

The Department of Community Development
City Hall, Lynchburg, VA 24504

434-455-3900

To: Planning Commission
From: Planning Division
Date: March 13, 2019
Re: **Conditional Use Permit (CUP) – LYNVET, LLC – Veterinary Hospital – 802 Wiggington Road**

I. PETITIONER

LYNVET, LLC, 802 Wiggington Road, Lynchburg, Virginia 24502

Representative: Jamey White, P.E., White Engineering & Design, Inc., 21 Timberoak Court, Lynchburg, Virginia 24502

II. LOCATION

The subject property is approximately eight tenths (0.8) of an acre located at 802 Wiggington Road.

III. PURPOSE

The purpose of the petition is to allow the construction of a two thousand two hundred fifty (2,250) square foot building addition and parking reconfiguration.

IV. SUMMARY

- The *Comprehensive Plan* recommends a low density residential use for the property.
- The property was rezoned to B-3C, Community Business District Conditional on September 12, 1989 as part of the Northwest Expressway Study.
- City Council approved a conditional use permit on March 9, 1999 to allow the construction of the veterinary hospital and associated parking.
- City Council approved the rezoning of 806 and 808 Mercury Street on August 9, 2016.
- The veterinary hospital is an established use in the area and the addition should create little to no impact.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends a low density residential use for the property. Low Density Residential uses are characterized by single-family homes at densities of up to four (4) units per acre.

With previous land use approvals related to the property and the established veterinary hospital, the *Future Land Use Map* designation should be updated in the near future.

2. **Zoning.** The subject property was annexed into the City in 1976. The existing B-3C, Community Business District zoning was established on September 12, 1989 as part of the Northwest Expressway Study.

Veterinary hospitals are a permitted use within B-3, Community Business Districts upon approval of a conditional use permit by City Council.

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 August 9, 2016, Council approved the petition of LYNVET, LLC to rezone 806 & 808 Mercury Street from R-2, Low-Medium Density Residential to B-3C, Community Business District (Conditional) to allow the construction of a parking area.
 - On April 8, 2008, City Council approved Tom Dewitt's petition to amend the FLUM from Employment 2 to Medium Density Residential, rezoning from I-3, Heavy Industrial District to R- 3C, Medium Density Two-Family Residential District(Conditional) and a CUP at 903 and 903A Wiggington Road to allow for the construction of a one hundred and ninety (190) unit townhouse neighborhood.
 - On May 8, 2007, City Council approved Valencia Properties' petition to rezone the property at 118, 124, and 128 Burnham Lane to B-3C, Community Business District (Conditional) to allow for the construction of a business park.
 - On May 10, 2005, City Council approved Gant Properties, Inc.'s petition to amend the FLUM from Low Density Residential to Medium Density Residential, rezone from R-2, Low Density Residential to R-3C, Two Family Residential (Conditional) and a CUP at 921, 823 and 824 Mercury Street to allow the construction of townhouses.
 - On July 12, 2005, City Council approved Gantt Investment Corporation's petition to rezone the property at 160 Ivy Creek Lane from R-3C, Medium Density, Two- Family Residential District (Conditional) and a CUP to allow the construction of twenty-two (22) townhomes.
 - On December 14, 2004, City Council approved Joe Gantt's petition to rezone the property at 811 Mercury Street from R-2 and B-3 to B-3C to allow for the construction of a duplex on the lot.
 - On September 14, 2004, City Council approved Nextel Partner's CUP petition to collocate cellular equipment on an existing tower at 208 Schothum Street.
 - On June 12, 2001, City Council approved Kim Yuille's CUP petition to allow the operation of a twenty-four (24) hour child care facility in an existing structure for one-hundred and eighty (180) children (up to seventy-five (75) maximum at any one time) in an R-2, Low-Medium Density Single-Family Residential District.
 - On June 13, 2000, City Council denied Thomas W. Ackerman's CUP petition to allow the use of property in the 400 block of Wiggington Road to be used as a private park for a club in an R-2, Low-Medium Density Single-Family Residential District.
 - On March 9, 1999, City Council approved Lester Mulligan and Albert Henry's CUP petition for the construction of a veterinary hospital at 802-804 Wiggington Road.
 - On February 11, 1997, City Council approved Richard Gilmore's petition to rezone the property at 811 Wiggington Road from B-3 & I-3 to B-3C for the construction of a funeral home.

