

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

To: Planning Commission
From: Planning Division
Date: May 13, 2020
Re: **Conditional Use Permit (CUP) – 3139 Old Forest Road – Automotive Tire Store**

I. PETITIONER

RNR of Virginia (Jonathan Rose), 160-A Wellman Street, Norfolk, Virginia 23502
Representative: Mr. Willard Sigler, Cardinal Civil Resources, 306 Enterprise Drive, Suite C, Forest, Virginia 24551
Property Owner:
Clagar Partners, 155 Deer Haven Drive, Lynchburg, Virginia 24501

II. LOCATION

The subject Property is a tract of approximately one (1) acre located at 3139 Old Forest Road.

III. PURPOSE

The purpose of the petition is to allow the use of an existing building as an automotive tire store.

IV. SUMMARY

- The City’s *Comprehensive Plan 2013-2030* recommends a “Neighborhood Commercial” use for the area.
- Automotive Tire Stores are permitted in the B-3, Community Business District upon approval of a Conditional Use Permit (CUP) by City Council.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Future Land Use Map (FLUM)* recommends a Neighborhood Commercial use for the area. These areas are intended to consist primarily of office, retail, personal service, and restaurant uses that are scaled and designed to be compatible with and serve their immediate neighborhood. Patrons can walk, bike or take a short drive to reach them. They are comprised of individual businesses, clusters of businesses, or small shopping centers. Neighborhood shopping centers meet the day-to-day needs of a limited residential trade area of 2,500 to 10,000 people and average about 50,000 square feet of space. A small grocery store or drug store is often the anchor for a neighborhood shopping center. Office uses should be relatively small-scale with building floor areas not exceeding 20,000 square feet and heights not exceeding four stories. Residential uses may be established on the upper floors of commercial structures or as transitional structures between residential and commercial buildings. (p.75)

The proposed use does not fit well within the proposed Neighborhood Commercial land use. However, the property was most recently used as a carpet store and the proposal would reuse an existing building. Another “auto oriented” use was recently approved by Council (Valvoline) at 3033 Old Forest Road. The *Future Land Use Map* in this area should be examined

for revisions, given the existing B-3, Community Business District Zoning in the area and historical development patterns.

2. **Zoning.** The subject property was annexed into the City in 1976 from Campbell County. The existing B-3, Community Business District zoning was established on May 22, 1979 as part of a study of the Old Forest Road area.
3. **Board of Zoning Appeals (BZA).** The Zoning Administrator has determined that no variances are needed for the development of the property as proposed.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On May 22, 1979, City Council approved the Old Forest Road Study which rezoned several parcels along the Old Forest Road Corridor.
 - On November 10, 1981, City Council approved the petition of Lynchburg Investment Company to rezone the property located at 2820 Linkhorne Drive from R-3 to B-3C to allow the construction of a shopping center.
 - On March 8, 1983, City Council approved the petition of Hammer Gay to amend previously approved proffers for the property located at 2820 Linkhorne Drive.
 - On November 12, 1985, City Council approved the petition of Lynchburg Investment Company to rezone the property located at Linkhorne Drive and Fulton Street from B-3 to B-5C to allow the operation of a television studio with a transmitting tower.
 - On January 14, 1992, City Council approved the conditional use permit petition of Monro Muffler, Inc. to allow the construction of a facility for minor auto repairs at 3201 Old Forest Road.
 - On February 14, 1996, City Council approved the petition of Ivy Lake Properties, Inc. to rezone the property at 3112-3132 Link Road, from R-3 to R-4 to allow the construction of apartments.
 - On April 9, 1996, City Council approved the conditional use permit petition of Robert Brammer to allow the addition of a service bay to an existing service station at 3020 Old Forest Road.
 - On March 9, 2013, City Council approved the petition of BoJo, Inc. to amend the Future Land Use Map to Community Commercial and to rezone from R-2 and R-3 to B-3C to allow the construction of a restaurant at 1001 and 1003 Dandridge Drive and 1000 and 1002 Ardmore Drive.
 - On August 8, 2017, City Council approved the petition of Tacoma, Inc. to amend the Future Land Use Map to Community Commercial and to rezone the property from R-2 and R-3 to B-3C to allow the construction of a restaurant at 1000, 1002 and 1004 Dandridge Drive.
 - On September 25, 2018, City Council approved the petition of Valvoline, LLC for a CUP at 3031 and 3033 Old Forest Road to allow the construction of an oil change facility in a B-3, Community Business District.

5. **Site Description.** The subject property consists of one and forty-eight thousandths (1.048) acres and is located at 3139 Old Forest Road. The property contains a fourteen thousand and eighty-six square foot building constructed in 1968. The property all contains loading docks and commercial canopies.
6. **Proposed Use of Property.** If the CUP petition is approved the buildings will be renovated for use as automotive tire sales.
7. **Traffic, Parking and Public Transit.** The City Transportation Engineer did not require a traffic study for the proposed use.

If approved one (1) existing entrance on Confederate Avenue will be closed.

The property is served by Greater Lynchburg Transit Company Route 8 with a bus stop located three hundred feet from the property.
8. **Stormwater Management.** A stormwater management / Erosion Sediment Control plan will not be required as disturbed areas are not anticipated to exceed one thousand (1000) square feet.
9. **Emergency Services:** The City Fire Marshal provided comments related to the 2015 Virginia Statewide Building Code and Design Requirements of the City of Lynchburg. These comments would be addressed prior to and final site plan approvals. The City Police Department had no comments of concern regarding the proposed use.
10. **Impact.** The submitted concept plan proposes the ruse of an existing building as an automotive tire store. The submitted concept plan indicates that one existing entrance would be closed. This should help to improve any traffic impacts associated with the use. While the proposal is not in keeping with the proposed Neighborhood Commercial land use proposed for the area, the property is zoned B-3, Community Business District which allows more intensive uses than would normally be found in a Neighborhood Commercial land use. The proposed automotive tire store should have little to no negative impact on the area.
11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the petition on April 1, 2020. Comments have or will be addressed 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 RNR of Virginia for a Conditional Use Permit at 3139 Old Forest Road to allow the operation of an automotive tire store in a B-3, Community Business District subject to the following conditions:

