation District & I-2, Light Industrial District to B-3C, Community Business District.
- On November 13, 2001, Council approved the petition of Liberty University for a conditional use permit at 1971 University Boulevard to allow the construction of two student centers and parking.
- On October 14, 2003, Council approved the petition of Thomas Road Baptist Church, Liberty University Inc., and GDT, CGI, LLC for a conditional use permit at 100 Mountain View Road to allow a community recreational facility.
- On December 16, 2003, Council approved the petition of Thomas Road Baptist Church, Liberty University Inc., Lynchburg Christian Academy, Freedom Liberty Partners, Jerry Falwell Ministries, GDT, CGI, LLC and Bostic Development at Lynchburg, LLC to

- rezone 100 Mountain View Road, 1971 University Boulevard & Liberty Mountain Drive to rezone from B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional), from I-2, Light Industrial District to B-5C, General Business District (Conditional) and a conditional use permit to allow university and K-12 uses.
- On November 9, 2004, Council approved the recommendation of city staff to amend conditions of the December 16, 2003 conditional use permit for Jerry Falwell Ministries to allow an additional access point at 100 Mountain View Road.
 - On April 10, 2007, Council approved the petition of Cole Bros Circus for a conditional use permit at 100 Mountain View Road to operate a temporary circus.
 - On June 12, 2007, Council approved the petition of Central Virginia Indoor Soccer to rezone 3572 & 3576 Young Place from I-3, Heavy Industrial District to I-2C, Light Industrial District (Conditional) and a conditional use permit to allow an indoor soccer facility.
 - On November 13, 2007, Council approved the petition of Liberty University at 500 Liberty Mountain Drive for a Future Land Use Map Amendment from Institution to Community Commercial, to rezone from R-C, Conservation District to B-3C, Community Business District (Conditional) and a conditional use permit to allow the construction of a building across the City/County corporate limit.
 - On June 10, 2008, Council approved the petition of Liberty University at 3794, 3778, 3786, 3802 & 4000, 4250, 4300, 5000 & 5001 Candler's Mountain Road, 100 Mountain View Road, 100, 112, 200, 212, 300 Liberty Mountain Drive, 1971 1973, 1975, 1977 University Boulevard & 4013 Wards Road to amend future land use from Low Density Residential to Institutional, to rezone from B-3C, Community Business District (Conditional) to B-3C, Community Business District (Conditional) and for a conditional use permit to allow an increase of up to fifteen thousand (15,000) students and a consolidated sign plan.
- 6. Site Description.** The subject properties include forty-one (41) tracts totaling approximately nine hundred thirty-nine (939) acres of which approximately seven hundred fifty-two (752) acres are proposed to be rezoned. The properties are either used by Liberty University/Thomas Road Baptist Church for their primary or accessory uses or for commercial purposes. A portion of the area proposed for rezoning is vacant and includes the area primarily on the eastern side of U.S. Route 460.
- 7. Proposed Use of Property.** If the rezoning is approved, the property would continue to be used for institutional uses and would allow for expansion without the need for conditional use permit approvals.
- 8. Traffic, Parking and Public Transit.** The City Engineer had no traffic concerns about the redevelopment of this property.

If the rezoning petition is approved the current conditions of Resolution #R-08-085 approved June 10, 2008 will no longer be relevant. Conditions related to transportation included:

5. The following traffic improvements shall be designed and constructed by Liberty University in accordance with the designated number of students (the combined total of on-campus and commuting) subject to the approval of the City Engineer, City Transportation Engineer and City Planner:

- a. Perimeter Road Phase I -The first of two (2) phases of a road that will parallel the Norfolk and Southern railroad from the at-grade crossing near Liberty University's baseball field I Sonic Restaurant and will extend and connect to the parking lot adjacent to Thomas Road Baptist Church. Phase I of the perimeter road is currently under construction.
- b. Close Southern At-Grade Crossing -The Norfolk and Southern railway at-grade crossing at the southern end of the Liberty University Main Campus shall be closed prior to total student enrollment exceeding 13,000 on campus and commuting students.
- c. Vehicular Tunnel -A vehicular tunnel shall be constructed underneath the Norfolk an Southern railway and provide a connection to Wards Road at Harvard Street. The vehicular tunnel shall connect to the proposed "Perimeter Road" and improvements shall be made to the intersection of Wards Road and Harvard Street as determined by the City's Transportation Engineer. The vehicular tunnel and intersection improvements shall be constructed prior to total student enrollment exceeding 13,000 on campus and commuting students.
- d. Close At-Grade Crossing- The Norfolk and Southern at-grade railway crossing near th Liberty University baseball field shall be closed concurrently with the construction and completion of the "Vehicular Tunnel."
- e. Improvements required by conditions 5b, 5c and 5d are subject to Liberty University obtaining necessary approvals from Norfolk and Southern Railway.
- f. Roundabout- A roundabout shall be constructed at the intersection of University Boulevard and Liberty University Drive prior to total student enrollment exceeding 12,000 on campus and commuting students.
- g. U.S. Route 460 Ramp Improvements- The existing ramp from U.S. Route 460 east bound lane to access Candler's Mountain Road shall have an additional lane constructed for left (or east bound) movement to the proposed dorm and intramural field facility proposed adjacent to U.S. Route 460. The intersection with this ramp and Candler's Mountain Road shall be improved to have a dedicated right turn movement, a straight and left turn movement, and an incoming or east bound movement. Construction shall be completed prior to total student enrollment exceeding 12,000 on campus and commuting students.
- h. Perimeter Road Phase II -The second phase of the perimeter road that will complete a loop around the Liberty University campus shall be constructed prior to total student enrollment exceeding 13,000 on campus and commuting students.
- i. Traffic Signal - A traffic signal shall be installed at the intersection of Liberty Mountain Drive and Liberty University Drive prior to total student enrollment exceeding 13,000 on campus and commuting students.
- j. Left Turn Lane -A dedicated left turn lane shall be constructed on Liberty Mountain Drive for the east bound traffic to turn left onto Liberty Mountain Drive prior to total student enrollment exceeding 13,000 on campus and commuting students.
- k. Ramp, Roundabout and Connection to Liberty Mountain Drive- An off-ramp from U.S. Route 460 east bound lane to access the Crossroads Colonnade retail development and to connect to existing Liberty Mountain Drive shall be constructed prior to total student enrollment exceeding 13,500 on campus and commuting students. If the Crossroads Colonnade retail development is not constructed prior to total student enrollment exceeding 13,500 on campus and commuting students, Liberty University shall commission a traffic study to determine what road improvements are necessary. The

- required traffic study and road improvements are subject to the approval of the City's Transportation Engineer and the Virginia Department of Transportation (VDOT). Liberty University shall construct the required improvements at its expense prior to student enrollment exceeding 15,000 on campus and commuting students.
6. If the traffic improvements required by condition number five (5) have not been completed prior to student enrollment (the combined total of on-campus and commuting) reaching the total designated enrollment numbers, Liberty University shall be required to submit a bond or letter of credit made payable to the City of Lynchburg and commence construction on the required traffic improvements prior to any further site plan approvals, building or land disturbance permits being issued. The required bond or letter of credit shall designate a completion time, be in the amount for the full cost of improvements and shall be in a form acceptable to the City Engineer and City Transportation Engineer.
 7. The following pedestrian *I* bicycle improvements shall be designed and constructed by Liberty University in accordance with the designated number of students (the combined total of on campus and commuting) subject to the approval of the City Engineer, City Transportation Engineer and City Planner:
 - a. Pedestrian Crossings- Liberty University shall partner with the City of Lynchburg to provide pedestrian crossings and signals at Liberty Mountain Drive and Liberty University Drive; Ericsson Drive and University Boulevard; and Candler's Mountain Road and University Boulevard prior to total student enrollment exceeding 12,000 on campus and commuting students.
 - b. Pedestrian Tunnel -A pedestrian tunnel that will contribute to the closing of an at-grade railway crossing will be constructed to provide access from the campus of Liberty University and the Wards Road area. The pedestrian tunnel shall be constructed prior to total student enrollment exceeding 13,000 on campus and commuting students. Liberty University will participate with the City in studying what pedestrian improvements may be needed in the Wards Road area.
 - c. Perimeter Road Trails - Pedestrian trails shall be installed adjacent to Phase I of the perimeter road which is currently under construction. Pedestrian trails shall be constructed adjacent to Phase II of the perimeter road prior to total student enrollment exceeding 13,000 on campus and commuting students.
 - d. Bicycle Lanes- Bicycle lanes shall be constructed to the access roadway for the proposed dorms *I* intramural fields adjacent to U.S. Route 460.
 - e. Bicycle Path - The existing roadway above the baseball stadium shall be converted to a bicycle *I* pedestrian path in conjunction with the renovation of the baseball stadium.
 8. If the pedestrian/bicycle improvements required by condition number seven (7) have not been completed prior to student enrollment (the combined total of on-campus and commuting) reaching the total designated enrollment numbers, Liberty University shall be required to submit a bond or letter of credit made payable to the City of Lynchburg and commence construction on the required pedestrian *I* bicycle improvements prior to any further site plan approvals, building or land disturbance permits being issued. The required bond or letter of credit shall designate a completion time, be in the amount for the full cost of improvements and shall be in a form acceptable to the City Engineer and City Transportation Engineer.