- On June 11, 1996, City Council approved the Central Congregation of Jehovah’s Witnesses’ CUP petition to allow the addition of a driveway, canopy and parking area to an existing church facility at 319 Wiggington Road.
 - On August 13, 1996, City Council approved Victory Christian Fellowship’s CUP petition to allow the construction of a new sanctuary, buildings and parking in the 400 block of Wiggington Road.
 - On November 12, 1991, City Council approved Dominion Land and Real Estate, Inc.’s petition to rezone the property at 1117 Wiggington Road from I-3, Heavy Industrial District, to R-C, Conservation District, to allow the construction of a new house and barns.
 - On August 14, 1990, City Council approved the City of Lynchburg Parks & Recreation Department’s CUP petition to amend the master plan for Peaks View Park with access points on Ardmore Drive, Tenbury Drive and Ivy Creek Lane for the property off of Ardmore Drive.
 - On September 12, 1989, City Council approved Juanita Milstead’s CUP petition to operate an adult care center at 1317 Ashbourne Drive.
 - On September 12, 1989, City Council amended the official zoning map to reflect the rezoning of the Northwest Expressway Area as shown on the map entitled “Northwest Expressway Area Land Use Study – 1989 – Proposed Official Zoning Map – 9-12-89”.
 - On July 12, 1988, City Council approved Juanita Milstead’s CUP petition to operate an adult care center at 1319 Ashbourne Drive.
 - On August 14, 1984, City Council approved Central Virginia Indoor Tennis, Inc.’s petition to rezone approximately twenty (20) acres on Davis Cup Road from R-2, Low-Medium Density Single-Family Residential District to B-5C, General Business District (Conditional) to allow the expansion of an existing facility to be used as an all-purpose sports facility.
 - On January 27, 1981, City Council approved the City of Lynchburg Parks & Recreation Department’s CUP petition to develop a master plan for a new city park (Peaks View Park) off of Ardmore Drive.
- 5. Site Description.** The subject property is approximately eight tenths (0.8) of an acre and contains a five thousand five hundred sixty-five (5,565) square foot building constructed in 2000 and used as a veterinary hospital.

The property is bound to the north by a parking area associated with the veterinary hospital to the south (across Wiggington Road) by a funeral home to the east by the Northwest Expressway and to the west by office uses.



6. **Proposed Use of Property.** If the petition is approved, an addition to the existing veterinary hospital would be constructed in conjunction with a parking area reconfiguration.

7. **Traffic, Parking and Public Transit.** A traffic study was not required by the City's Transportation Engineer.

Parking requirements are two (2) spaces per one thousand (1,000) square feet of floor area. A total of sixteen (16) parking spaces would be required for the existing and proposed building which is available on site and within the parking area across Mercury Street.

The Greater Lynchburg Transit Company does not serve the area.

8. **Stormwater Management.** An Erosion and Sediment Control Plan would be required prior to final site plan approval. A stormwater management plan would not be required as disturbed area is anticipated to be below the five thousand (5000) square foot threshold.

9. **Emergency Services:** The City's Fire Marshal has requested updated fire flow calculations for the property. The City's Police Department provided general comments regarding safety.

10. **Impact.** The existing veterinary hospital is well established in the area. The addition should have little to no negative impact on the surrounding neighborhood.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed a site plan on February 5, 2019. Comments related to the proposed addition 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 LYNVET, LLC

for a conditional use permit to allow the construction of a building addition and parking reconfiguration at 802 Wiggington Road.

- 1. The property shall be developed in substantial compliance with the concept plan, as prepared by White Engineering, Inc. dated January 22, 2019.**

This matter is respectfully offered for your consideration.