1. **The site will be developed in substantial compliance with the conceptual site plan.**
2. **Landscaping shall be added to the site so as to be in closer conformance with the City’s Landscaping Ordinance.**

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. 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 Official
Mr. Kevin Henry, Zoning Administrator
Mr. Jonathan Rose, Petitioner
Mr. Will Sigler, Representative

VII. ATTACHMENTS

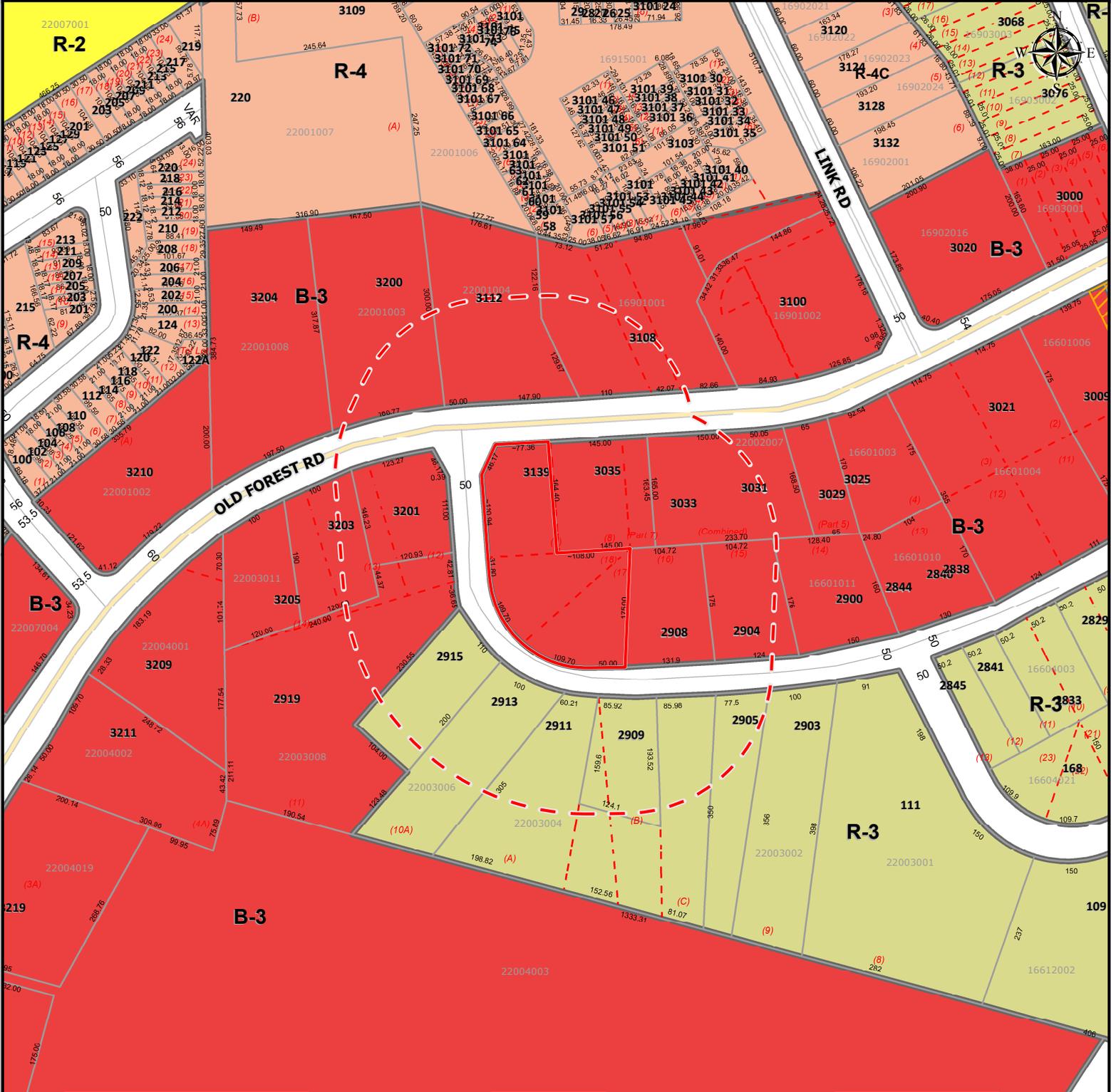
- 1. Zoning Map with Adjoining Property Owners**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Narrative**
- 7. Property Photographs**

