

COUNCIL MEMBER NELSON WILL GIVE THE INVOCATION

A G E N D A

City Council Meeting of January 8, 2019

NO 4:00 P.M. WORK SESSION

7:30 P.M.

City Council Agenda Items

GENERAL POLICY REGARDING PUBLIC PARTICIPATION AT CITY COUNCIL MEETINGS

Each speaker shall clearly state his or her name and locality of residence.

The City Council agenda is divided into three sections.

CONSENT AGENDA: This section includes routine items. All items may be approved by one vote.

PUBLIC HEARINGS: This section includes all public hearings as required by law or as Council may direct.

Procedure:

- Staff will make a presentation.
- For Zoning petitions, the applicant or his or her representative shall have ten (10) minutes to make a presentation.
- Comments will then be solicited from those in favor.
- Comments will then be solicited from those in opposition.

During the public hearing there shall be a time limit of three (3) minutes for each individual speaker. If the speaker represents a group, there shall be a time limit of five (5) minutes. A speaker representing a group shall identify that group at the beginning of his or her remarks. A group may have only one spokesperson.

After public comments have been received, for zoning petitions the applicant or the representative of the applicant, at his or her discretion, may respond with a rebuttal. There shall be a five (5) minute time limit for rebuttal.

Upon the conclusion of public comments or the applicant's rebuttal the public hearing will be closed and the matter referred to Council for deliberation.

PUBLIC PRESENTATIONS: Public presentations shall be for the purpose of allowing members of the public to present any matter, which, in their opinion, deserves the attention of the Council. They shall not serve as a forum for debate with the Council. Individuals may speak up to 3 minutes; or group spokesperson up to 5 minutes. Once Council has heard a presentation from a citizen or organization on a particular subject, the citizen or organization may not make another presentation on the same subject within three (3) months of the first presentation, except by a majority vote of the members of Council present and voting.

GENERAL BUSINESS: This section includes items of a general nature to be considered by Council.

City Council may make exceptions to these rules at its discretion.

Prior to a meeting, any questions which citizens may have regarding any item on the agenda may be addressed to City Council or the City Administration. The following numbers are provided for the convenience of the citizens:

CITY COUNCIL 455-3995 MAYOR 455-3995 CITY MANAGER 455-3990

A reasonable charge may be made for copying and other activities related to responding to long and involved inquiries.

CITIZENS OFTEN EXPRESS CONFLICTING AND DIVERSE POSITIONS REGARDING SPECIFIC ISSUES UNDER CONSIDERATION. TO ENCOURAGE CITIZEN PARTICIPATION AND TO AVOID INTIMIDATION TO PERSONS WHO MAY EXPRESS SOMETIMES UNPOPULAR OPINIONS, APPLAUSE, CHEERS, OR JEERS FROM THE AUDIENCE ARE NOT PERMITTED. WHEN APPEARING BEFORE CITY COUNCIL CITIZENS MAY NOT ENGAGE IN BEHAVIOR THAT INTIMIDATES OR INSULTS OTHERS, ENGAGE IN DISRUPTIVE BEHAVIOR, USE PROFANITY OR VULGAR LANGUAGE, PROMOTE PRIVATE BUSINESS VENTURES OR CAMPAIGN FOR PUBLIC OFFICE.

*** PREVIOUSLY DISCUSSED AND/OR CONSIDERED BY CITY COUNCIL**

RECOGNITIONS

- ❖ Heritage High School Football State Championship

CONSENT AGENDA

- #1. Consideration of approving the minutes of the October 30, 2018 meeting.
- #2. Consideration of approving the minutes of the November 1, 2018 meeting.
- *#3. Consideration of adopting a Resolution #R-18-102 to amend the FY 2019 City/Federal/State Aid Fund budget and appropriate \$4,000 with resources from the Virginia Department of Environmental Quality Competitive Litter Prevention and Recycling Grant to purchase a Bigbelly waste receptacle for placement in downtown.

PUBLIC HEARINGS

- #4. Public hearing regarding the Community Development Block Grant (CDBG) and HOME Program goals for Fiscal Year 2020 (Program Year 2019) Annual Action Plan.
(File: Community Development) #R-19-_____
- #5. Public hearing regarding the petition of Ms. Theresa Bryan, Dr. Genevieve Neale, K-9 Cloud Nine, for a conditional use permit at 2323 Memorial Avenue to allow the operation of a dog grooming and boarding facility (within the shopping center) in a B-3, Community Business District.
(File: Community Development) #R-19-_____
- #6. Public hearing regarding the petition of Mustard Seed Chesterfield, LLC, for a conditional use permit at 7616 Timberlake Road to allow the construction of a car wash in a B-3, Community Business District.
(File: Community Development) #R-19-_____
- #7. Public hearing to receive comments on proposed amendments to the City Code related to taxicabs.
(File: City Code/Taxicab) #R-19-_____

PUBLIC COMMENT

- #8. Hear from a citizen regarding a concern (Mr. David Termotto).
- #9. Hear from a citizen regarding a concern (Ms. Bunny Goodjohn).

GENERAL BUSINESS

- #10. Hear review of 2018 Housing Study.
(File: Community Development)
- #11. Consideration of adopting a Resolution to approve the City's participation in a Mutual Aid Agreement with Centra Health.
(File: Police) #R-19-_____
- #12. Consideration of a closed meeting to consider appointments to Council-appointed Boards and Commissions, i.e. Community Development Advisory Committee, Planning Commission, Horizon Behavioral Health, Lynchburg Regional Airport, Towing Advisory Board and Central Virginia Community College Board; pursuant to Section 2.2-3711(A)(1), Code of Virginia (1950), as amended.