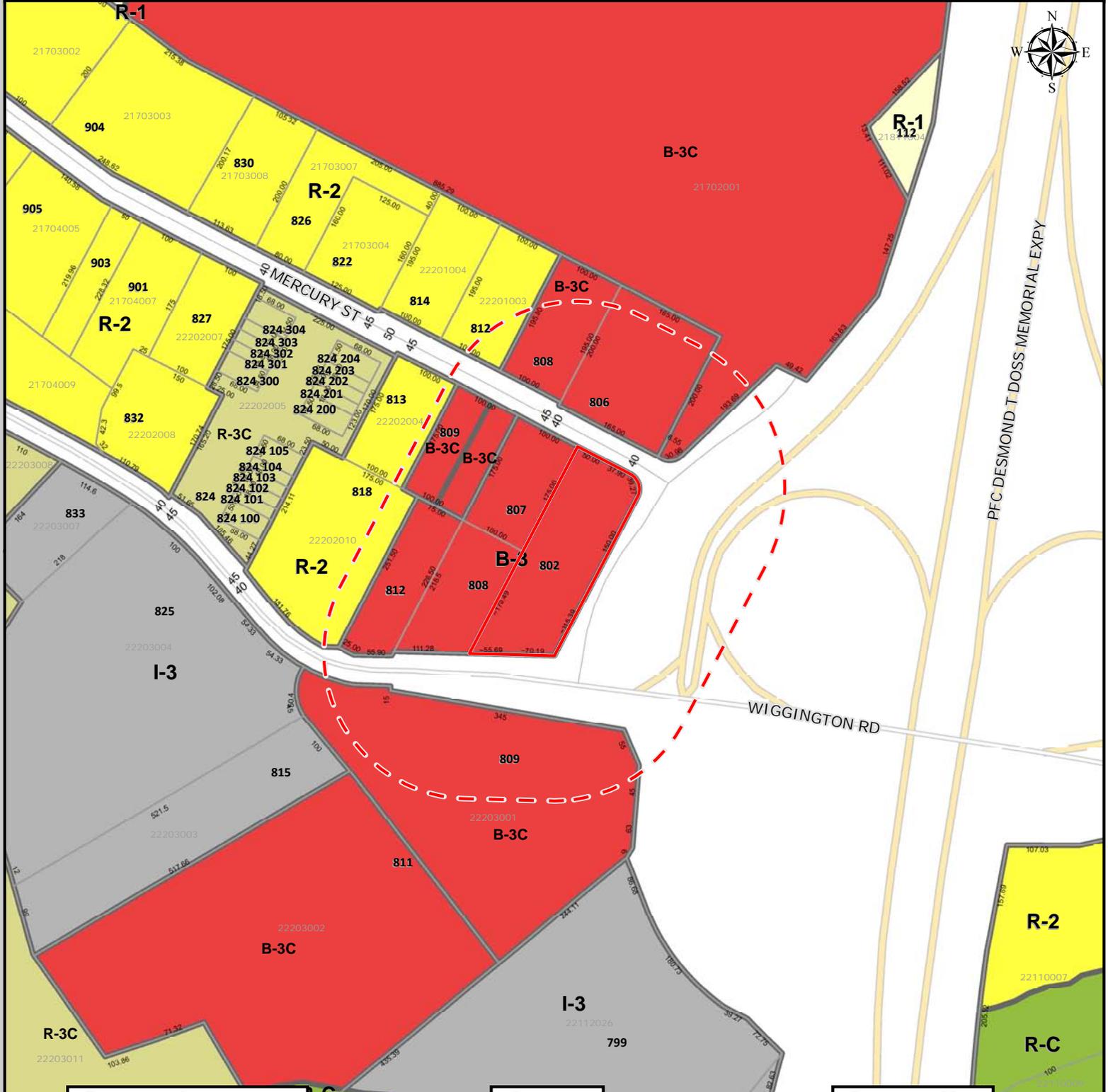


William T. Martin, AICP
City Planner

- 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. L. Mulligan, LYNVET, LLC, Property Owner
Mr. Jamey White, 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. Property Photograph**