9. Liberty University shall provide new transit routes throughout campus, as detailed on the "Transit Plan" sheet of the master plan for the expansion of dorms and other Liberty University facilities.

Section 35.1-38.4(d)(3) states “At the time an arena, stadium, auditorium or new entrance to a city street is proposed for construction by the institution, a traffic impact study shall be required. The traffic impact study shall be prepared by a firm qualified to conduct such studies and shall be conducted in compliance with the city's Manual of Specifications and Standard Details in effect as of the date of adoption of this ordinance. The study shall indicate the following:

- a. The existing level of service for the city streets and intersections serving the IN-2 district.
- b. The impact the anticipated arena, stadium, auditorium or new entrance will have on the level of service (LOS) on city streets and intersections.
- c. Improvements that will be necessary to prevent such anticipated arena, stadium, auditorium or new entrance to a city street from reducing the level of service (LOS) of the streets or intersections serving the IN-2 district lower than "D"; and
- d. In the case of city streets or intersections with an existing level of service (LOS) of "D", improvements necessary to prevent the arena, stadium, auditorium or new entrance to a city street from further reducing the level of service”.

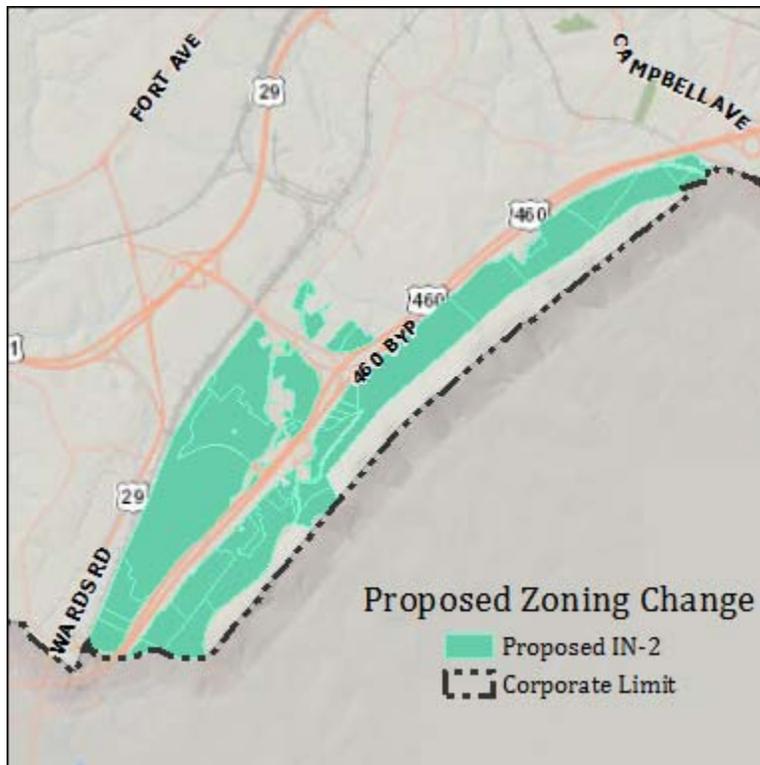
The area is served by the Greater Lynchburg Transit Company (GLTC) Route 4B.

9. **Stormwater Management.** Stormwater attributed to current and future development is grandfathered under 9VAC25-870.A. A stormwater master plan was approved on June 29, 2012. The plan set maximum phosphorous discharges for each drainage area. When development would exceed the maximum discharges grandfathered under the master plan, development would be required to meet the new IIB regulations for stormwater quantity and quality.
10. **Emergency Services.** The City Fire Marshal noted that future expansion would need to meet requirements of the 2012 Virginia Statewide Fire Prevention Code.

The City's Police Department expressed concern that student population would significantly increase traffic issues along U.S. Route 460, Wards Road and Candler's Mountain Road.

11. **Impact.** The petition proposes to create the first IN-2, Institutional 2, District within the city. These districts were created to facilitate the expansion of large institutions located primarily in commercial areas to expand without the need for conditional use permit approvals. If approved uses related Liberty University & Thomas Road Baptist Church would be allowed to expand by right. Other commercial uses typically allowed in the B-5, General Business District would also be permitted in order to support the institution.

The area proposed for rezoning closely follows the area approved for institutional uses by the June 10, 2008 conditional use permit:



Exceptions include the inclusion of the existing Candler's Station Shopping Center and properties fronting Mayflower Drive & Young Place.

The proposed inclusion of properties currently zoned R-C, Resource Conservation District. And located at 400, 614 & 800 Top Ridge Road should be closely examined. Portions of these properties are indicated for Institutional or Community Commercial uses on the Future Land Use Map. Information submitted by the petitioner indicate that areas proposed for rezoning are less than twenty-five percent (25%) slope. Wetland and stream delineations have also been submitted, which indicate that these areas could be suitable for rezoning.

Another point of discussion should be the loss of industrially zoned land in the area of Mayflower Drive and Young Place. Under the proposed IN-2 zoning, the property would no longer be able to revert back to a private industrial use.

While there has been no in depth discussion of traffic issues, this is most likely the most significant impact related to the proposed IN-2 zoning district. However, at the time of the creation of the Institutional Districts, the city discussed that traffic issues in this area of the city could not be dealt with solely by Liberty University or the City of Lynchburg. Rather transportation issues will have to be dealt with on a regional basis in cooperation and partnership between the City of Lynchburg, Campbell County, the Virginia Department of Transportation and Liberty University.

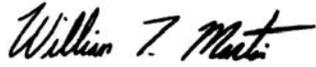
12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the rezoning on November 3, 2015.

VI. PLANNING DIVISION RECOMMENDATION

Rezone approximately seven hundred fifty-two and fifty-one hundredths (752.51) acres as indicated on “Liberty University, IN-2 Rezoning Property Map, City of Lynchburg, Virginia” dated November 30, 2015 and received December 1, 2015 be zoned as IN-2, Institutional 2 District:

Address	Acreage	Rezoned Ac.	Existing Zoning
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219 TOP RIDGE DR	4.83	4.83	R5
400 TOP RIDGE DR	22.74	22.74	RC
614 TOP RIDGE DR	2.73	2.73	RC
800 TOP RIDGE DR	53.00	34.65	RC
100 TOWNS CT	25.67	25.67	B3 C
4000 MAYFLOWER DR	3.87	3.87	I3
751 MOUNTAIN VIEW RD	54.54	54.54	B5 C/I2
3700 CANDLERS MOUNTAIN RD	28.46	28.46	B3 C
3724 CANDLERS MOUNTAIN RD	0.14	0.14	I2
3756 CANDLERS MOUNTAIN RD	0.81	0.81	B3 C
1700 LIBERTY MOUNTAIN DR	3.53	3.53	B3 C
601 MOUNTAIN VIEW RD	47.08	47.08	I2 / B5C
	Total Parcel Acreage:	Total Rezoned Acreage:	
	939.76	752.51	