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// A special Joint City Council and School Board Retreat meeting of the City of Lynchburg was held on the 30th day of October, 2018, at 4:00 P.M. in the Marie Waller Lecture Hall at E.C. Glass High School,

Treney Tweedy, President, presiding. The following Members were present:

Present: MaryJane Dolan, Jeff S. Helgeson, J. Randy Nelson, E. J. Turner Perrow,	
Sterling A. Wilder, Beau Wright, Treney Tweedy	7
Absent:	0

School Board Members

Present: Robert O. Brennan, Sharon Y. Carter, James E. Coleman, Belle H. Evans,	
Atul Gupta, Charleta F. Mason, Michael J. Niles, Kimberly A. Sinha, Susan D. Morrison	9
Absent:	0

// Mayor Tweedy and School Board Chair Morrison welcomed everyone to City Council and City School Board retreat joint meeting.

// Mayor Tweedy gave a brief overview of the Agenda, anticipated outcomes, reflection questions, and brief report outs which will consist of group work facilitated by Superintendent Crystal Edwards and City Manager Bonnie Svrcek. She also mentioned a recap of City Council/School Board Work Session on February 7, 2017.

// Superintendent Crystal Edwards and City Manager Bonnie Svrcek facilitated the Reflection Questions and Brief Reports Outs (Group Work). The three proposed questions are as follows:

1. What are three (3) characteristics of an excellent school system?
2. What are two (2) major priorities facing our schools?
3. How can we work together to advance the City's legislative priority to "fully fund the Standards of Quality (SOQ), including support staff costs and categorical incentive funds for At-Risk students and restore funding from cuts to education over the last biennium?"

Dr. Edwards gave points regarding the Council/School Board Retreat to follow during group work:

- Have an Open Mind
- Stay on Topic
- Take Turns
- Listen for Understanding
- Be Mindful of Time

// Superintendent Crystal Edwards and City Manager Bonnie Svrcek facilitated reflection questions and brief reports outs which consist of four (4) groups:

<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>Group 4</u>
S. Morrison	J. Coleman	C. Mason	T. Perrow
R. Brennan	S. Wilder	MJ. Dolan	K. Sinha
M. Niles	T. Tweedy	A. Gupta	S. Carter
J. Helgeson	B. Evans	B. Wright	R. Nelson

The first proposed question:

1. What are three (3) characteristics of an excellent school system?

Groups 1 and 2 – School Member Niles listed some of the characteristics that were mentioned from the groups:

- Safety in Schools
- Kids learning
- Happy
- High achievements for all students (include scholastic and athletics for all students)
- Engage Staff operating efficiency
- Success academy for all students
- High achievements for all students
- Safe school facilities
- Strong parental, community engagement, and investment
- Achieving accreditation for all schools demographics
- Getting into high paying careers
- Post-Secondary education
- Dual demography
- Stellar programs that leads to students graduating
- Graduating into high paying careers
- Teaching to lead students after graduation
- All schools accredited
- Great modern facilities
- Accepting culture that embraces all students
- All students' needs are met
- Accepting culture that embraces all learners
- Building Administrative receiving excellence
- All students receiving excellence
- Students and all staff feel safe and secure
- A chance for all students to be successful regardless of the path
- All students and staff feel valued

School Member Coleman stated that it was interesting that the two Council members in Group 2 was concerned with accreditation and other supporting things that will result in seeing the same thoughts being reflected. School Member Morrison stated for anything to happen in the schools the students and staff

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must feel safe and have a safe place to learn and work that includes facilities that are suitable and equitable to meet the needs for students and teachers. School Member Brennan stated there must be high satisfaction among all different partners which are the students, families, and staff that are supported in the system and they are satisfied with that system which is a high rank in the system. School Member Carter concern was strong parental and community engagement that is essential for students.

Groups 3 and 4 characteristics - Council Member Wright

- 100% accredited, no gaps
- State of the art facilities
- High performing student
- A system that embrace diversity
- Expect the best for all kids
- Support the public schools
- Teachers ability to demonstrate Math and they should be highly motivated
- Council and School Board work together to support the Public Schools
- Maintain high qualified staff
- Intense parental and community engagement

Council Member Wright noted some of the same items were captured in both sessions such as accreditation, good school facilities, culture and diversity. School Member Carter stated we should try to match the funds, resources and teachers to the students that are having difficulties to determine the best practice and best solutions to eliminate those gaps. She went on to say we are not just talking about it, but actively pursuing it as well. School Member Gupta stated once we eliminate these gaps we are expected to achieve higher learning like other school systems. Council Member Nelson noted one observation that many things are similar such as high quality, excellence, continuation of high performing staff, teachers and excellent facilities. One obvious element that was not on the list was funding. Council Member Helgeson stated that a lot of their discussion in the group was around big picture things as opposed to the metric. What we need is for students to learn and think. What makes a great school system are the big things, including school safety and happy teachers. School Member Brennan stated a high performance school board is necessary to have high performance schools. What happens in the schools has a lot to do with what the school board does and it extends to City Council's leadership to have high achieving scores.

Dr. Edwards changed the groups with the second proposed question:

2. What are two major priorities facing our schools? Each person was asked to write down two major priorities facing our school system, not as a group but individually.