Zoning-TRC Map

3139 OLD FOREST ROAD

TRC

Cardinal Survey & Design



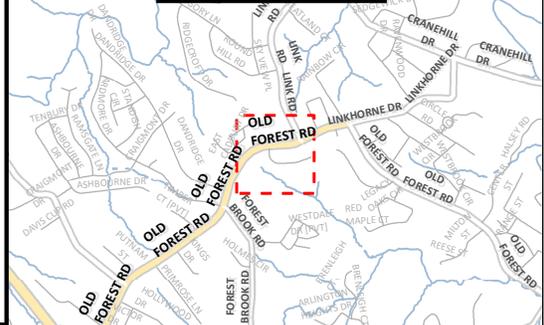
PROPERTY INFORMATION

PARCEL ID	ADDRESS
22002005	3139 OLD FOREST RD

LEGEND

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

OVERVIEW MAP

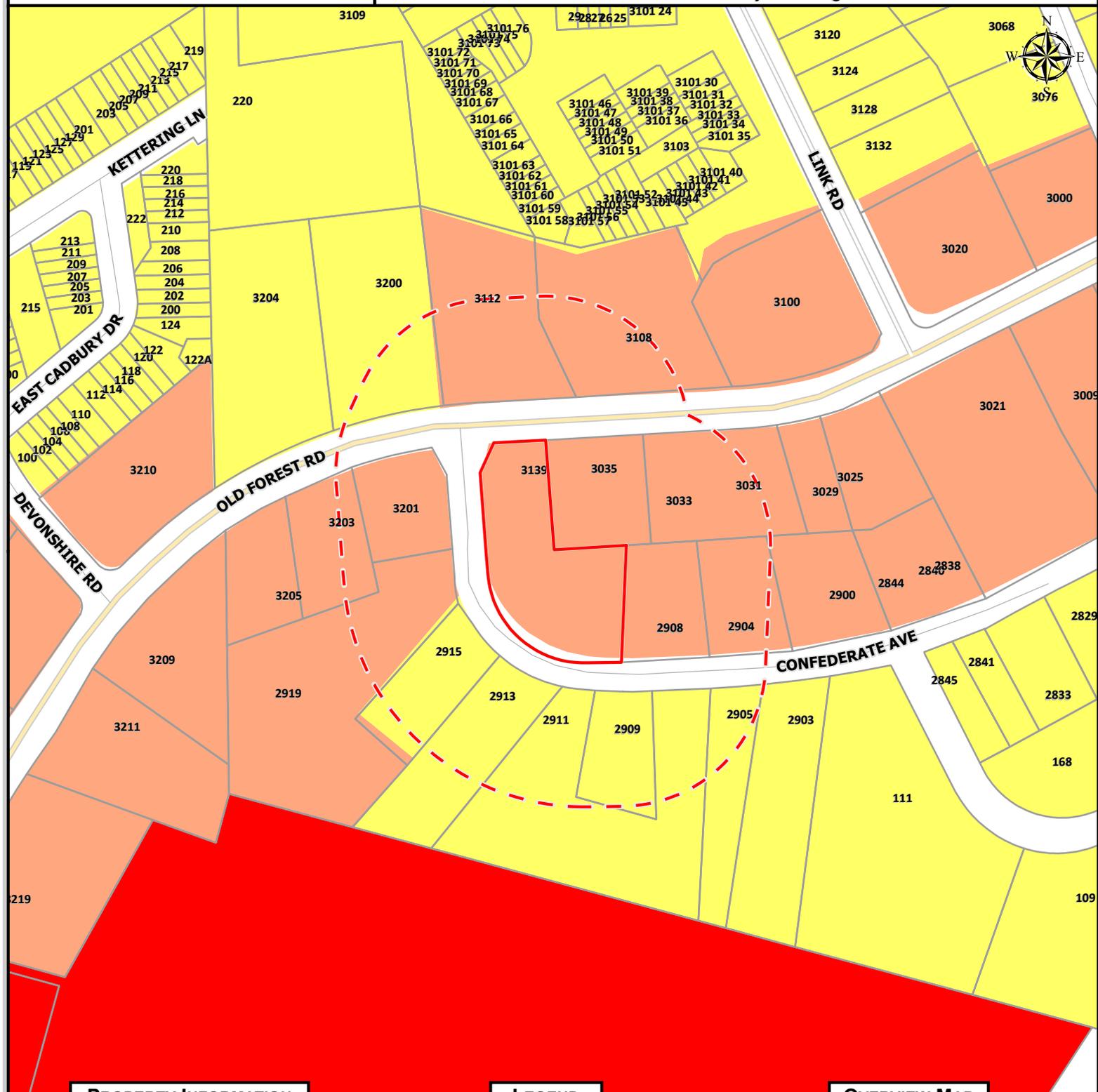


MAP SCALE: 1" to 200' DATE PRINTED: 4/1/2020

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.

3139 Old Forest Road – Automotive Tire Shop

Parcel ID	Address	Owner
16601011	2900 CONFEDERATE AVE	TOMLIN, MARY S
16901001	3108 OLD FOREST RD	FRANCHISE REALTY INTERSTATE CO
22002007	3033 OLD FOREST RD	VALVOLINE LLC
22002005	3139 OLD FOREST RD	CLAGAR PARTNERS
22003010	3203 OLD FOREST RD	ARMADYNE LLC
22001003	3200 OLD FOREST RD	G-SQUARE DEVELOPMENT & MANAGEMENT CO
22003005	2909 CONFEDERATE AVE	LINK, LUCILLE
22003003	2905 CONFEDERATE AVE	DAVIS, JUDITH M
22002006	3035 OLD FOREST RD	DOUBLE E CORP
22002001	2904 CONFEDERATE AVE	MOORE, KENDALL S
22003002	2903 CONFEDERATE AVE	HONIG, PATRICIA M ESTATE
22003004	2911 CONFEDERATE AVE	TOMLIN, MARY S
22003008	2919 CONFEDERATE AVE	MUMPER PROPERTIES & INVESTMENT
22002002	2908 CONFEDERATE AVE	MOORE, KENDALL S
22003007	2915 CONFEDERATE AVE	DNA REALTY LLC
22003009	3201 OLD FOREST RD	MONRO MUFFLER BRAKE INC
22001004	3112 OLD FOREST RD	ALISAN LLC
22003006	2913 CONFEDERATE AVE	GOFF, BOBBY L & IRENE F &



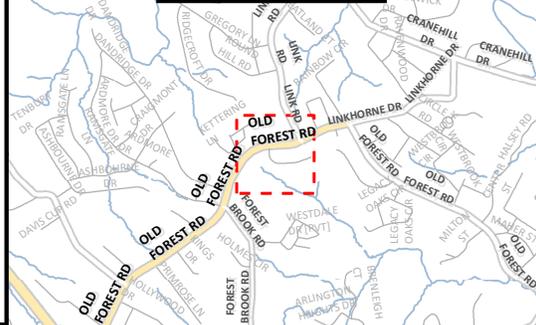
PROPERTY INFORMATION

PARCEL ID	ADDRESS
22002005	3139 OLD FOREST 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