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Mr. L. Kimball Payne, III, City Manager
Ms. Bonnie M. Svrcek, Deputy City Manager
Mr. Walter C. Erwin, City Attorney
Mr. Kent L. White, Director of Community Development
Mr. J. Lee Newland, City Engineer
Ms. Cynthia Kozerow, Lynchburg Police Department
Battalion Chief Thomas Goode, Fire Marshal
Mr. Doug Saunders, Building Commissioner
Mr. Kevin Henry, Zoning Administrator
Mr. Charles Spence, Liberty University

VII. ATTACHMENTS

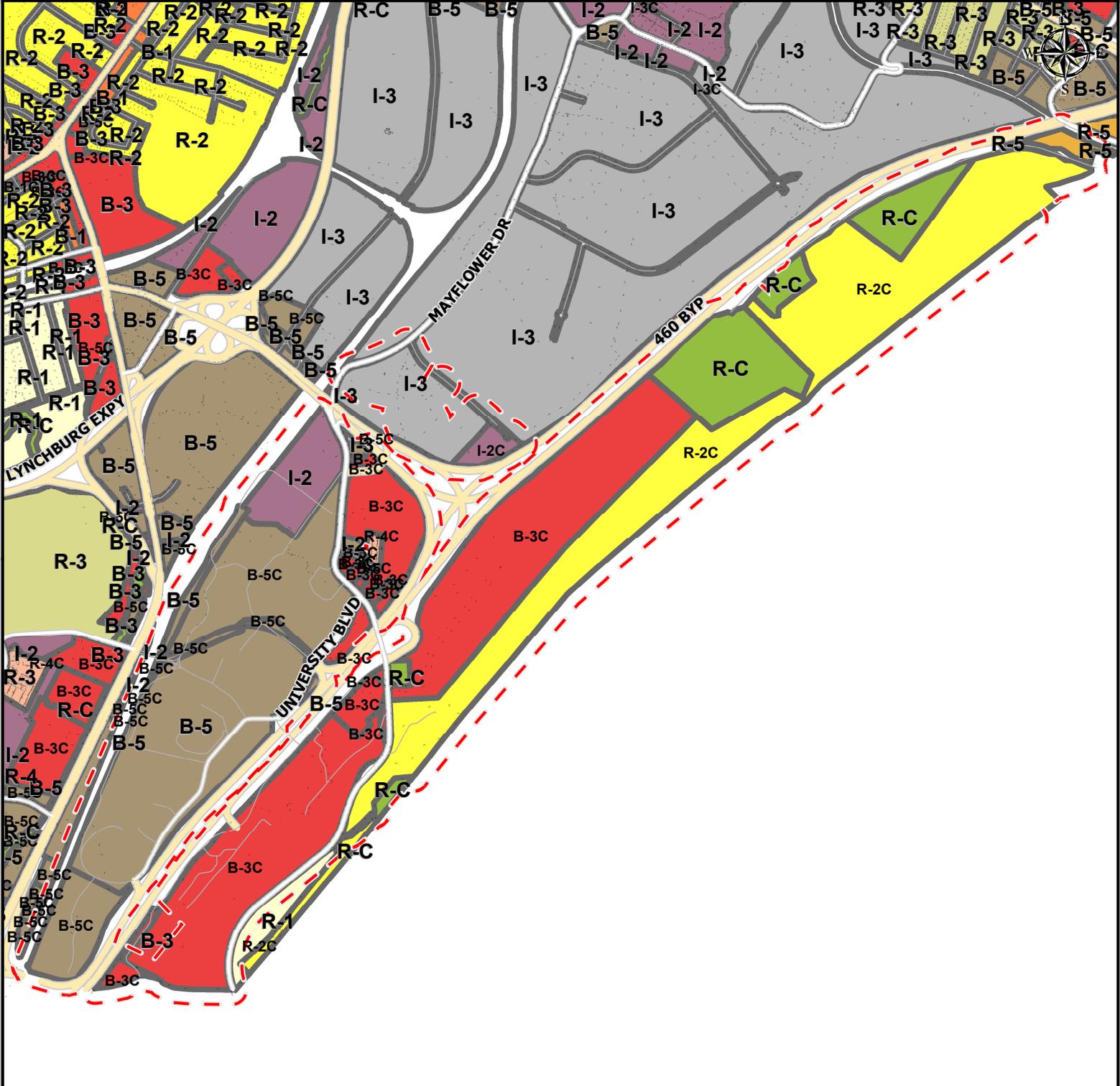
- 1. Zoning Map**
- 2. *FLUM* Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Liberty University IN-2 Rezoning Property Map – 11/30/15**
- 6. Wetland Delineation Map – 11/30/15**
- 7. Slope Map**

Zoning Map

LIBERTY UNIVERSITY INSTITUTIONAL 2 DISTRICT REZONING

Zoning Request

Liberty University, Thomas Road Baptist Church, et. al.



PROPERTY INFORMATION

PARCEL ID	ADDRESS
11701006	4000 MAYFLOWER DR
11801013	3540 YOUNG PL
11801018	3552 YOUNG PL
11801004	3572 YOUNG PL
11801003	3576 YOUNG PL
13004001	3622 CANDLERS MOUNTAIN RD
13002004	3700 CANDLERS MOUNTAIN RD
13002023	3724 CANDLERS MOUNTAIN RD
13002024	3756 CANDLERS MOUNTAIN RD
13002014	3760 CANDLERS MOUNTAIN RD
13002001	3762 CANDLERS MOUNTAIN RD

LEGEND

- Subject Property
- 215' Buffer
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- I-1
- I-2
- I-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-C

OVERVIEW MAP



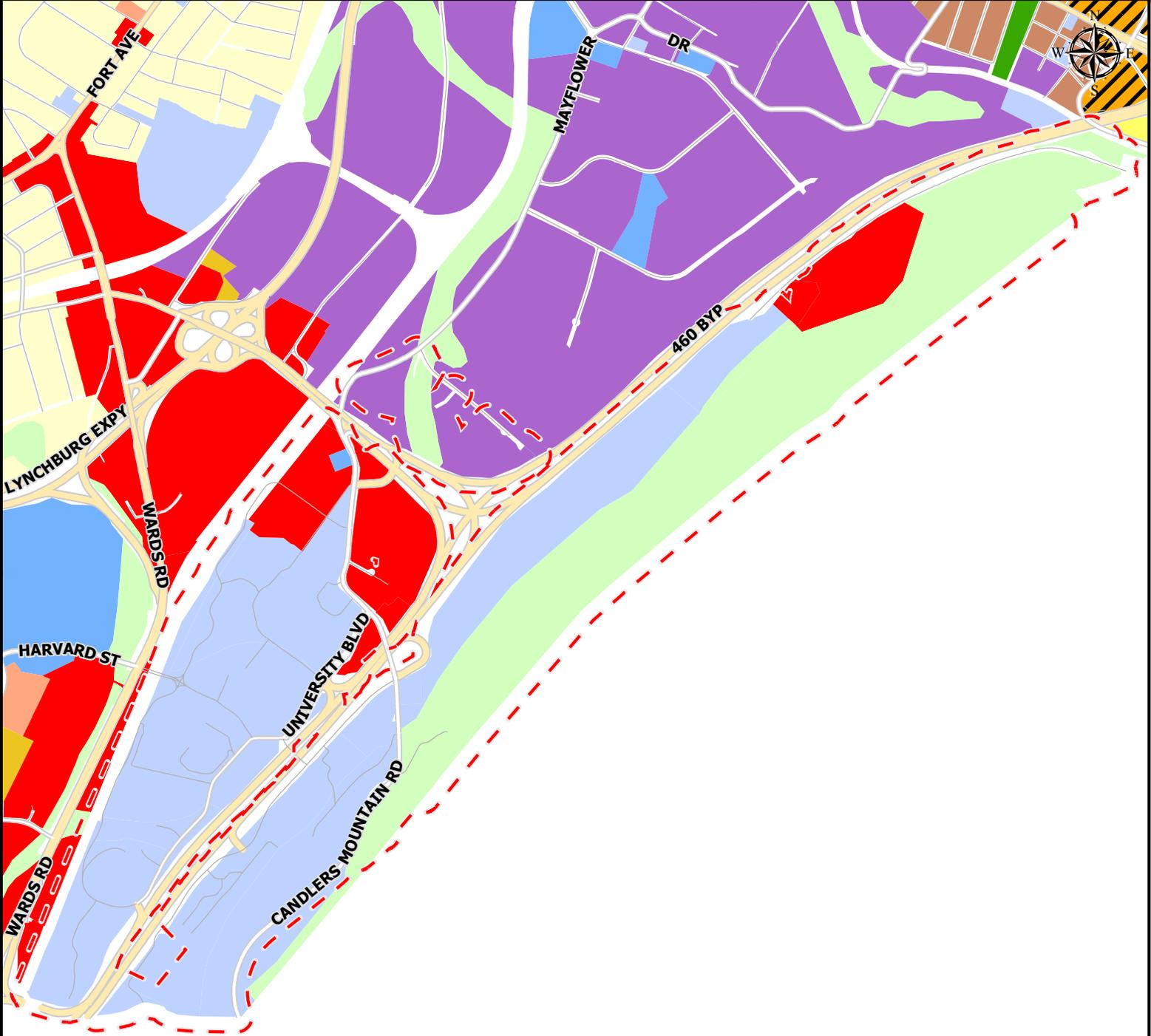
MAP SCALE: 1" = 2,000' DATE PRINTED: 12/4/2015