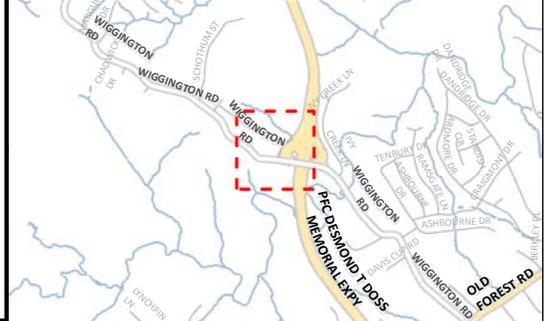
PROPERTY INFORMATION

PARCEL ID	ADDRESS
22202013	802 WIGGINGTON RD

LEGEND

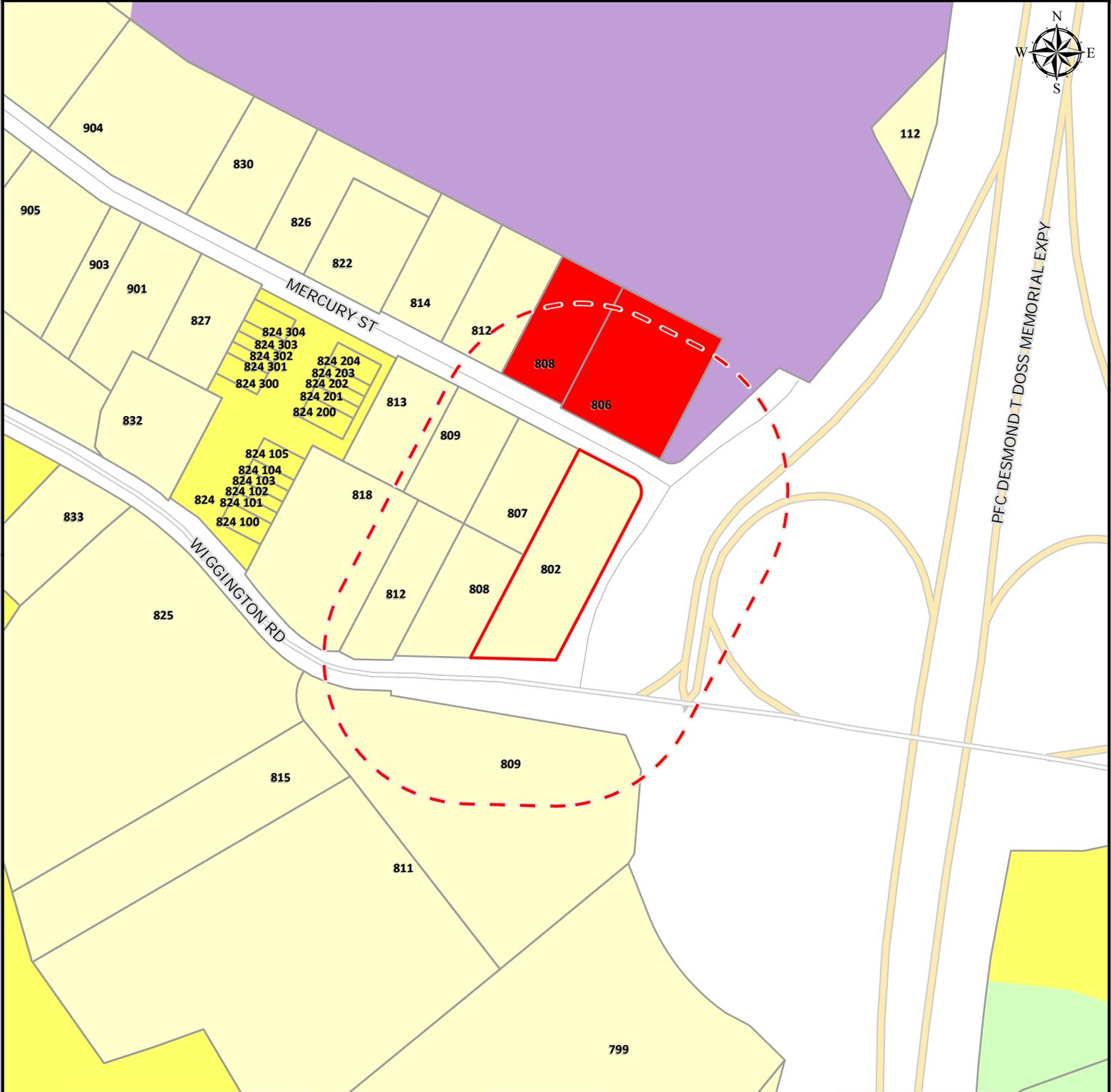
- Subject Property**
- 215' Buffer**
- B-1**
- B-3**
- B-4**
- B-5**
- R-C**
- I-1**
- I-2**
- I-3**
- IN-1**
- IN-2**
- R-1**
- R-2**
- R-3**
- R-4**

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 3/8/2019

Parcel ID	Address	Owner
00501015	2410 ATHERHOLT RD	CENTRA HEALTH INC
00501018	2399 ATHERHOLT RD	CENTRA HEALTH INC
00501017	2405 ATHERHOLT RD	CENTRAL VIRGINIA PROFESSIONAL
00501003	2229 YORKTOWN AVE	LYNCHBURG REDEVELOPMENT & HOUSING
00501014	2401 ATHERHOLT RD	SURGERY CENTER OF LYNCHBURG
00501002	2409 ATHERHOLT RD	WILLIAMS, MARY E TRS &
00501004	2201 YORKTOWN AVE	WINDSOR TERRACE LLC
00501012	2406 ATHERHOLT RD	YUBA AVIV LLC