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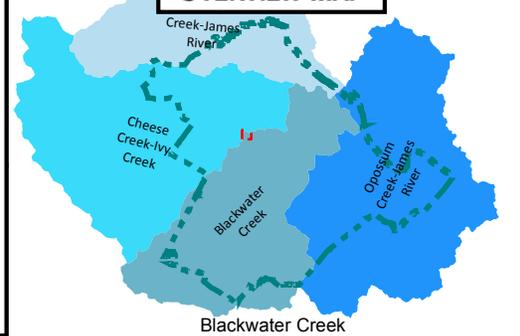
PROPERTY INFORMATION

PARCEL ID	ADDRESS
22002005	3139 OLD FOREST RD

LEGEND

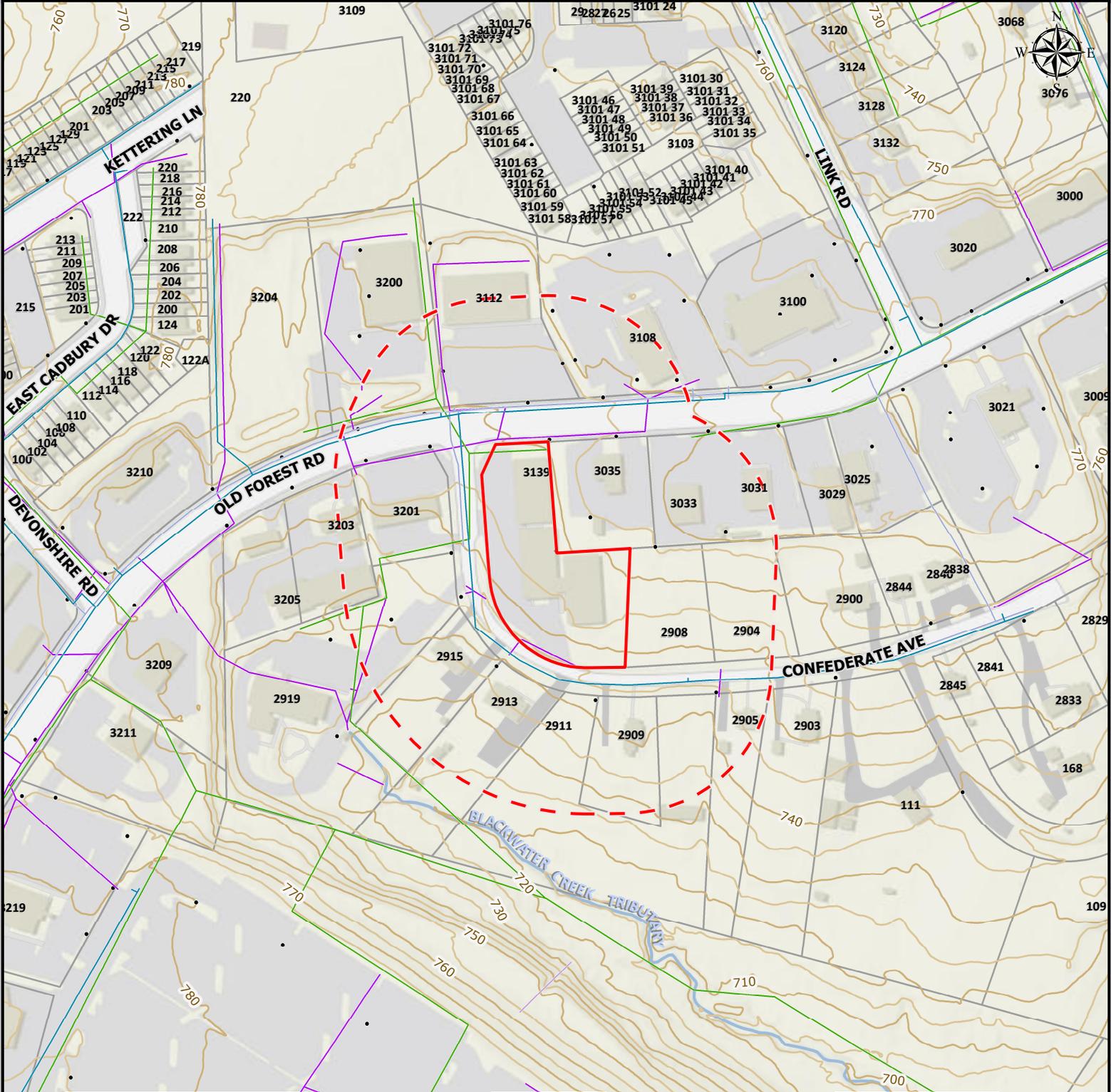
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



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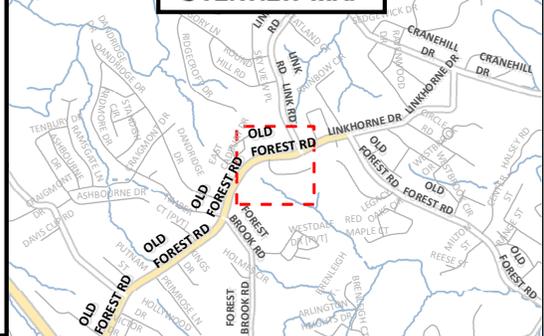
PROPERTY INFORMATION

