

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

To: Planning Commission
From: Planning Division
Date: June 27, 2018
Re: Graves Mill Road Corridor Improvement Study

I. PETITIONER

Central Virginia Metropolitan Planning Organization

Representative: Scott Smith, Transportation Planning Director, Virginia's Region 2000 Local Government Council, 828 Main Street, 12th Floor, Lynchburg, Virginia 24504

II. LOCATION

The study area extends along Graves Mill Road from Gristmill Drive in Bedford County to McConville Road in the City of Lynchburg.

III. PURPOSE

The purpose of the petition is to adopt the study as part of the City's Comprehensive Plan 2013-2030.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030* lists Graves Mill Road as an Urban Arterial. The only major transportation project indicated with the adoption of the Plan was the non-funded project of connecting Lillian Lane and Stonemill Drive.
- The *Comprehensive Plan 2013-2030* indicates Graves Mill Road as part of the Graves Mill Road Business/Technology & Employment Area.
- Graves Mill Road should continue to accommodate a wide variety of users, while maintaining and enhancing traffic flow and balancing multi-modal accessibility.

The Planning Division recommends adoption of the Graves Mill Road Corridor Improvement Study as part of the City's *Comprehensive Plan 2013-2030*.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* includes Graves Mill Road within the Graves Mill Road Business/Technology & Employment Area. For these areas, the Plan encourages the efficient use of developable lands, the preservation of natural buffer zones between industrial and surrounding residential uses, the discouragement of large-scale retail uses in areas better suited to industrial development, and the gradual removal of isolated residential uses within the areas. By encouraging the clustering of similar uses in these designated areas, the City seeks to preserve and expand the City's employment base, concentrate infrastructure investment, and minimize potential use conflicts. While limited commercial use may be appropriate to serve the needs of employers and employees in these areas, permitting a broad mix of uses is not recommended. Given the size and location of the Graves Mill area, a mixed use core with higher density residential development and retail uses is appropriate for the area south and west of the interchange of Graves Mill Road and the Lynchburg Expressway.
(pp.69-70)

2. **Zoning.** Properties fronting Graves Mill Road are primarily zoned for Industrial, Office or Commercial purposes. There is one portion land zoned for R-C, Conservation uses on the south side of Graves Mill Road, west of Old Graves Mill Road. There is also a tract of land zoned R-1, Low Density Residential east of and adjacent to Tomahawk Creek. Adoption of the study would not change the underlying zoning and would support existing and planned uses along the corridor.
3. **Board of Zoning Appeals (BZA).** N/A
4. **Surrounding Area.** There have been a several items requiring City Council approval in the immediate area:
 - On February 9, 1982, Council approved the petition of Robert Taylor to rezone 905 Graves Mill Road from I-1, Restricted Industrial District to I-2, Light Industrial District to allow the construction of a retail sales and millwork manufacturing facility.
 - On October 13, 1992, Council adopted the Graves Mill Road/US 221 Study. This study amended zoning for several parcels in the area.
 - On August 12, 1986, Council approved the petition of Dreaming Creek Properties to rezone 1301 Old Graves Mill Road from I-1, Restricted Industrial District to B-5C, General Business District (Conditional) and a Conditional Use Permit to allow the construction of offices, showrooms and warehouses.
 - On December 8, 1987 Council rezoned the property along the western intersection of the Lynchburg Expressway and Graves Mill Road from R-1, Low Density Residential to R-4, Multi-Family Residential and B-5C, General Business District (Conditional) to allow for speculative development of the area.
 - On December 11, 1990, Council approved the petition of Frank Davidson to rezone 1301 Old Graves Mill Road from B-5C, General Business District (Conditional) to B-5C, General Business District (Conditional) to amend previously approved proffers.
 - On January 12, 1999, Council approved the petition of Petrie, Dierman and Kughn to rezone the property located at 7902 Graves Mill Road and 2000 Creekside Drive from R-4, Multi-Family Residential and B-5C, General Business District (Conditional) and a Conditional Use Permit to allow fill in the 100 year floodplain to allow the construction of a shopping center and parking area.
 - On September 12, 2000, Council approved the Conditional Use Permit petition of First Assembly of God to allow the construction of a church at 1208 Graves Mill Road.
 - On December 12, 2000, Council approved the Conditional Use Permit petition of Lowe's Home Centers Inc. to allow fill within the 100 Year Floodplain at 7902 Graves Mill Road.
 - On August 13, 2002, Council approved the Conditional Use Permit petition of Miller-Mottee Technical College to allow a college for up to two hundred fifty (250) students at 1011 Creekside Drive.
 - On July 13, 2004, Council approved the Conditional Use Permit petition of Home Depot to allow fill within the 100 Year Flood Plain at 1200 Graves Mill Road.