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.

Parcel ID	Address	Owner
26701003	4300 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
25702005	3927 WARDS RD	WARDS ROAD PROPERTY LLC
26001003	2300 LIBERTY MOUNTAIN DR	LIBERTY UNIVERSITY INC
26002003	153 SOUTH CAMPUS DR	LIBERTY UNIVERSITY INC
26002002	135 SOUTH CAMPUS DR	LIBERTY UNIVERSITY INC
26003011	4017 WARDS RD	ABBITT BROTHERS PROPERTIES LLC
26003010	4011 WARDS RD	BOB EVANS FARMS INC
25702001	4005 WARDS RD	SPIRIT MASTER FUNDING VII LLC
26002001	100 SOUTH CAMPUS DR	LIBERTY UNIVERSITY INC
25702003	4003 WARDS RD	CFA-NC TOWNRIDGE SQUARE LLC
26701004	4250 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
26001001	100 TOWNS CT	LIBERTY UNIVERSITY INC
25803001	4100 CANDLERS MOUNTAIN RD	CREAD LLC
25702006	3919 WARDS RD	MID-ATLANTIC LYNCHBURG LLC
26701005	3797 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
25801004	1700 LIBERTY MOUNTAIN DR	THOMAS ROAD BAPTIST CHURCH
25801006	1620 LIBERTY MOUNTAIN DR	LIBERTY MOUNTAIN PROPERTIES LLC
25804001	1530 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC
25801002	3777 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
25801003	1600 LIBERTY MOUNTAIN DR	LIBERTY UNIVERSITY INC
13001803	103 MARIE GREEN DR	LIBERTY UNIVERSITY INC
28501003	3778 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
28501004	3786 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
28501002	3794 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
28501001	3802 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
11701008	3590 CANDLERS MOUNTAIN RD	C R HUDGINS PLATING INC
26801001	800 TOP RIDGE DR	LIBERTY UNIVERSITY INC
26901002	614 TOP RIDGE DR	LIBERTY UNIVERSITY INC
26901003	620 TOP RIDGE DR	HALL, D BOONE
26901001	616 TOP RIDGE DR	MURRELL, HEZEKIAH & DEBORAH A
27002013	400 TOP RIDGE DR	LIBERTY UNIVERSITY INC
26701001	4000 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
27002002	218 TOP RIDGE DR	LIBERTY UNIVERSITY INC
27002001	219 TOP RIDGE DR	LIBERTY UNIVERSITY INC
11113002	101 OLD COURTHOUSE TPKE	D & C ENTERPRISES LLC
11402007	3534 CANDLERS MOUNTAIN RD	NORFOLK & SOUTHERN RAILWAY
25801801	1940 LIBERTY MOUNTAIN DR	LIBERTY UNIVERSITY INC
26701801	4000 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
11111012	2601 GREENE ST	NORFOLK & SOUTHERN RAILWAY
25702007	3901 WARDS RD	SWIFT CREEK CAPITOL LLC
25702008	3813 WARDS RD	GACOMB LLC
25702013	3809 WARDS RD	VAN FIRST LLC
25702016	3805 WARDS RD	B & H HOLDINGS LLC
25702010	3761 WARDS RD	LIBERTY UNIVERSITY INC
25702011	3725 WARDS RD	SANDROF, NIGEL P & TAMERA Y

25702015	3717 WARDS RD	SANDROF, NIGEL P & TAMERA Y
27002003	230 TOP RIDGE DR	LIBERTY UNIVERSITY INC
25702012	3501 WARDS RD	LIBERTY UNIVERSITY INC
13005002	1420 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC
13005003	1910 UNIVERSITY BLVD	BRE/ESA P PORTFOLIO LLC
13005001	1400 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC
25801005	107 EAST CAMPUS DR	LIBERTY UNIVERSITY INC
13005004	1430 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC
24604005	3301 WARDS RD	SOUTHERN RAILWAY CO
13005005	1422 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC
13002014	3760 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
13002001	3762 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
13002006	3750 CANDLERS MOUNTAIN RD	B N E RESTAURANT GROUP IV LLC
13003031	160 MONTVIEW FOREST DR	LOKATE LLC
13002008	3744 CANDLERS MOUNTAIN RD	LYNCHBURG INVESTMENTS LLC
13003030	158 MONTVIEW FOREST DR	FULL MONTY VIEW LLC
13003029	156 MONTVIEW FOREST DR	LOKATE LLC
13002007	3736 CANDLERS MOUNTAIN RD	AMITA ENTERPRISES LLC
13003028	154 MONTVIEW FOREST DR	MAYNARD, BARRY K
13003001	100 MONTVIEW FOREST DR	THRASHER, JOHN R III & BARBARA SUE
13003002	102 MONTVIEW FOREST DR	LOKATE LLC
13003027	152 MONTVIEW FOREST DR	LOKATE LLC
13003026	150 MONTVIEW FOREST DR	COX, CHARLES A
13003003	104 MONTVIEW FOREST DR	LOKATE LLC
13003025	148 MONTVIEW FOREST DR	LOKATE LLC
13003004	106 MONTVIEW FOREST DR	LOKATE LLC
13003005	108 MONTVIEW FOREST DR	LOKATE LLC
13003024	146 MONTVIEW FOREST DR	DELAME ESTATE COMPANY LLC
13003006	110 MONTVIEW FOREST DR	LOKATE LLC
13003007	112 MONTVIEW FOREST DR	HEATH, DENNIS R & AMY C
13003023	144 MONTVIEW FOREST DR	HOLZKNECHT, FRANCES M TRS
13003022	142 MONTVIEW FOREST DR	DELAME ESTATE COMPANY LLC
13003008	114 MONTVIEW FOREST DR	OTT, DANIEL L & WENDY K
13003021	140 MONTVIEW FOREST DR	GILL, GLENNA VERNELL BROWN
13003009	116 MONTVIEW FOREST DR	MWENDWA, MUENI M
13003020	138 MONTVIEW FOREST DR	CROWDER, HOUSTON M III
13003010	118 MONTVIEW FOREST DR	CUNNINGHAM, LUKE C &
13003019	136 MONTVIEW FOREST DR	BURNETTE, REID
13003011	120 MONTVIEW FOREST DR	PARADIS, JOSHUA
13003018	134 MONTVIEW FOREST DR	LOKATE LLC
13003012	122 MONTVIEW FOREST DR	WILLIAMS, JAMES A & MELANIE H
13003017	132 MONTVIEW FOREST DR	LOKATE LLC
13003013	124 MONTVIEW FOREST DR	LOKATE LLC
13003014	126 MONTVIEW FOREST DR	LOKATE LLC
13003016	130 MONTVIEW FOREST DR	PEGRAM, CHARLES C JR & NANCY L TRS
13003015	128 MONTVIEW FOREST DR	PATTERSON, AARON S & BROOKE B