PARCEL ID	ADDRESS
22002005	3139 OLD FOREST RD

LEGEND

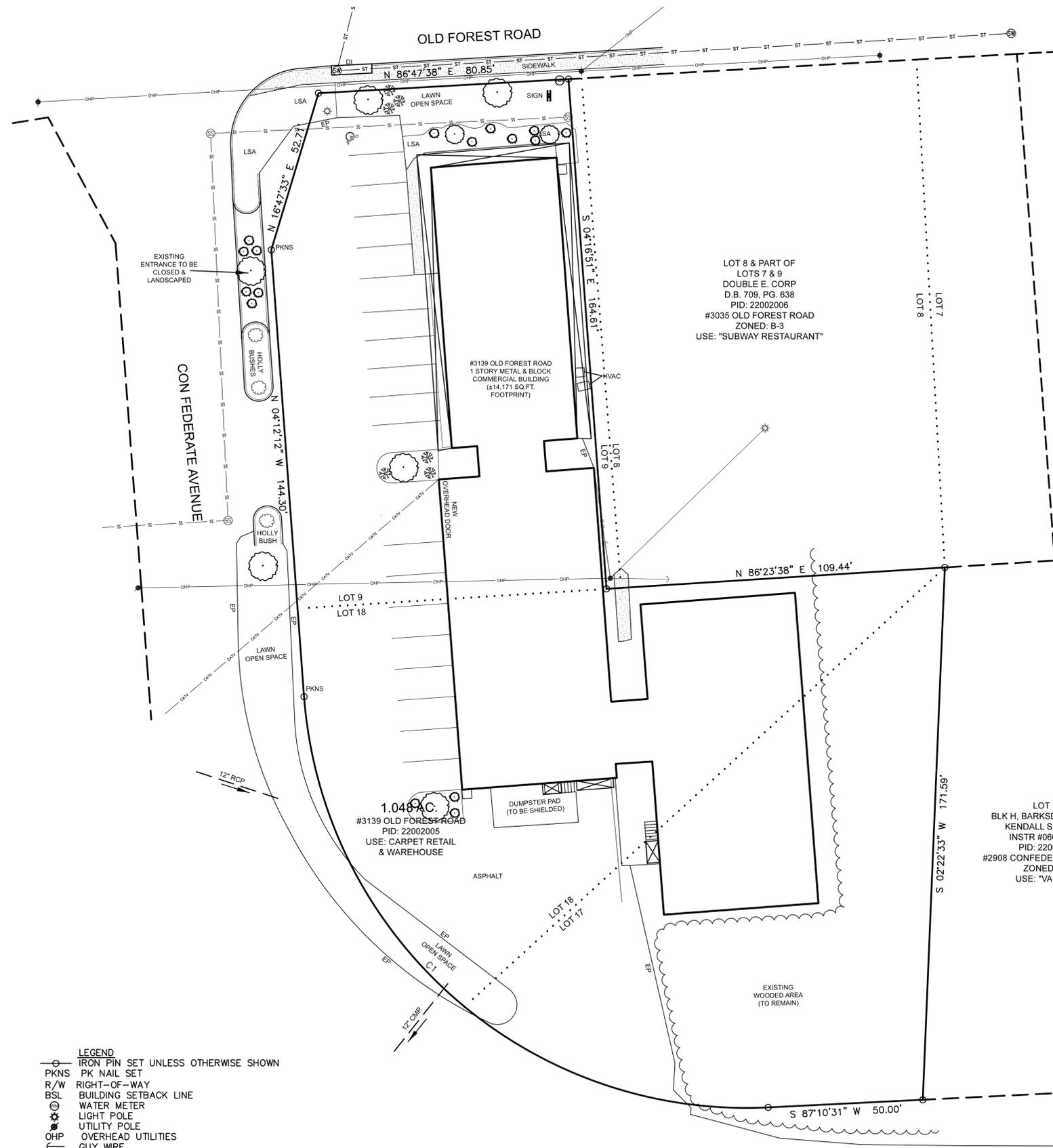
	Active	Proposed	Abandoned
Utilities	Water (Blue solid line)	Sanitary (Green dashed line)	Storm (Purple dashed line)
Structure	Structure (Grey solid fill)	Roadway (Grey dashed fill)	Parking (Grey dotted fill)
Planimetrics	Sidewalk (Thin grey line)	Driveway (Thin grey line)	Contours (Brown lines)
Towers & Trans. Lines	Elec. Trans (Yellow line)	Trans. Tower (Square symbol)	Comm. Tower (Circle symbol)
		Other (Square symbol)	Pole (Circle symbol)
			Cemetery (Cross symbol)

OVERVIEW MAP



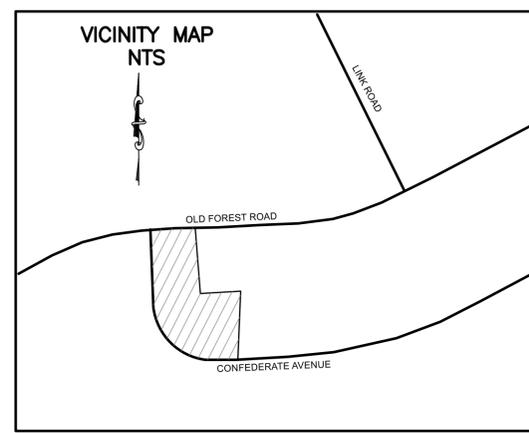
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GRID NORTH
VA STATE PLANE-SOUTH ZONE

- NOTES:**
1. THE EXISTING BUILDING IS AND SHALL CONTINUE TO BE SERVED BY CITY OF LYNCHBURG WATER AND SANITARY SEWER CONNECTIONS.
 2. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (NOT IN A SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF LYNCHBURG, VIRGINIA (#5100930037D), DATED JUNE 3, 2008. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
 3. ELECTRIC, TELEPHONE & CABLE SERVICE WILL REMAIN UNCHANGED.
 4. NO DEMOLITION OF ANY STRUCTURES IS PROPOSED FOR THIS SITE.
 5. ALL NEW EXTERIOR LIGHTING SHALL BE NON-DIRECTIONAL OR GLARE SHIELDED AND DIRECTED AWAY FROM ADJACENT ROADS AND PROPERTY.
 6. A SIGN PERMIT MUST BE OBTAINED PRIOR TO THE PLACEMENT OF ANY SIGNS.
 7. NEW HANDICAP RAMPS AND SIGNAGE MUST BE INSTALLED PER CODE.
 8. LANDSCAPING AS SHOWN IS FOR SCHEMATIC PURPOSES ONLY.
 9. ALL LOADING AREAS, STORAGE YARDS, HVAC EQUIPMENT, WATER VAULTS, RPZ DEVICES OR OTHER OBJECTIONABLE ITEMS SHALL REMAIN, AS CURRENTLY CONSTRUCTED. THE REFUSE AREA SHALL BE SCREENED FROM VIEW OF ANY PUBLIC OR PRIVATE STREET OR RESIDENT. SCREENING SHALL BE ACCOMPLISHED BY ERECTION OF A SOLID FENCE OF SUFFICIENT HEIGHT TO SCREEN THE REFUSE AREA.
 10. THERE ARE NO WALLS EXISTING OR PROPOSED FOR THIS SITE.
 11. TRASH PICK-UP WILL BE MANAGED BY ONSITE DUMPSTER WITH PRIVATE PICK-UP.