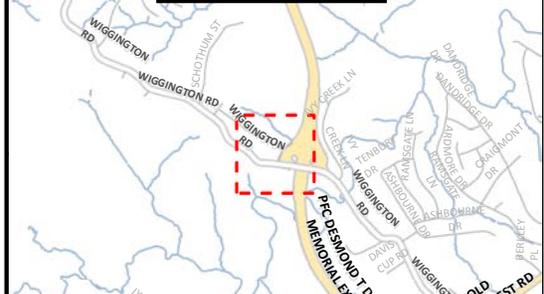
PROPERTY INFORMATION

PARCEL ID	ADDRESS
22202013	802 WIGGINGTON 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 200' DATE PRINTED: 3/8/2019

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.



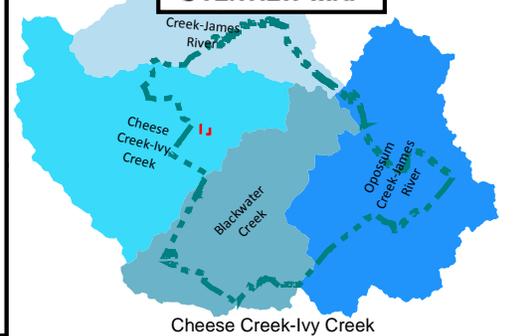
PROPERTY INFORMATION

PARCEL ID	ADDRESS
22202013	802 WIGGINGTON RD

LEGEND

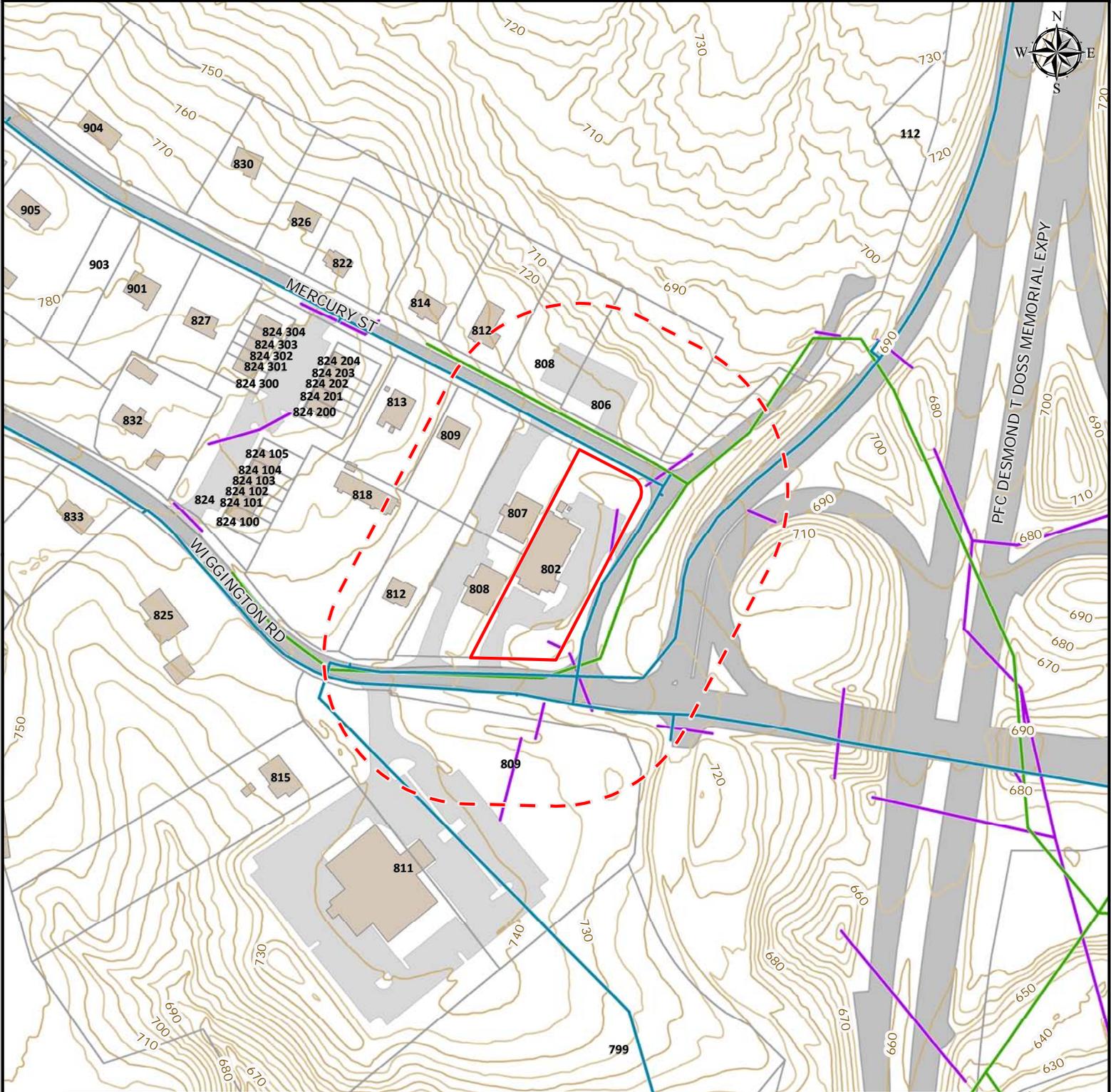
- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 3/11/2019