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<u>Group 1</u>	<u>Group 2</u>	<u>Group 3</u>	<u>Group 4</u>
S. Morrison	R. Brennan	M. Niles	J. Helgeson
S. Sterling	J. Coleman	B. Evans	K. Sinha
MJ. Dolan	B. Wright	A. Gupta	S. Carter
K. Sinha	R. Nelson	T. Perrow	T. Tweedy

Group 4 - Questions #2

T. Tweedy questions and comments

- Increasing staff salaries. We would like to increase staff and teachers salary bringing it up to the minimum where they need to be and beyond. What do we do to continue to be efficient and successful by meeting all the needs?
- Achievement Gap- I agree with School Member Gupta statement we need to limit all the achievement gaps where ever they are.

C. Mason questions and comments

- Parent Involvement – When our parents are involved our students win. Find innovate and creative ways to engage our parents and families.
- Gap between Students and sub-group. I agree we need to work diligently to limit sub-groups and limit gaps between sub-groups, to get to the point where gaps and disparity are unacceptable. We should not be talking about the scores for black students, Hispanic students and white students. We don't lower the bar for sub-groups; we lift our students to reach the bar.

S. Carter questions and comments

- Operating within your means – Budgets do not mean we are not going to locate other funds and revenue opportunities to accomplish goals, but we must also recognize some cuts will be necessary.
- Parental Involvement Pre-K through high school – Parents send their children to school and they want them to be productive and have a good day. They may need other services to help them and some may not. Parents are doing the best they can and we need to continue to encourage parental involvement.

J. Helgeson questions and comments

- Salaries and Compensation – It is definitely a function of the school board who really have a say. Over the last several years there were hundreds of extra employees that were added in spite of having fewer students.
- Salaries plus a new elementary building – That is a priority, but given the high debit service capacity we need to work very closely as a team. When the superintendent came before Council she realized that the schools are part of the City. We have challenges as a City from the hurricanes, floods, heavy rains and working together would be best.

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Group 3 – Questions #2

T. Perrow – questions

- Quit having excuses and have accountability and demand results – The Lynchburg City Schools have the highest cost per student in the Commonwealth except Charlottesville and Fairfax. We are not having the results Fairfax is having. If we are paying full value there is an expectation we should receive full value. We are seeing improvement, but the price we are paying per student should have better results than we are having.
- Competition with private schools – My children attend private school and I don't want them to learn by the SOL, I want them to be free thinkers, and for teachers to be able to teach and not teach to a particular format (like one size fits all). I want the teachers to be able to do what they do and that is why I choose to send my children to private schools.

A. Gupta questions and comments

- Excellence and closing the Achievement Gap – I agree that we need excellent education for all students. Our goal to reduce the achievement gap is a priority.
- Preparing Students for Workforce – I agree we have to train our students for the workforce because if we don't, we are not doing our job well. Our foundation is building from elementary school to middle school then high school. We need to build that foundation for high tech education for those students and for our future generation.

B. Evans - questions and comments

- Facilities – old buildings, small schools, bus routes are complicated - Facilities are a big issue. We have a lot of buildings that are old, and need work. The idea of a new elementary school – the bigger issue comes down to funding and figuring how to pay for the new elementary school. A big problem coming up for the school board, what comes first and how do we prioritize what is most important for the schools.
- Curriculum that is comprehensive and inclusive around race in all subjects – It deals with the achievement gap and what we have been talking about to get rid of the achievement gap between subjects.

M. Niles – questions and comments:

- Funding teachers' salaries and maintain high quality staff – It is a priority for the school board this year and a lot of serious effort has been devoted to try and improve teachers' salaries and provide them some confidence in future increases. It reflects on everything we are trying to do. If we have a high turnover in staff it is hard on everyone including students, schools, and principals, which relates to the new elementary school facilities.
- Operational - The school division has a lot of older buildings, small schools, very complicated bus routes and scheduling issues. It would take an investment to be able to consolidate the schools,

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bus routes, and scheduling operational efficiencies. We have a lot of expectations on the school system, everyone has opinions about education.

B. Wright – questions and comments

- Staff Salaries – Plays a large role in recruitment, retention, and turnover. It would be really interested to know, “what is the number one cost of turnover”, we need to think strategically about how we hire, how would you expect teachers to come in every single day to stay motivated for years on end without some sort of expectations that they would be modestly rewarded for their efforts. To know our teachers have not received wage increases for many years, talked with a 20 year veteran with the school system who is making \$50,000, which is shocking and not appropriate of what we expect of our teachers. I think teachers' salary is huge and need to be addressed.
- Facilities – Like the teachers' salaries, the staff, teachers, and students need to come to school in the best facilities we can provide. I am not saying it is going to be perfect it will require a lot of work and sacrifice but we should give them every opportunity to do their best work.

J. Coleman – questions and comments

- Diverse Facility and Teachers shortage – Governor Northam has acknowledged there is a teacher shortage in the Commonwealth of Virginia. I agree we need to take a hard look at diverse facility and teacher shortages, changing teacher licensing processes dealing with giving local school boards and superintendents the opportunity to waive certain licenses for individuals who hold provisional licenses. We are going to have to be creative, innovate, and sensitive. In some of our core areas we really need teachers. Finally a debate on whether or not we have to put in front of the students someone who looks like them before they can learn. I reject that notion, I do not necessarily believe that the student should see someone in front of him or her that looks like the student. The teacher certainly has to relate, however I do believe when we talk about diverse teachers there is a great need for us to look at that because maybe there are teachers in other places in our country that could come and help us. This is a real issue that has to be talked about and when you talk about it you cannot label the messenger as being one way or the other. We have a problem with diverse teachers, it is hard to get men in the classroom, and we need more African Americans in the classroom. We need to start legislatively working a little harder taking some voting initiatives in that area.
- State of the Art Buildings – I agree with bringing the school buildings up to date.