13003032	90 MONTVIEW FOREST DR	MONTVIEW FOREST HOMEOWNERS ASSOC INC
13002005	3700 CANDLERS MOUNTAIN RD	TRU 2005 RE I LLC
13002004	3700 CANDLERS MOUNTAIN RD	LU CANDLERS STATION HOLDINGS LLC
13004002	3624 CANDLERS MOUNTAIN RD	BIG APPLE INVESTORS LLP
13004001	3622 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
13004003	3620 CANDLERS MOUNTAIN RD	HILL CITY LODGING LLC
13004004	3616 CANDLERS MOUNTAIN RD	COMMONWEALTH OF VA VDOT
13002023	3724 CANDLERS MOUNTAIN RD	LU CANDLERS STATION HOLDINGS LLC
26001002	2200 LIBERTY MOUNTAIN DR	LIBERTY UNIVERSITY INC
26001005	5001 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
26001004	5000 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC
25801001	104 EAST CAMPUS DR	LIBERTY UNIVERSITY INC
13002024	3756 CANDLERS MOUNTAIN RD	LU CANDLERS STATION HOLDINGS LLC
13001002	751 MOUNTAIN VIEW RD	LIBERTY UNIVERSITY INC
25701001	1971 UNIVERSITY BLVD	LIBERTY UNIVERSITY INC
13001001	3621 CANDLERS MOUNTAIN RD	CITY OF LYNCHBURG
13001004	601 MOUNTAIN VIEW RD	THOMAS ROAD BAPTIST CHURCH
16231002	3601 CANDLERS MOUNTAIN RD	LYNCHBURG GAS
16231003	3429 CANDLERS MOUNTAIN RD	SOUTHERN RAILWAY
26003003	4025 WARDS RD	LYNCHBURG HOTEL GROUP LLC
26003001	4021 WARDS RD	AMD HOTEL GROUP LLC
11801019	3564 YOUNG PL	ROSEMYR CORPORATION
11801006	3560 YOUNG PL	CFRM LC
11701002	3600 CANDLERS MOUNTAIN RD	C R HUDGINS PLATING INC
11701003	4510 MAYFLOWER DR	C R HUDGINS PLATING INC
11801007	3550 MAYFLOWER DR	DELTA STAR INC
11701004	4001 MAYFLOWER DR	APPALACHIAN ELECTRIC POWER
11801013	3540 YOUNG PL	LIBERTY UNIVERSITY INC
11801004	3572 YOUNG PL	LIBERTY UNIVERSITY INC
11801001	3520 JOHN CAPRON RD	SCHEWEL FURNITURE CO INC
11801003	3576 YOUNG PL	LIBERTY UNIVERSITY INC
11801017	3640 CANDLERS MOUNTAIN RD	COMMONWEALTH OF VA VDOT
11801018	3552 YOUNG PL	LIBERTY UNIVERSITY INC
11801016	3550 YOUNG PL	CITY OF LYNCHBURG
11701006	4000 MAYFLOWER DR	LIBERTY UNIVERSITY INC
25802001	3770 CANDLERS MOUNTAIN RD	LIBERTY UNIVERSITY INC



PROPERTY INFORMATION

PARCEL ID	ADDRESS
11701006	4000 MAYFLOWER DR
11801013	3540 YOUNG PL
11801018	3552 YOUNG PL
11801004	3572 YOUNG PL
11801003	3576 YOUNG PL
13004001	3622 CANDLERS MOUNTAIN RD
13002004	3700 CANDLERS MOUNTAIN RD
13002023	3724 CANDLERS MOUNTAIN RD
13002024	3756 CANDLERS MOUNTAIN RD
13002014	3760 CANDLERS MOUNTAIN RD
13002001	3762 CANDLERS MOUNTAIN RD

LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 2,000' DATE PRINTED: 12/4/2015



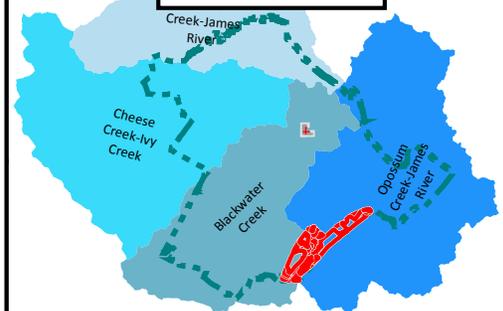
PROPERTY INFORMATION

PARCEL ID	ADDRESS
11701006	4000 MAYFLOWER DR
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13002001	3762 CANDLERS MOUNTAIN RD

LEGEND

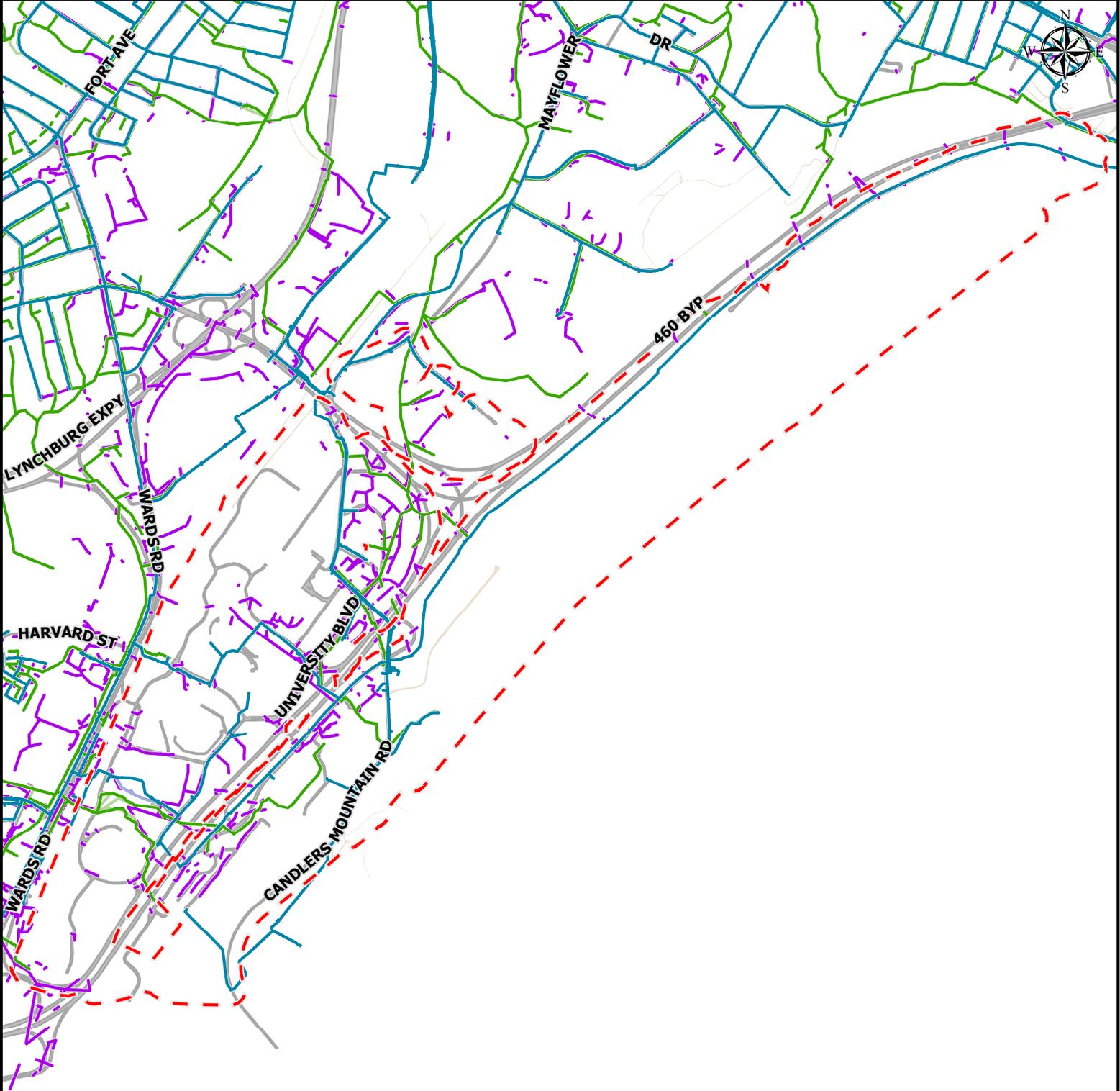
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