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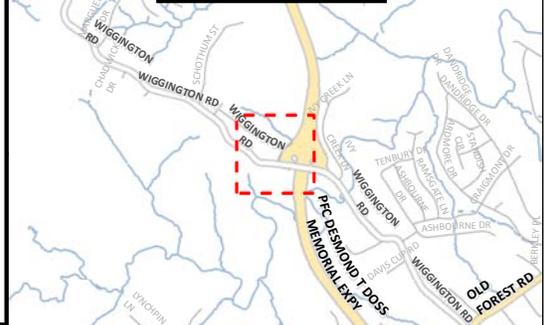
PROPERTY INFORMATION

PARCEL ID	ADDRESS
22202013	802 WIGGINGTON RD

LEGEND

	Active	Proposed	Abandoned
Utilities	Water		
	Sanitary		
	Storm		
Planimetrics	Paved		
	Structure		
	Roadway		
	Parking		
	Sidewalk		
Topography	Contour		
	100'	20'	5'
	50'	10'	1'

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 3/8/2019

Parcel ID	Address	Owner
22202010	818 WIGGINGTON RD	CRAIG, DAVID M & ELIZABETH W
22203001	809 WIGGINGTON RD	FPG VIRGINIA LLC
22202014	812 WIGGINGTON RD	GANTT INVESTMENT CORPORATION
22202015	809 MERCURY ST	GANTT INVESTMENT CORPORATION
22202003	807 MERCURY ST	GANTT INVESTMENT CORPORATION
22202004	813 MERCURY ST	GANTT, JOSEPH I & KAY P
22202013	802 WIGGINGTON RD	LYNVET LLC
22201002	806 MERCURY ST	LYNVET LLC
22201005	808 MERCURY ST	LYNVET LLC
22201003	812 MERCURY ST	SNELL, CALLEE L
21702001	208 SCHOTHUM ST	VALENCIA PROPERTIES LLC
22202011	808 WIGGINGTON RD	WALKER, EDWARD R FLP &

PEAKS VIEW ANIMAL HOSPITAL

LYNVET, LLC

LYNCHBURG, VIRGINIA

ORIGINAL SUBMITTAL: JANUARY 22, 2019

LEGEND

	ABANDONED OR DEMOLISH		BENCHMARK
	CONTOUR (INTERVAL AS INDICATED ON SITE PLAN)		DROP INLET
	EC-2 LINER		FIRE HYDRANT
	EDGE OF EXISTING PAVEMENT		FIRE DEPARTMENT CONNECTION
	FENCE		IRON PIN FOUND
	GAS LINE		IRON PIN SET
	GRASS LINED DITCH		LIGHT POLE
	OVERHEAD ELECTRIC LINE		LAMP STACK
	OVERHEAD TELEPHONE LINE		POWER POLE
	PROPERTY LINE		SAN. SEWER MANHOLE
	RIGHT-OF-WAY		SANITARY CLEAN OUT
	SANITARY SEWER		TELEPHONE POLE WITH GUY WIRE & ANCHOR
	SPOT ELEVATION		TREE
	STORM SEWER		WATER METER
	UNDERGROUND ELECTRICAL LINE		WATER VALVE
	UNDERGROUND TELEPHONE LINE		CUT / FILL LINES
	WATER LINE		STRUCTURE NUMBER 1 DRAINAGE
	WOOD LINE		STRUCTURE NUMBER 3 SANITARY
	UTILITY EASEMENTS		
	DRAINAGE EASEMENT		
	CONCRETE		
	NEW PAVEMENT		
	STONE		