R. Brennan – questions and comments

- Salaries – Since I have been on the school board for one year, I am impressed by the enthusiastic, giving and amazing staffs. When you go into the schools, you see how the teachers and staff are so kind and challenging to the students. To maintain that level in our schools, I do

think we need to pay our teachers to recognize the challenges they are facing. We are in an urban school system different from our surrounding counties. Put the teachers in a range where we recognize that you are doing a great job. The school board continues to talk about the teachers are on a lower scale in surrounding counties, but so is our support staff. Our bus drivers are below the poverty level in their salaries. We are also talking about our staff and bus drivers under the poverty level. If we are going to have success in schools, and teachers that will be committed and stay so we don't have to continue training them, we need to compensate them in an equitable manner. One final comment on the percentage per student in our school system if you look at similar cities like Roanoke, Harrisonburg and Winchester is that we all spend about \$12,000 per student per year; while Charlottesville spends \$16,000; they get less State funding and more City funding because they are in that situation where their City can afford that.

- Creating, Innovating, and Education for the desire of future funding - How can we do funding differently? The pool of funding from the city is small and there are other challenges of the city. What ways can we come up with that would be innovative and ways we can do it in the city schools? We want to watch our budget, and we need more partnerships with private organizations and corporations that are willing to fund our educational systems. New ways of funding is very important for us so we will keep working on that.

R. Nelson- questions and comments

- Our dire school facility need.- We have some modern technologically advanced buildings and facilities, but we also have some debilitated buildings that have been here for a good part of the 20th century. That can translate into unequal educational opportunities for the students that have the best of the best and students that are learning in older facilities. It impacts the quality and quantity of our education, and our budget because it costs more to maintain and operate an older building and facilities than it does to operate a state of the art building. Having these challenges not only creates the inequality of education, but puts strain on our budget if we could afford to upgrade appropriately.
- Achievement Gaps – We have addressed that but clearly there are reasons for achievement gaps and everyone wants to focus on their favorite target, but the first thing we do need to deal with is what happens or did not happen to the student before coming to Kindergarten. The pre-school readiness is essential to every student for success and some students are blessed with warm encouraging enriched educational structure in their homes, communities, and church groups. Other children don't have those opportunities and benefits. I am not sure the school division can do a lot about that but I hope the Bridges to Poverty Initiatives will in some sufficient way make an impact on all our children who come to Kindergarten, ready, willing and able to learn and make the most the school division has to offer the students and their families. Another issue is Parental Engagement; if we had community groups involved in our schools that translate into education

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being valued and important. Everyone has a role model whether it is good or negative role models an example for how one should behave and how to inspire children. The last element of the achievement gap pertains to instruction. Some teachers are outstanding and master of their subject matter who can effectively motivate and manage classrooms. Other teachers lack the same experience, which impacts students learning. Teachers will improve as they gain additional experience, which will directly impact the achievement gap.

K. Sinha – questions and comments

- Raising Staff and Facility Salaries – To bring the salaries to market rate for recruitment and retention. There should be some way to award merit and high performance for instructors to retain them.
- Increased focus on vocational and trade for students not college bound – This should go for every student to develop practical life skills for the person to gain the ability to do simple things. I like the opportunity for vocational and trade school and never lose sight because it is an important component for cultural and practical things.

MJ. Dolan – questions and comments

- Facility – I do know that we have some challenges in this area. We need to look at it very seriously and start addressing the issue.
- Behavior – I hear about teachers having so many behavioral issues in the classrooms. I think this is way we have to increase cost per student because we have to hire special people to come in and work through some of these behaviors. Behavior is a big issue and we need to figure out how we are going to address the behavioral issues in the classroom more efficiently.

S. Wilder – questions and comments

- Accreditation for all schools – It is an important area and we need to work together to make this happen.
- Prepare all Students for graduation and Beyond... Workforce readiness is so critical. Council is always looking at Economic Development when businesses are relocating to the City. When businesses are looking to locate to the City they are looking for business workforce opportunities and schools that are accredited.

S. Morrison – questions and comments

- Salary Compensation – It has been addressed several times already but we also need to find the compensation for employees as a school board and prioritize what our goals are and willing to make those tough decisions.
- The opportunity to advocate for ourselves with our Legislators – There are funds out there for our schools. As a group (city leaders and school board members) will travel to Richmond to meet with our Legislators to advocate for our schools. I think what happens after school is our biggest challenge because we have the students for a limited time during the day. We have to address those hours outside of school as the biggest challenge to make our students successful when the students are outside the classroom. How to ask for funds and use the funds differently.

City Manager Bonnie Svrcek presented the third question for the group:

3. How can we work together to advance the City's legislative priority to "fully fund the Standards of Quality (SOQ), including support staff costs and categorical incentive funds for At-Risk students and restore funding from cuts to education over the last biennium?"

Each group presented their thoughts and concerns on the question. One person from each group reported on the group discussed.