PROJECT DESCRIPTION

Request Conditional Use Permit in a B-3 Zone to permit the change of use of an existing building and parking lot from a Carpet Retail and Warehouse Facility to an Automotive wheel and tire sales and installation operation, including automotive modification and light repair, plus other items, products and services developed for, by or in the automotive and rent-to-own industries. The project comprises 1.048 Acres. The immediate area is currently developed with multiple Automotive Service businesses, Restaurants, a Bank and vacant property. Below are narratives specifically requested by the City of Lynchburg for CUP application.

WATER/SEWER CAPACITY NARRATIVE:

The property is currently served by existing City of Lynchburg Public water and sanitary sewer. No significant increase in water use is anticipated for this property relating to the change of use.

STORMWATER NARRATIVE FOR ADEQUATE CHANNEL AND STORMWATER MEASURES

Currently the 1.048 acre property is fully developed with one commercial building. The majority of existing onsite storm water runoff flows into a roadside ditch and is conveyed by two storm pipes across Confederate Avenue. There will be a deduction in impervious area on the site with the addition of new landscape islands. This new construction will disturb less than 1000 square feet, thus eliminating the need for a Stormwater Management Plan. The net effect of any proposed improvements will lessen the amount of impervious area and no new stormwater measures are proposed.

EROSION AND SEDIMENT CONTROL

Preliminary calculations show that the project will have a disturbed area of less than 1000 square feet. The contractor will employ common sense measures such as silt fence to mitigate any sediment runoff but no Erosion and Sediment Control Plan is proposed for this project.

COMPLIANCE WITH PLANNING DOCUMENTS

The Lynchburg Comprehensive Plan recommends Neighborhood Commercial Development for this site. No changes to the Future Land Use Map (FLUM) are proposed.

TRAFFIC PLANNING

Traffic generated by the projected change of use is not expected to significantly alter the current traffic volume. It is proposed that the existing entrance off of Confederate Avenue located closest to Old Forest Road will be closed and there are no entrances existing or proposed off of Old Forest Road.

OWNER: CLAGAR PARTNERS
155 DEER HAVEN DRIVE
LYNCHBURG, VA 24501

PETITIONER: RNR OF VIRGINIA
C/O JONATHAN ROSE
160-A WELLMAN STREET
NORFOLK, VA 23502
PHONE: 757-455-2800

PROPOSED CONDITIONAL USE DEVELOPMENT STANDARDS

FRONT SETBACK: UNCHANGED (AS-BUILT)
SIDE YARD: 0' (ADJACENT TO B-3)
REAR YARD: 0' (ADJACENT TO B-3)
MAX DENSITY: UNCHANGED
ACTUAL DENSITY: UNCHANGED

MASS TRANSIT: EXISTING BUS STOP WITHIN 210' OF SITE
PARKING PROVIDED: 19 SPACES OF WHICH ONE (1) IS A HANDICAP SPACE;

THIS SITE PLAN HAS BEEN PREPARED FOR A CONDITIONAL USE PERMIT FOR PIN: 22002005 AT 3139 OLD FOREST ROAD TO ALLOW FOR THE CHANGE OF USE OF THE EXISTING BUILDING FROM A CARPET RETAIL/WAREHOUSE FACILITY TO AN AUTOMOTIVE WHEEL AND TIRE SALES AND INSTALLATION OPERATION, INCLUDING AUTOMOTIVE MODIFICATION AND LIGHT REPAIR, PLUS OTHER ITEMS, PRODUCTS AND SERVICES DEVELOPED FOR, BY OR IN THE AUTOMOTIVE AND RENT-TO-OWN INDUSTRIES.

SUBJECT PROPERTY
PIN: 22002005

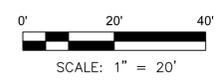
SOURCE OF TITLE: DEED BOOK 685, PAGE 150 (CLAGAR PARTNERS)
TOTAL ACREAGE: 1.048 ACRES

CURRENT ZONING: B-3
CURRENT USE: CARPET RETAIL/WAREHOUSE
PROPOSED USE: AUTOMOTIVE WHEEL AND TIRE SALES AND INSTALLATION OPERATION, INCLUDING AUTOMOTIVE MODIFICATION AND LIGHT REPAIR, PLUS OTHER ITEMS, PRODUCTS AND SERVICES DEVELOPED FOR, BY OR IN THE AUTOMOTIVE AND RENT-TO-OWN INDUSTRIES.

- LEGEND**
- IRON PIN SET UNLESS OTHERWISE SHOWN
 - PKNS PK NAIL SET
 - R/W RIGHT-OF-WAY
 - BSL BUILDING SETBACK LINE
 - ⊙ WATER METER
 - ⊙ LIGHT POLE
 - ⊙ UTILITY POLE
 - OHP OVERHEAD UTILITIES
 - GUY WIRE
 - EP EDGE OF PAVEMENT
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - DI DROP INLET
 - ⊙ STORM SEWER MANHOLE
 - ⊙ SANITARY SEWER MANHOLE
 - SS SANITARY SEWER
 - LSA LANDSCAPE AREA (EXISTING)
 - HYAC HEATING, VENTILATION & AIR CONDITION
 - ♿ HANDICAP PARKING SPACE

CURVE DATA CHART

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	88°31'28"	143.18'	221.22'	199.86'	N 48°33'45" W



306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 23188
(434) 385-7548 — (434) 385-6178 (FAX)