NOTE: 1. THE SIZE OF SYMBOLS MAY VARY FROM THOSE SHOWN.
2. ALL ABBREVIATIONS AND SYMBOLS SHOWN MAY NOT BE USED.

ABBREVIATIONS

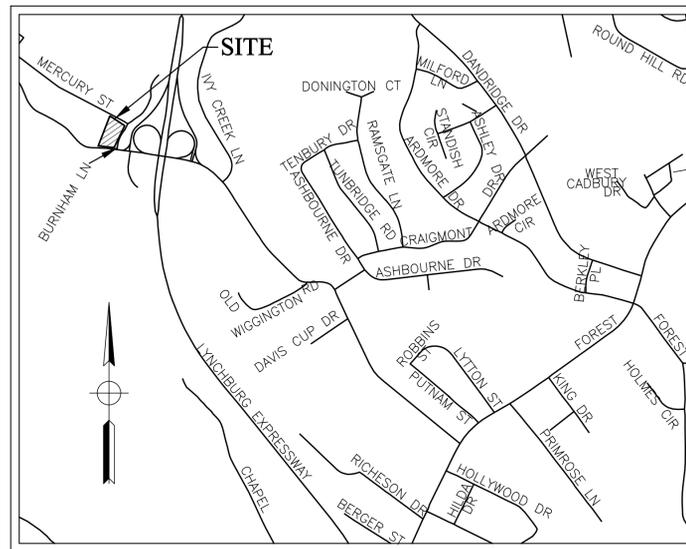
ADT AVERAGE DAILY TRAFFIC	ARV AIR RELEASE VALVE	BC BACK OF CURB	BM BENCH MARK	CD COMBINATION UNDERDRAIN	CG CURB & GUTTER	CL CENTER LINE	CMP CORRUGATED METAL PIPE	CO CLEAN OUT	CP CONTROL POINT	CY CUBIC YARDS	DIA DIAMETER	DIP DUCTILE IRON PIPE	EL ELEVATION	ELEC ELECTRIC	EVT EVENT POINT	EX EXISTING	FF FINISHED FLOOR	FH FIRE HYDRANT ASSEMBLY	FDC FIRE DEPARTMENT CONNECTION	INV INVERT	IPF IRON PIN FOUND	IPS IRON PIN SET	LT LEFT	MH MANHOLE	NIC NOT IN CONTRACT	NTS NOT TO SCALE	
PL PROPERTY LINE	PC POINT OF CURVATURE	PI POINT OF INTERSECTION	PT POINT OF TANGENT	POB POINT OF BEGINNING	POE POINT OF ENDING	PRC POINT OF REVERSE CURVE	PVC POINT OF VERTICAL CURVATURE	PVI POINT OF VERTICAL INTERSECTION	PVT POINT OF VERTICAL TANGENT	PUE PUBLIC UTILITY EASEMENT	PVC POLYVINYL CHLORIDE PIPE	RCP REINFORCED CONCRETE PIPE	RT RIGHT	R/W RIGHT OF WAY	SAN SANITARY	SD SIGHT DISTANCE	STA STATION	STD STANDARD	SY SQUARE YARDS	TYP TYPICAL	UD UNDERDRAIN	UN UNLESS OTHERWISE NOTED	VC VERTICAL CURVE LENGTH	VFD VEHICLES PER DAY	VSD VERTICAL SIGHT DISTANCE	WM WATER METER	WV WATER VALVE