Group 1 – S. Morrison

- Go as a group to meet with Legislators
- Go to the Committees that can give money and state what money you need
- Advocate how to use the money differently (like the lottery money, not sure we are getting as much as we should or could be used in different ways)

Group 2 – J. Coleman

- The need for transparency to take place which will require conversation
- Recommend a sub-committee with School Board and Council Members to discuss issues around business development in Virginia

Group 3 – T. Perrow

- Economic
- Governor suggested an increase for teachers
- General Assembly pushing back in our spending to raise the Standard deduction to match the Federal Government, it will not be possible until next year, increase the spending with a presentation to the Finance Committee

Group 4 – T. Tweedy

- Lynchburg City is going to the Capital
- Meet in Lynchburg with our legislators
- Take business leaders with us to Richmond as the State is making significant investment two fold with our workforce and training process. It has to start back in elementary, middle and high schools and make significant progress with our workforce and training process
- Talk with our Leaders but also there are other Leaders that can hear our voices
- Keeping businesses involved, better partners and invest with them in this mission
- Has SOQ keep up with the reality of schools

// City Manager Bonnie Svrcek recapped the priorities that was discussed at the February 7, 2017 joint City Council and School Board Retreat. The four (4) priorities and ideas that were created at that work session with the focus on identification of concrete ideas to help accelerate the narrowing of the Achievement Gap included the following:

Priority Idea #1 - Culturally Competent Teacher's Program

- Culturally Competent Early Childhood Program
- Early Childhood Education
- Personal Interventions, Students, Teachers, Volunteers
- Minimizing discipline problems
- Cross-cultural awareness
- Offering wrap-round services to families of low achieving students
- Identify families who need support
- Erase digital divide

Priority Idea #2 – Family Support

- Focus on Family Support
- Root Causes
- Community/Partnership
- Professional Development

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- Motivation
- Opportunities/Mentoring

Priority Idea #3 – Instill a culture of Accountability at levels: Administration, Staff, Teachers and Students

- Expect accountability at all levels
- Treat students as individuals – (not as a member of a group)
- Focus on education for all
- Engagement
- Identify Needs
- Being Consistency in teaching subjects
- Strong Discipline

Priority Idea #4 – Community Engagement

- Engaging the Community (find innovative way to inspire students)
- Parental Support
- Teacher Training

// Superintendent Dr. Edwards provided information on Goal #4 from the meeting in February 2017

meeting with City Council and School Board regarding Goals for Family Support and Community

Engagement. The following are the concerns on Goals for Family Support and Community Engagement:

Priority Idea #4 – Community Engagement

- Engaging the Community (find innovative way to inspire students)
- Parental Support
- Teacher Training

Goal 1: - Student Growth, Development and Success

- Meet each student by need whatever that need is for that student to succeed
- Success for students after leaving Lynchburg City Schools

Goal 2 - Personnel Growth, Development and Success

- Human capital development and retention through a sound fiscal strategy
- Look beyond Schools of Education
- Accountability for what we expect
- Model what is expected
- Good customer services

Goal 3 – Fiscal Responsibility

- How we manage our funds
- Long range plans for our facilities

Goal 4 – Community Engagement and Involvement

- How do we identify our communities
- Provide parent/community learning
- Resources seeking more grants, partnership with businesses and colleges
- Life of a child during school year (7 hours in school; 8 hours sleep and 9 hours with family, we have to help all students)
- Opportunity Gaps (what can we do to reduce the opportunity gaps)
- What type of services can we offer to students that want to enter the workforce – what is out there and what can the City work with us on; how can we partner and able to look at those challenges in a different light
- Transportation

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A discussion in the groups about what resources are available for our students (looking at the workforce piece) and resources are available for our Families (different types of support is available).

Group 4 – S. Wilder

Services for Students

- Connect to various community centers – critical communication with the teachers/schools
- Career tech – offer to all without profiling
- Professional development for teachers/schools to understand what community (centers) can offer – different for each school – mapping of community resources

Services for Families

- Awareness of area resources for families
- Teachers' awareness of needs for families
- Business
- Connect with Bridges to Progress Initiatives
- Contiguity of communication families, teachers – (families centers)
- Accessible transportation options via a centralized platform (example; Dr. John Salman mobile app)

Group 3 – B. Wright

Services for Students

- Mentoring program from Pre-K through 12th Grade similar to the Portland, OR initiative called "Friends of the Children" which is a nonprofit organization dedicated breaking the cycle of poverty

Services for Families

- Centralize transportation hub for community. A centralized no cost transportation that families and students can use.

Council Member Wright mentioned a "centralized transportation hub for the community" like Dr. John Salmon's MoveUp ridesharing app that is being created to connect drivers and riders throughout Lynchburg.

Group 2 – K. Sinha

Services for Students

- Workforce readiness, learning the soft skills that are required for work. You can hire a worker but you have to teach a skill. What is available to help with that job readiness for high school students? Need programs for character building, skill building and achievement which would be part of their process. This would help for time when students are not in school, give them places to go and productive things to do. For students to think forward and think about their future. Perhaps if there were job fairs, internships or some type of mentor programs it might expose them to more opportunities. This would have to be a business partnership with businesses. School Member Sinha said her group focused on work readiness and the need for soft skills like character building for high school students. Ms. Sinha suggested having students be involved in

programs such as Boy Scouts, Big Brothers and Big Sisters and other groups to promote internships and apprenticeships to prepare students for life after graduation.