City of Lynchburg - GIS Office | 434-455-2884 | GIS@lynchburgva.gov

MAP SCALE: 1" to 2,000' DATE PRINTED: 12/4/2015



PROPERTY INFORMATION

PARCEL ID	ADDRESS
11701006	4000 MAYFLOWER DR
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13002014	3760 CANDLERS MOUNTAIN RD
13002001	3762 CANDLERS MOUNTAIN RD

LEGEND

	Active	Proposed	Abandoned
Utilities	Water		
	Sanitary		
	Storm		
Planimetrics	Paved		
	Roadway		
	Parking		
	Sidewalk		
	Driveway		
Topography	Contour		

OVERVIEW MAP

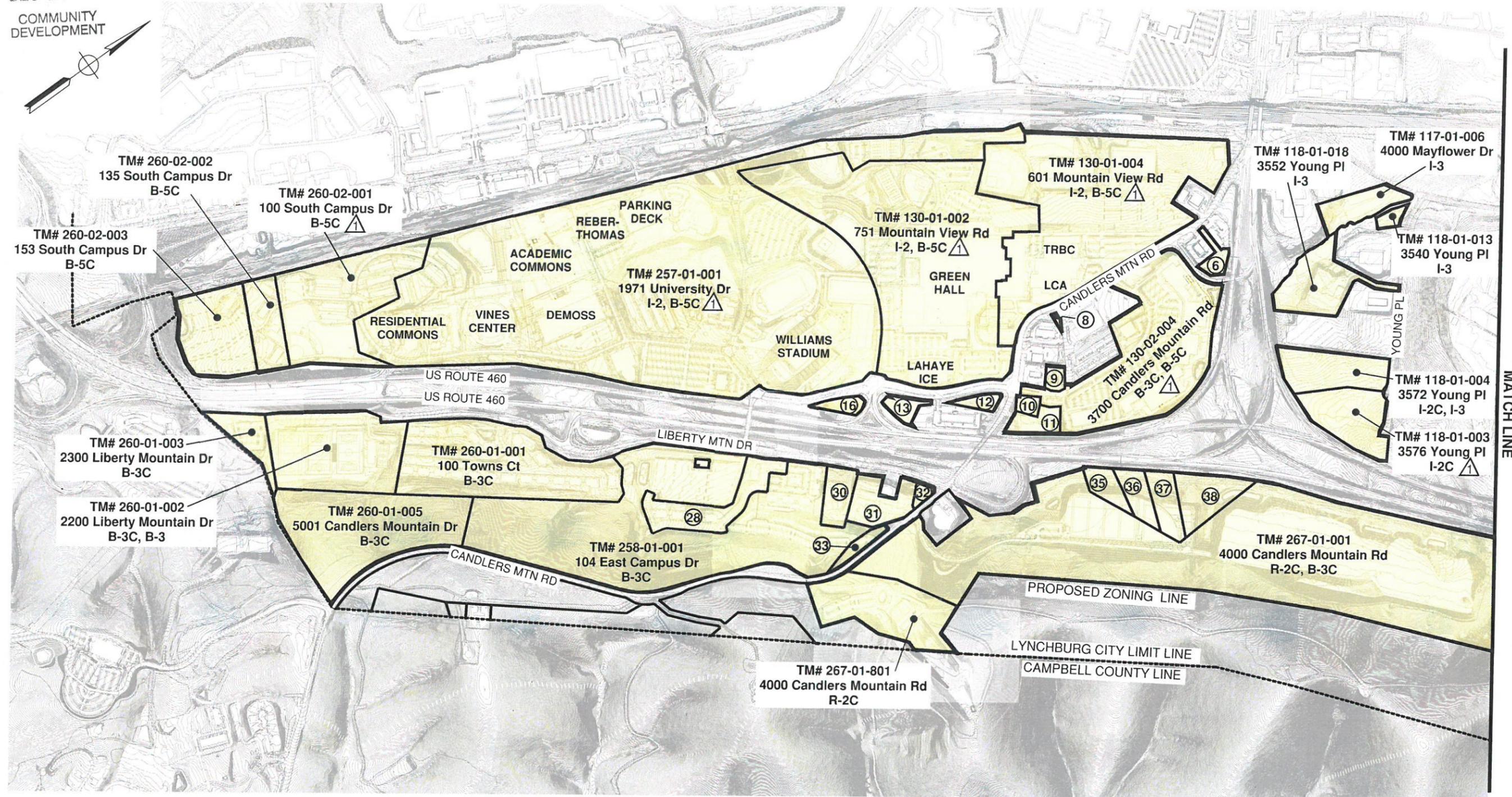


MAP SCALE: 1" to 2,000' DATE PRINTED: 12/4/2015

RECEIVED

DEC 01 2015

COMMUNITY DEVELOPMENT



LIBERTY
UNIVERSITY

LIBERTY UNIVERSITY

PLANNING AND CONSTRUCTION

1971 UNIVERSITY BLVD
LYNCHBURG, VA. 24502

PHONE: 434-592-4131

FAX: 434-522-0473

EMAIL: MHCOSMAN@LIBERTY.EDU

PROPOSED IN-2 ZONING



1"=800'