OWNER: LYNVET, LLC.
802 WIGGINGTON ROAD
LYNCHBURG, VA 24502

ENGINEER: WHITE ENGINEERING & DESIGN, INC.
21 TIMBEROAK CT, STE B-3
LYNCHBURG, VA 24502

CONTACT: SCOTT ZECHINI (OWNER REPRESENTATIVE)
(434) 546-0300

CONTACT: JAMEY L. WHITE, PE
(434)239-0022



VICINITY MAP
NTS

INDEX OF SHEETS

SHEET NO.	DRAWING NO.	TITLE
1 OF 5	CS-1	COVER SHEET
2 OF 5	G-1	EXISTING CONDITIONS, DEMOLITION & GENERAL NOTES
3 OF 5	C-1	SITE PLAN
4 OF 5	EC-1	EROSION & SEDIMENT CONTROL PLAN
5 OF 5	EC-2	EROSION & SEDIMENT CONTROL NARRATIVE & DETAILS

CITY NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LYNCHBURG SPECIFICATIONS AND STANDARD DETAILS. LATEST REVISION.
- CONTACT THE CITY CONSTRUCTION COORDINATOR, JOE SMITH AT 455-4450 A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO BEGINNING CONSTRUCTION.

PROJECT NARRATIVE:

THIS PLAN IS TO BUILD WITHIN A PORTION OF THE 0.82 ACRES OF PARCEL 222-02-013. THE PROJECT PROVIDES FOR THE CONSTRUCTION OF A BUILDING ADDITION AND PARKING LOT ADJUSTMENTS.

THIS PROJECT WILL REQUIRE 3,610 SQ.FT. OF DISTURBANCE.

STORMWATER MANAGEMENT NARRATIVE:

THE PROJECT DISTURBED AREA IS UNDER THE LIMITS TO REQUIRE STORMWATER MANAGEMENT.

EARTHWORK NOTES:

A PLAN ADDENDUM IS REQUIRED, PRIOR TO THE ISSUANCE OF ANY LAND DISTURBANCE PERMIT, IDENTIFYING THE LOCATION, ADEQUATE STABILIZATION MEASURES AND AN APPROVED PERMIT FOR ANY OFF-SITE BORROW/FILL/WASTE SITE(S) THAT WILL BE USED IN CONJUNCTION WITH THIS PROJECT. THE ULTIMATE DESTINATION OF ALL DEBRIS FROM DEMOLITION MUST BE IDENTIFIED AT THE PRE-CONSTRUCTION CONFERENCE.

ALL EROSION CONTROL/ STORMWATER MANAGEMENT MEASURES MUST BE DE-WATERED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND ALL TEMPORARY EROSION CONTROL MEASURES MUST BE REMOVED WITHIN THIRTY (30) DAYS OF PERMANENT STABILIZATION OF THE SITE.

UTILITY CONTACTS

WATER & SEWER:	CITY OF LYNCHBURG DEPARTMENT OF WATER RESOURCES ATTN: HARRY DOSS 525 TAYLOR STREET LYNCHBURG, VA. 24501 (434)455-4271	ELECTRICITY:	AMERICAN ELECTRIC POWER 4001 MAYFLOWER DRIVE LYNCHBURG, VA 24501 (434) 522-4281
TELEPHONE:	VERIZON VIRGINIA INC. ENGINEERING DEPARTMENT 553 LEESVILLE ROAD LYNCHBURG, VA 24502 (434) 237-9522 REPAIR: 1-888-663-0363	GAS:	COLUMBIA GAS OF VIRGINIA INC. CUSTOMER SERVICE RICHMOND VA 23236 1-888-460-4332
		CABLE:	COMCAST DIGITAL CABLE 2820 LINKHORNE DRIVE LYNCHBURG, VA 24588 (888) 266-2278

NOTE: CONTRACTOR SHALL VERIFY CONTACT INFORMATION FOR EMERGENCY REPAIR SERVICE AND INSTALLATION, PRIOR TO ANY CONSTRUCTION ACTIVITIES.

NO.	REVISION	BY	DATE
 WHITE ENGINEERING & DESIGN 21 TIMBER OAK COURT, SUITE B-3 LYNCHBURG, VIRGINIA 24502 PHONE: 434-239-0022			
PROJECT:		COVER SHEET	
PEAKS VIEW ANIMAL HOSPITAL LYNVET, LLC LYNCHBURG, VIRGINIA			
DRAWN BY:		JLW	
DESIGNED BY:		JLW	
REVIEWED BY:		JLW	
PROJECT NO.:		18029.00	
SCALE:		GRAPHIC	
ORIG. SUBMITTAL DATE:		1-22-19	
REV. SUBMITTAL DATE:			
DRAWING NUMBER:		CS-1	
SHEET NUMBER:		1 OF 5	