Group 1 – R. Nelson
Services for Students

- For high school students that are not persuading college bound curricular probably don't feel the same type of pride and value as students that are pursuing college curricular. More value on the general degree particularly students that are pursuing vocational training. Place a value and significance on that general degree in vocational trade skills. Placing a higher value on the general degree.
- The career tech side for services for students. Is there a good connection with Tech Hire career teachers and staff with a link with local businesses? Don't know how well we are doing in that area, so we need to do something so students can see what jobs are available. For instance certification programs that lead to opportunities. The area we need to emphasize more is work with local businesses. Talking with local businesses it is not the skills, but the work ethic for persons to show up on time and work the required time.

Services for Families

- There are a lot of services in Lynchburg that are available for families that need to be coordinated by getting the word out that this is available. Families and students will have to get there. Transportation is a big issue depending on where people live.
- Businesses and community outreach allows for vocational students to find a reality with employment. Students can visualize the building that they might work in one day and the type of things they will be doing.

Council Member Nelson mentioned students are given the opportunity to visit colleges or universities to envision their future, students pursuing a vocational education can visit businesses they might work in after graduation. School Member Morrison suggested the school division have a celebration similar to career or athletic signing day for students who enter into the workforce after graduation.

After all the groups reported, Dr. Edwards stated the next steps we should take for these concepts discussed and put them into action. The school board should collect these concepts, put into place or an action plan that is easy to follow. I like the idea of seeing yourself in the business concept by visiting a business that students might want to work for the same way as college bound students visit the colleges and universities they are interested in attending. We talked about the soft skills and how do we not wait until students have graduated from high school to implement these skills. School Member Coleman mentioned as we talk out all these concepts and soft skills, he was wondering whether the City vision a

great place to live, work and play, could add “learn” to that statement. If you are interested in connecting all those dots, learning is essential (parking lot item).

// Deputy Superintendent Ben Copeland gave an overview of the Long Range/Facilities Plan for Lynchburg Public Schools. From a facilities perspective there are three items to consider:

- Renewal
- Renovation
- Replacement
 - o Avoid the practice of running your equipment until it fails
 - o Fix and replace equipment in major system before it reaches life expectancy
 - o Provide the best educational facilities for students

Dr. Copeland provided a report on the replacement of Sandusky Elementary School. The current building has 47,000 square feet with 350 students and the new proposal is for 90,000 square feet to accommodate 600 students. Look at the best instructional practices used and design into the building. We are at this point with Sandusky Elementary School and I hope to get the support for replacement of that building. A new building is crucial so the students that attend Sandusky Elementary will have a building that meets the educational needs of this century. We have to provide more resources, which is space that provides educational facilities to help with the growing needs. It would be some saving in consolidation. Efficiency and consolidation comes from the principal position, the nurse, and guidance counselor. The teachers are really needed because we are picking up students and moving them somewhere else. We will be looking at school zones and possibly the consolidation of a smaller school.

// School Board Chair Morrison thanked everyone for attending and stated she received great ideas and encouraged dialogue among everyone. She appreciates the work of the staff and looks forward for our next steps for participating and coming up with good ideas. Everyone here wants what is best for kids and it is encouraging to have this type of dialogue. Mayor Tweedy also thanked everyone and stated that time was well spent discussing the future of the City and Schools. We spent the time to listen, talk and to brain storm. Mayor Tweedy shared the following additional comments:

- We are more alike in our thinking than we are different
- We all want what is best for our students, families, residents and constituents. The educational system and the success affect us all.
- Strong success of education that serves drivers for our City (success and equal line driven for our City).
- Wants responsible fiscal investment (our schools are an investment)
- Striving City that supports long term vision (live, work, play and learn)
- Propensity for our community
- New expectations and standards for a new path way going forward
- Creating new expectations of educational standards
- Economic drivers for the City

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- We have to invest in our education and in our buildings
- We are responsible for creating the vision and narrative for our neighborhoods to make the hard decisions and find the steps towards solutions
- How do we develop our own talent pool like salaries
- Our human capital in the City is very important
- Poverty among our students, families, neighborhoods and staff is very real
- Outcome, Action, Collaboration, Vision, New Investment, New Partnerships, New Opportunities; I think the ideas of sub-committee are important, more work for people, but I think they are good. With that I leave all this with Superintendent Dr. Edwards and City Manager Bonnie Svrcek to figure out the details.

// The meeting was adjourned at 7:50 P.M.

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// A special meeting of the Council of the City of Lynchburg was held on the 1st day of November, 2018, at 9:00 A.M. at Greater Lynchburg Transit Company Transfer Station, 800 Kemper Street, Treney Tweedy, President, presiding. The purpose of the meeting was for a Council Budget Retreat. The following Members were present:

Present: Dolan, Helgeson, Nelson, Perrow, Wilder, Wright, Tweedy 7

Noes: 0

// Mayor Tweedy welcomed everyone and provided an overview of the agenda for today's Council Budget Retreat.

// City Manager Bonnie Svrcek provided the follow-up from August 28, 2018 Council Retreat. The priorities included:

- Adoption and Implementation of 2019 – 2023 Economic Development Plan
- Improve Public Schools K-12
- Bridging Poverty and Progress Programs
- Long Range Financial Planning
- Police Recruitment, Retention, Right-Sizing all City Department
- Adoption and Implementation of the 2040 Downtown Master Plan

Council discussed the priorities that were from the August retreat.