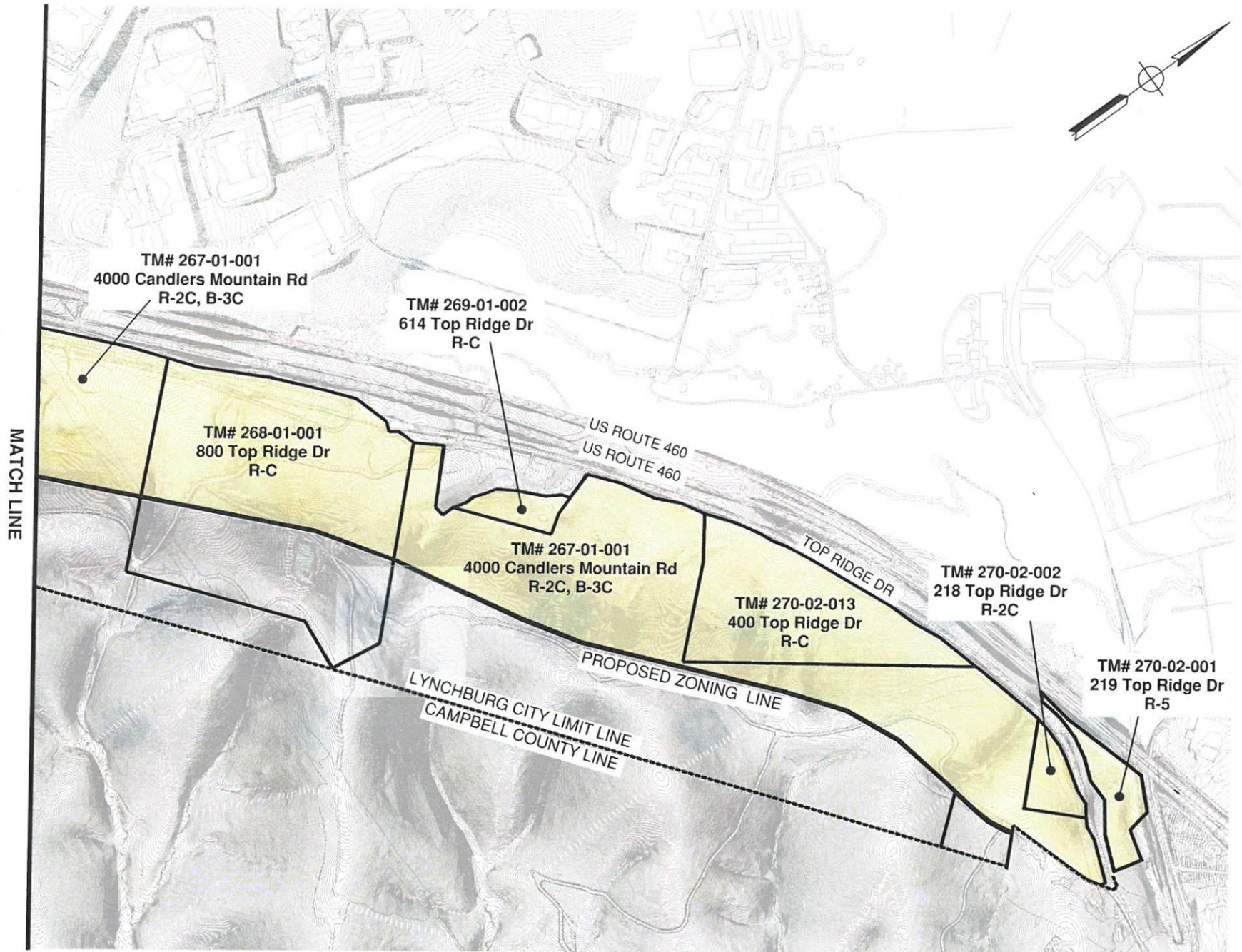
REV.	DATE	COMMENTS
△	11/30/2015	PER TRC COMMENTS

**IN-2 REZONING
PROPERTY MAP**

CITY OF LYNCHBURG, VIRGINIA

DATE: 10/20/15

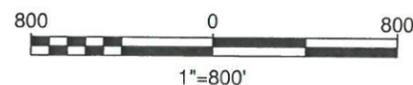
SHEET 1 OF 3



LIBERTY
UNIVERSITY

LIBERTY UNIVERSITY
PLANNING AND CONSTRUCTION
1971 UNIVERSITY BLVD
LYNCHBURG, VA. 24502
PHONE: 434-592-4131
FAX: 434-522-0473
EMAIL: MHCOSSMAN@LIBERTY.EDU

 PROPOSED IN-2 ZONING

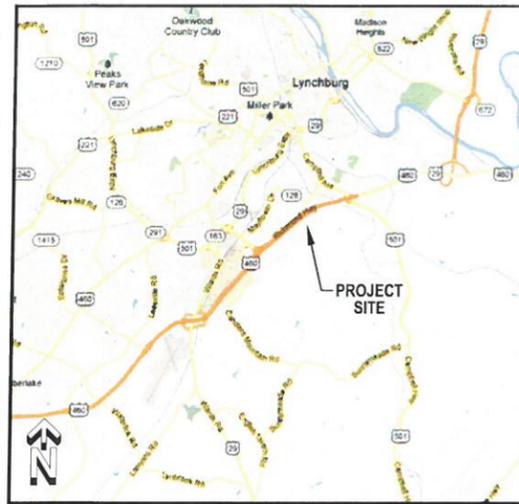


REV.	DATE	COMMENTS
△	11/30/2015	PER TRC COMMENTS

**IN-2 REZONING
PROPERTY MAP
CITY OF LYNCHBURG, VIRGINIA**

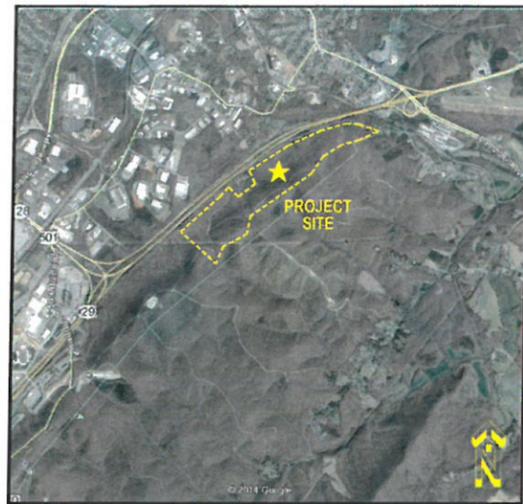
DATE: 10/20/15

SHEET 2 OF 3

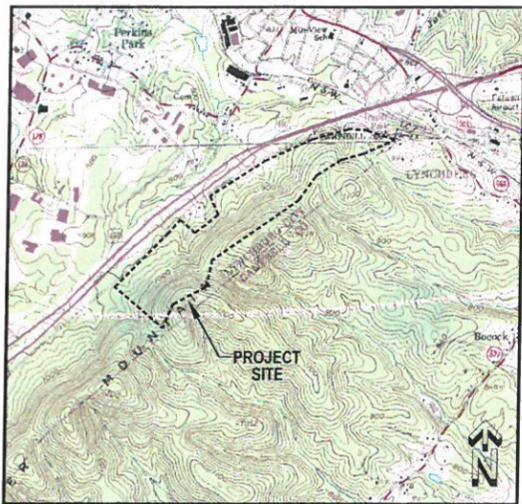


VICINITY MAP
NOT TO SCALE

DIRECTIONS TO SITE:
 AT THE INTERSECTION OF U.S. 29 BUSINESS / WARDS RD. & U.S. 460 / RICHMOND HWY. HEAD EAST ON U.S. 460 FOR APPROXIMATELY 1.7 MILES. TAKE THE CANDLERS MOUNTAIN RD. EXIT TOWARDS LIBERTY UNIVERSITY / VA-670. TURN LEFT ONTO CANDLERS MOUNTAIN RD. TAKE THE FIRST LEFT ONTO TOP RIDGE RD. TRAVEL APPROXIMATELY 1 MILE AND PROJECT SITE WILL BE LOCATED ON THE RIGHT.



GOOGLE EARTH AERIAL VIEW
NOT TO SCALE



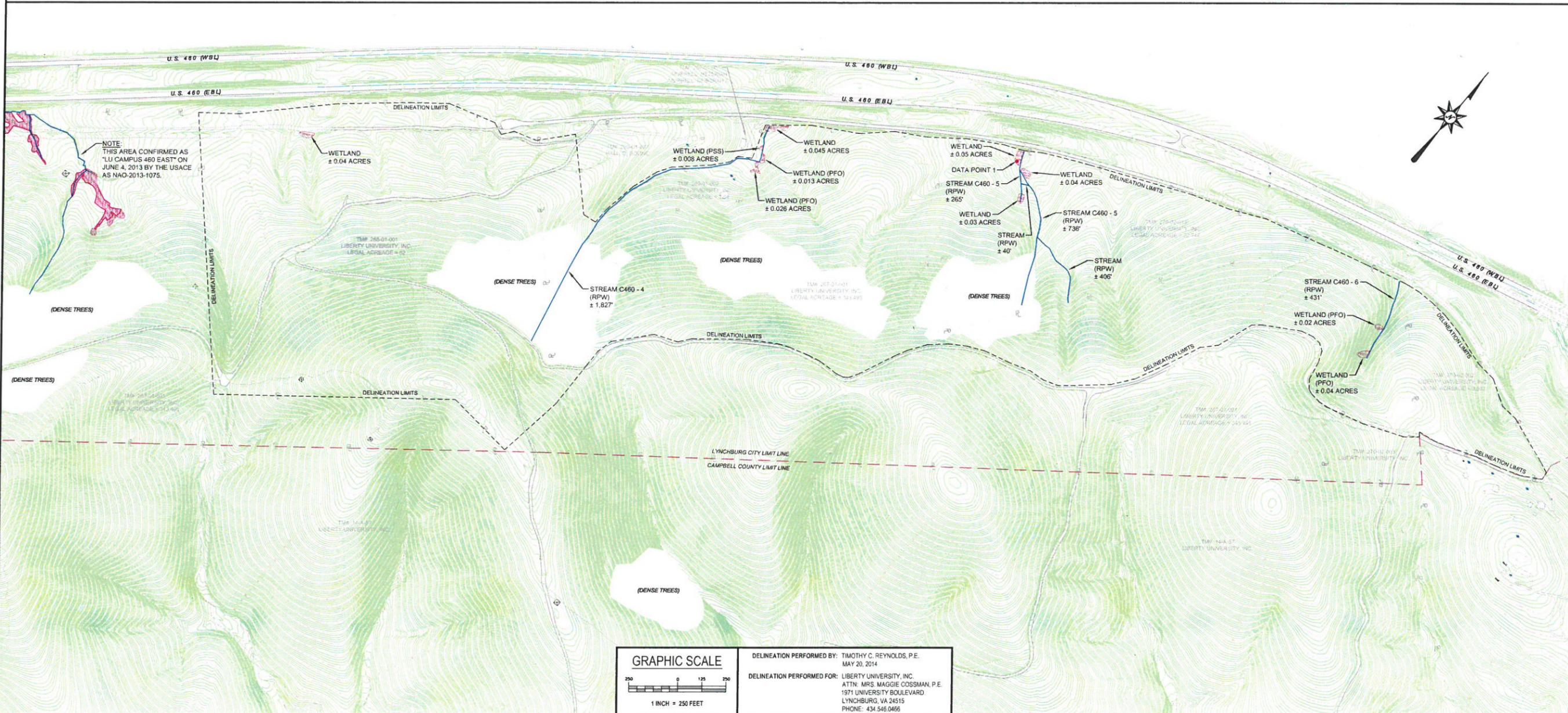
U.S. GEOLOGICAL SURVEY (USGS) MAP
 SCALE: 1" = 2,000'
 USGS QUADRANGLE: CITY FARM & LYNCHBURG, VA
 CONTOUR INTERVAL: 20 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS.