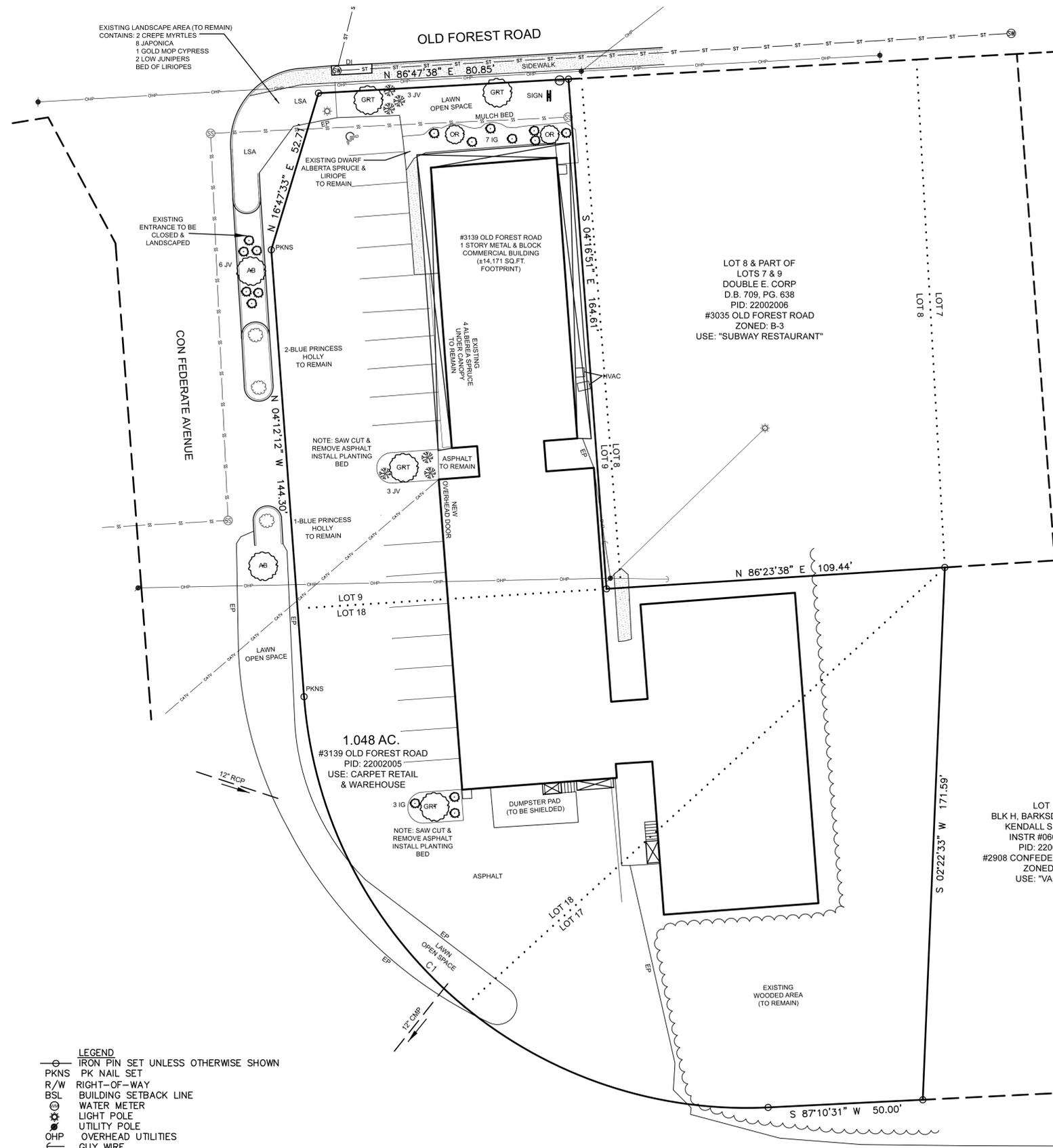


REVISIONS

REV#	DATE	DESCRIPTION
REV#1	04-27-20	(TRC COMMENTS)
REV#		
REV#		

**CONCEPT PLAN FOR
CONDITIONAL USE PERMIT
#3139 OLD FOREST ROAD**

CITY OF LYNCHBURG, VIRGINIA



GRID NORTH
VA STATE PLANE - SOUTH ZONE

PLANT MATERIALS SCHEDULE (General legend. All planting types may not be utilized)

KEY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
IC	Ilex cornuta 'Burfordii nana'	Dwarf Burford holly	3' ht. min.
SB	Spirea bumalda 'Neon Flash'	Neon Flash spirea	2' ht. min.
JV	Juniperus virginiana 'Grey Owl'	Grey Owl juniper	3' ht. min.
IM	Ilex meservae 'Blue Princess'	Blue Princess holly	30-36"
AZ	Azalea 'Delaware Valley'	Delaware Valley azalea	3' ht. min.
IG	Ilex glabra 'Nigra'	Nigra inkberry holly	3' ht. min.
IV	Ilex verticillata	Sparkleberry holly	3' ht. min.
CA	Clethra alnifolia	Summersweet	3' ht. min.
VD	Viburnum dentatum	Arrow wood viburnum	3' ht. min.
MP	Myrica pennsylvanica	Bayberry	3' ht. min.
DC	Deschampsia caespitosa	Tufted hair grass	2.25" pots @ 24" o.c.
TREES			
AR	Acer rubrum 'October Glory'	October Glory red maple	1.5-1.75" caliper
IN	Ilex 'Nellie R. Stevens'	Nellie Stevens holly	6-7'
AS	Acer saccharum 'Legacy'	Legacy sugar maple	1.5-1.75"
OP	Quercus phellos	Willow oak	1.5-1.75" caliper
ZS	Zelkova serrata 'Village Green'	Village Green zelkova	1.5-1.75" caliper
NS	Nyssa sylvatica	Tupelo, Black gum	1-1.5" caliper
TD	Taxodium distichum	Bald cypress	7-8'
PO	Platanus occidentalis	Sycamore	1-1.5" caliper
CR	Lagerstroemia x 'Sioux'	Sioux crepe myrtle	1.5-1.75" caliper/ 6-8'
CL	Cupressocyparis leylandii	Leyland cypress,	5-6'
IS	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1-1.5" caliper
OC	Prunus 'Okame'	Okame Cherry	1-1.5" caliper
GRT	Koeleruteria Paniculata	Goldenrain Tree	1-1.5" caliper

Plants to be installed per recommendations of supplier. Use amended soils, fertilizer, watering as needed to provide healthy plant growth.