- On January 11, 2005, Council approved the Conditional Use Permit petition of Millside Development, LLC to allow the construction of a Cluster Commercial Development at Graves Mill Road and Lillian Lane.
 - On February 14, 2006, Council approved the petition of Dry River Investments, LLC at for a Conditional Use Permit to allow the construction of a building across the City/County Boundary Line at 1740 Graves Mill Road.
 - On August 11, 2009, Council approved the Conditional Use Permit petition of JMU, LLC at 1700 Graves Mill Road to allow the construction of a fifty (50) unit townhome development.
 - On March 8, 2011, Council approved the petition of O’Keeffe & Spies for a third and final Conditional Use Permit Extension to allow the construction of a fifty (50) unit townhome development at 1700 Graves Mill Road.
 - On April 8, 2014, Council approved the petition of Rosedale Farms LLC and Bella Rose Plantation LLC to rezone 1600 and 1220 Graves Mill Road from R-1, Low Density Residential and B-5C, General Business District (Conditional) to B-3C, Community Business District (Conditional) and approved a Conditional Use Permit to allow a Cluster Commercial Development.
 - On March 10, 2015, Council approved the Conditional Use Permit petition of Rosedale Farm LLC, to add the addition of a 3rd & 4th Phase and roundabout to the previously approved Cluster Commercial Development.
 - On March 24, 2015, Council approved the petition of David Moore to rezone the property located at 1001 and 1005 Creekside Lane from B-5C, General Business District (Conditional) to B-5C, General Business District (Conditional) to amend previously approved proffers.
 - On April 11, 2017, Council approved the Conditional Use Permit petition of Bella Rose Plantation, LLC to allow the amendment of the previously approved Cluster Commercial Development to allow the construction of a three (3) story event center at 1220 and 1600 Graves Mill Road.
5. **Site Description.** The study area consists of Graves Mill Road from Gristmill Drive in Bedford County to McConville Road in the City of Lynchburg. The corridor contains a mix of industrial, office, and retail uses.
 6. **Proposed Use of Property.** N/A
 7. **Traffic, Parking and Public Transit.** Final recommendations of the study can be found on pages 29-30 of the plan. The recommendations include a variety of short term and priority projects. The recommendations are designed to accommodate a wide array of users while enhancing traffic flow and providing for pedestrian safety.
 8. **Stormwater Management.** N/A
 9. **Emergency Services:** N/A
 10. **Impact.** Adoption of the study would provide the City of Lynchburg and Bedford County with a guide for improving traffic safety and enhancing the future capacity of Graves Mill Road.
 11. **Technical Review Committee.** N/A
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VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of adopting the Graves Mill Road Corridor Improvement Study as part of the City's *Comprehensive Plan 2013-2030*.

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Ms. Bonnie M. Svrcek, City Manager
Mr. Reid Wodicka, Deputy City Manager
Mr. Mike Goetz, Director of Information Technology
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. Don DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Official
Mr. Kevin Henry, Zoning Administrator
Mr. Scott Smith, Region 2000

VII. ATTACHMENTS

1. Graves Mill Road Corridor Improvement Study – June 14, 2018