- Goal – A goal is a broad primary outcome
- Strategy – Refines your long-term goals and how you you're planning to achieve them. Strategy gives you the path you need toward achieving your organization's mission
- Tactics – Are much more concrete and are often oriented toward smaller steps and shorter timeframes along the way. They involve best practices, specific plans, resources, which also are called initiatives or action steps
- A Vision – Is why you create goals and action steps

Vision Economic Development – A thriving diverse, public and private sector economy that is accessible and works for everyone

- Developing Partnerships
- Investing in Infrastructure and Connectivity
- Expanding and Coordinating Workforce Development to increase Medium Household Income and Reduce Poverty

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Vision Public Schools – Strong public schools that meet the needs of our children, now and in the future

- Attracting and Retaining Great Teachers
- School Facilities Planning
- Wrapping Services around the Achievement Gap

Vision Neighborhoods and Families – Neighborhoods that support the people who live there

- Assessing and Understand Neighborhood Challenges
- Creating and Re-imagining Great Neighborhoods
- Building Exceptional Public Services

Vision Excellent Employees – Highly effective, well-resourced, and accountable City employees that serve the people of Lynchburg

- Maximizing our existing human resources
- Competing for the best employees
- Managing performance culture
- Succession planning
- Understanding Employee Satisfaction

Vision A Long-Term View – A city with unquestionable long-term viability

- Long-term organizational planning
- Balancing our capital needs with our financial capacity
- Broadening our Revenue Sources
- Improving our image - a destination for life

// Deputy City Manager Reid Wodicka provided information for the Long Range Priorities and Goals. One council member and staff member were divided into teams to review Vision and Goals and identify desired revisions. The following are items that were discussed among each team:

- Economic Development
- Improve Education K-12
- Achievement Gap
- Poverty Outcome
- Downtown Master Plan 2040
- Partnership
- Revenue Sources
- School Funding
- Financial Planning

// City Council took a break at 10:30 a.m. and reconvened the meeting at 10:40 a.m.

// Chief Financial Officer Donna Witt presented the Five Year Financial Planning Guiding Principles:

- Comply with City Council's Adopted Financial Policies
- Incorporate City Council's Priorities
- A conservative Approach to Revenue Projection
- Realistic and Reasonable Expenditure Requirements

Ms. Witt outlined Revenue Trends and Projections. Ms. Witt stated Mayor Tweedy asked staff to create a long range financial planning team to look into the future of the City's budget. The team included Council Member Helgeson, Council Member Wright, Reid Wodicka, Deputy City Manager and Donn Witt, Chief Financial Officer. Listed below are the Revenue Trends and Projections

Major Revenues

- Net Current Real Property
- Real Property Rehabilitation Program
- Personal Property – Local Portion
- Local Sales and Use Tax
- Motor Vehicle Licenses
- Business License Tax
- Lodging Tax
- Meals Tax
- Amusement Tax

Projected Expenditures

- City Salaries
- Employee Benefits
- Contractual Services
- Internal Service Charges
- Schools
- Blue Ridge Regional Jail Authority (BRRJA)

Other Charges

- Rentals and Leases
- Debt Service
- Pay-As-You-Go

Highlights - Revenues and Expenditures

- Personal property tax revenues in the city are projected to grow at a rate of 1 to 2 percent per year during the next five years, according to data from city staff. Witt said the city, however, does not anticipate increased revenues from sales and use tax in the next few years unless the General Assembly determines the appropriate measures for localities to collect internet sales tax from all sites.
- Meal tax revenue growth in the city has slowed to about 2 percent per year, in previous years saw 4 to 6 percent growth per year but doesn't estimate the city will see those numbers in the next five years because of stabilization in student enrollment at local colleges.
- One area experiencing "really good growth, is the city's amusement tax revenue, which comes

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from movie ticket sales to cover charges for local concerts. The projected growth for the

amusement tax is 19.2 percent from \$725,000 in FY 2019 to about \$864,000 in FY 2020.

- Long-Range Financial Plan preliminary projections for FY 2020 to FY 2024 - the City could have a \$14.4 million gap between revenues and expenditures.
- In FY 2020, the operating budget gap is projected at \$6.4 million without additional sources of revenue.
- \$195 million in capital improvement project request will expand the budget gap even more.
- She reviewed the City's projected revenues which was very preliminary because the first installment of real estate taxes has not been received.
- Projecting a 3 percent increase in real estate property tax revenue totaling \$1.8 million the next fiscal year because of property reassessments that will take effect July 1, 2019
- \$42 million has been budgeted for Lynchburg City Schools in the current budget.
- Project increase expenditures for the majority of departments, including employee salaries and benefits, contractual services and schools

After the presentation Council was concerned with the City's operating budget and the gap between projected revenues and expenditures. Council Member Helgeson cautioned his fellow council members about the second portion of the presentation. Council Member Helgeson mentioned revenues will increase a little, while expenditures are continuing to grow. Council Member Perrow was concerned with the increasing costs for city schools. He went on to say this expenditure is unsustainable.

// Chief Financial Officer Donna Witt gave an overview of the Operating Budget Gap. The chart shows the projected Operating Budget GAP for FY 2020 to FY 2024.

Projected	Expenditures	Revenues	Use of Reserves	GAP
FY 2020	\$198,172,616	\$186,612,389	\$5,131,866	(\$6,428,361)
FY 2021	\$199,529,826	\$187,775,932	\$4,060,186	(\$7,693,708)
FY 2022	\$205,177,189	\$189,554,038	\$4,060,209	(\$11,562,942)
FY 2023	\$206,286,385	\$190,761,315	\$4,060,212	(\$11,464,858)
FY 2024	\$211,093,404	\$192,673,587	\$4,060,203	(\$14,359,614)

Note: Assumes revenue and expenditure assumptions without additional sources of revenue, revenue increases, and/or expenditure reductions.