Landscape Calculations

Parking Area Landscaping
 Parking Area Islands
 Shade Trees 19 spaces x 1/8 = 3 trees required 3 trees provided
 Medium Shrubs 19spaces x 1/1 = 19 shrubs 9 shrubs provided

Additional plantings are required since each row of parking must be capped with landscape island.

Street Trees
 80' x 1 Ornamental tree per 40' = 2 2 trees provided
 Plus 2 along Confederate Avenue (as agreed)

Foundation plantings
 Trees 40 ft x 1/50 = 1 Tree 2 trees provided
 Large Shrubs 40 ft x 1/10 = 4 large shrubs 7 large shrubs provided
 4 Existing Foundation Plantings Along Confederate Avenue to remain

Classifications
 Shrub small: A shrub with a minimum height of one (1) foot at time of planting
 Shrub medium: A shrub with a minimum height of two (2) feet at the time of planting
 Shrub large: A shrub with a minimum height of three (3) feet at the time of planting

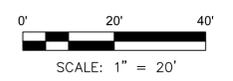
ENTRANCE CLOSURE PLAN

1. Saw cut the asphalt pavement in a straight line extending from face of curb to face of curb along both Confederate Avenue and inside the existing parking lot.
2. Saw cut the existing curbing at each end of the radii on both the North and South ends of the entrance being closed.
3. Remove the curbing and asphalt pavement within the entrance.
4. Install new curbing in accordance with City of Lynchburg STD 25.04F (VDOT Std. CG-2) as shown extending from the ends of existing saw cuts along both Confederate Avenue and inside the existing parking lots. Provide a uniform grade from curb to curb.
5. Backfill the newly created planting area with suitable soil and mulch and plant in accordance with the landscaping guideline shown.

- LEGEND**
- IRON PIN SET UNLESS OTHERWISE SHOWN
 - PKNS PK NAIL SET
 - R/W RIGHT-OF-WAY
 - BSL BUILDING SETBACK LINE
 - WATER METER
 - LIGHT POLE
 - UTILITY POLE
 - OHP OVERHEAD UTILITIES
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 - HANDICAP PARKING SPACE

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REVISIONS

REV#	DATE	COMMENTS
REV#1	04-27-20	(TRC COMMENTS)
REV#		
REV#		

CONCEPT PLAN FOR
 CONDITIONAL USE PERMIT
 #3139 OLD FOREST ROAD
 CITY OF LYNCHBURG, VIRGINIA

LANDSCAPE PLAN

SHEET #2 OF 2
PROJECT #20-096
REF.
SCALE: 1" = 20'
DATE: 03-10-20

Cardinal Survey & Design, P.C.
 Land Surveying • Planning • 3D Imaging
 306 ENTERPRISE DRIVE, SUITE C
 FOREST, VIRGINIA 23188
 (434) 385-7548 — (434) 385-6178 (FAX)

CUP NARRATIVE
3139 OLD FOREST ROAD

CUP NARRATIVE
FOR
3139 OLD FOREST ROAD
LYNCHBURG, VIRGINIA 24501

PREPARED FOR:
RNR OF VIRGINIA
160-A WELLMAN STREET
NORFOLK, VIRGINIA 23502

BY

CARDINAL SURVEY & DESIGN, PLC
ENGINEERS-SURVEYORS-PLANNERS
306 ENTERPRISE DRIVE, SUITE C.
FOREST, VIRGINIA 24551
(434) 385-7548

JOB #20-096

MARCH 16, 2020

PROJECT DESCRIPTION

Request Conditional Use Permit in a B-3 Zone to permit the change of use of an existing building and parking lot from a Carpet Retail and Warehouse Facility to an Automotive wheel and tire sales and installation operation, including automotive modification and light repair, plus other items, products and services developed for, by or in the automotive and rent-to-own industries. The project comprises 1.048 Acres. The immediate area is currently developed with multiple Automotive Service businesses, Restaurants, a Bank and vacant property. Below are narratives specifically requested by the City of Lynchburg for CUP application.

WATER/SEWER CAPACITY NARRATIVE:

The property is currently served by existing City of Lynchburg Public water and sanitary sewer. No significant increase in water use is anticipated for this property relating to the change of use.

STORMWATER NARRATIVE FOR ADEQUATE CHANNEL AND STORMWATER MEASURES

Currently the 1.048 acre property is fully developed with one commercial building. The majority of existing onsite storm water runoff flows into a roadside ditch and is conveyed by two storm pipes across Confederate Avenue. There will be a deduction in impervious area on the site with the addition of new landscape islands. This new construction will disturb less than 1000 square feet, thus eliminating the need for a Stormwater Management Plan. The net effect of any proposed improvements will lessen the amount of impervious area and no new stormwater measures are proposed.

EROSION AND SEDIMENT CONTROL

Preliminary calculations show that the project will have a disturbed area of less than 1000 square feet. The contractor will employ common sense measures such as silt fence to mitigate any sediment runoff but no Erosion and Sediment Control Plan is proposed for this project.

COMPLIANCE WITH PLANNING DOCUMENTS

The Lynchburg Comprehensive Plan recommends Neighborhood Commercial Development for this site. No changes to the Future Land Use Map (FLUM) are proposed.

TRAFFIC PLANNING

Traffic generated by the projected change of use is not expected to significantly alter the current traffic volume. It is proposed that the existing entrance off of Confederate Avenue located closest to Old Forest Road will be closed and there are no entrances existing or proposed off of Old Forest Road.