RECEIVED
 DEC 01 2015
 COMMUNITY DEVELOPMENT

SITE NOTES:
 LATITUDE: 37° 22' 10" N
 LONGITUDE: -79° 08' 53" W
 CONTOUR INTERVAL: 2 FEET
 HYDROLOGIC UNIT CODE (HUC): 02080203
 RECEIVING WATERS: UNNAMED TRIBUTARIES TO JAMES RIVER

SOILS WITHIN PROJECT LIMITS:
 AeB - ABELL LOAM, 0-4% SLOPES
 GeC2 - GEORGEVILLE LOAM, 6-15% SLOPES, ERODED
 McD - MANTEO CHANNERY LOAM, 6-15% SLOPES
 McE - MANTEO CHANNERY LOAM, 15-25% SLOPES
 McF - MANTEO CHANNERY LOAM, 25-60% SLOPES
 NaE - NASON LOAM, 15-25% SLOPES
 TtC2 - TATUM LOAM, 6-15% SLOPES, ERODED
 TtE2 - TATUM LOAM, 15-25% SLOPES, ERODED
 TtM3 - TATUM CLAY LOAM, 6-15% SLOPES, SEVERELY ERODED
 TtM3 - TATUM CLAY LOAM, 15-25% SLOPES, SEVERELY ERODED
 TuC2 - TURBEVILLE FINE SANDY LOAM, 6-15% SLOPES, ERODED

LU 460 AQUATICS
 CITY OF LYNCHBURG, VIRGINIA



WETLAND DELINEATION MAP

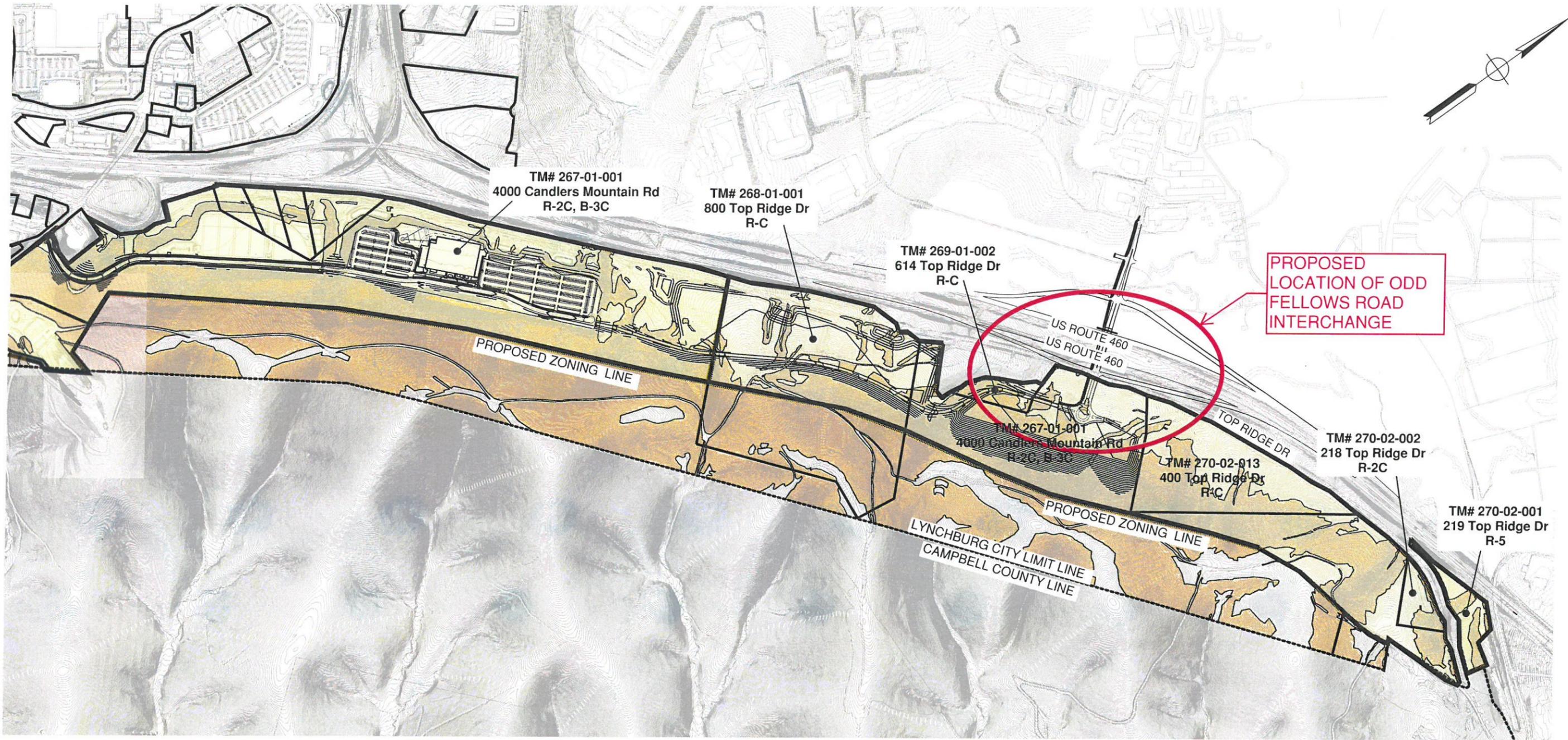
GRAPHIC SCALE
 1 INCH = 250 FEET

DELINEATION PERFORMED BY: TIMOTHY C. REYNOLDS, P.E. MAY 20, 2014
 DELINEATION PERFORMED FOR: LIBERTY UNIVERSITY, INC. ATTN: MRS. MAGGIE COSSMAN, P.E. 1971 UNIVERSITY BOULEVARD LYNCHBURG, VA 24515 PHONE: 434.546.0466

Revisions:
 1. 09/09/2014 - USACE Comments
 2. 01/08/2015 - USACE Comments
 3. _____
 4. _____

Date: 06/02/2014 Drawing Number
 Project #
 Drawn By: JFW
 Scale: 1" = 250'

C1



LIBERTY
UNIVERSITY

LIBERTY UNIVERSITY

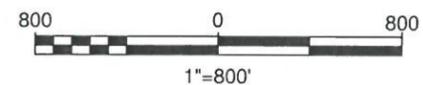
PLANNING AND CONSTRUCTION

1971 UNIVERSITY BLVD
LYNCHBURG, VA. 24502

PHONE: 434-592-4131
FAX: 434-522-0473

EMAIL: MHCOSSMAN@LIBERTY.EDU

- PROPOSED IN-2 ZONING
- >25% SLOPES



**IN-2 REZONING
EXHIBIT**

CITY OF LYNCHBURG, VIRGINIA

DATE: 11/30/15

SHEET 1 OF 1