Ms. Witt thanked Council for being interested in the long-term financing as the cost of things escalates and our revenues not growing to the point that our expenditures are.

// City Council took a break at 2:00 p.m. and reconvened the meeting at 2:15 p.m.

// Deputy City Manager Reid Wodicka reviewed the Capital Improvement Plan (CIP) for FY 2020 – FY 2024. Mr. Wodicka provided the purpose of the City's Capital Improvement Plan which provides a guide to all major construction and purchases over the next five years. He went on to say a properly developed CIP will identify a funding strategy that balances the City's capital needs with its financial capacity. Mr. Wodicka further stated the presentation outlined the following.

Outline

- Capital Improvement Plan (CIP)
- Goals of the CIP Re-boot project
- Major Projects
- 3 Funding Strategy Options

Challenges

- Current CIP does not have a realistic funding strategy
 - Still absorbing impact of Heritage High School debt service
 - Projects and major projects (New Police Department and Sandusky Elementary School) before funding capacity is available
 - The presently adopted CIP does not take into account the acceleration of the College Lake project
- There is ongoing funding stream for facilities maintenance
 - For facilities maintenance as prescribed by Government Finance Officers Association (GFOA), best practice is to identify as dedicated funding stream for facilities maintenance projects
- Goals of the CIP Re-boot
 - Develop an understanding of the impacts that capital investments and associated debt have on operating capacity in the long run
 - Create a proactive funding plan for maintenance projects at existing facilities
 - Identification of a specific and clear long-term funding strategy
- Facilities Maintenance
 - Facilities maintenance projects are included in the five-year CIP – Roof, HVAC, painting, carpeting, etc.
 - In each budget, typically fund \$500,000 for “emergency building repairs”
 - Pay-Go funding for most other larger maintenance projects – if pay-go amount is low, many routine maintenance projects are deferred
- Annual Capital Funding
 - Recommendation – Create a dedicated needs-based annual building/facility maintenance program starting with \$500,000 and adding \$250,000 annually and reduce reliance on pay-go for maintenance projects.

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Council had a lengthy discussion on the CIP challenges that were presented and goals to rebuild the CIP projects.

- The amounts of funds that will be needed to build the CIP projects
- Identify Financial Planning
- New borrowing Debt Services
- Communicate to the citizens revenue sources that are needed
- Long range financial planning
- What are our core services
- Task force for Sandusky Elementary School

The strategy going forward is to smooth the required funding over time as much as possible to minimize impact to City taxpayers.

Mayor Tweedy stated faced with the reality of stagnant revenues and rising expenses, Council is to consider what city services they consider necessary and non-negotiable for all residents. She went on to say if we are going to tighten our belts on the schools, then the City needs to tighten its belt on all city services.

// City Manager Bonnie Svrcek stated Staff will process the information gathered in the Council Retreat discussion.

- Long Range Priorities and Goals
- Five –Year Financial Forecast
 - Revenue Assumptions and Trends
 - Expenditure Assumptions
 - Budget Gap
- FY 2020 – 2024 Capital Improvement Plan

Ms. Svrcek mentioned the next Council Retreat will be held in February 2019.

// The meeting was adjourned at 4:00 P.M.

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **January 8, 2019**

AGENDA ITEM #: **4**

CONSENT:
ACTION: **X**

REGULAR: **X**
INFORMATION:

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Community Development Block Grant (CDBG) and HOME Programs – Public Hearing and Adoption of a Resolution Regarding Housing and Non-Housing Goals for the Fiscal Year 2020 (Program Year 2019) Annual Action Plan

KEY ELEMENTS:

☐ Economic Development ☐ Excellent Government ☒ Natural and Built Environment ☐ Safe Community ☒ Vibrant Community

RECOMMENDATION: Conduct a public hearing to receive public comments regarding the goals for the development of the Fiscal Year 2020 (Program Year 2019) Annual Action Plan and adopt a resolution approving the goals.

SUMMARY: The U. S. Department of Housing and Urban Development (HUD) requires state and local governments, which receive federal community development funds, to prepare a Consolidated Plan. The Consolidated Plan for Lynchburg was approved in July 2015 and covers the period from July 1, 2015 through June 30, 2020. This plan outlines the City's needs, goals, and objectives for community development (both housing and non-housing areas). HUD requires Community Development Block Grant (CDBG) and HOME Program entitlement communities to review these goals on an annual basis. City Council is seeking the input of citizens and other interested parties regarding the approved goals. A 15-day public comment period to receive citizen input regarding these goals was initiated on December 21, 2018 through a legal notice published in The News and Advance.

Specifically at this public hearing, the public is invited to comment on the approved goals regarding the City's housing and non-housing community development needs common to low- and moderate-income households and neighborhoods in Lynchburg. The Consolidated Plan goals for 2019-2020 are attached to this report.

PRIOR ACTION(S): January 9, 2018: City Council review and approval of the 2015-2020 Consolidated Plan Goals for the 2018-2019 Annual Action Plan
January 10, 2017: City Council review and approval of the 2015-2020 Consolidated Plan Goals for the 2017-2018 Annual Action Plan
January 12, 2016: City Council review and approval of the 2015-2020 Consolidated Plan Goals for the 2016-2017 Annual Action Plan
February 24, 2015: City Council Adoption of 2015-2020 Consolidated Plan Goals

FISCAL IMPACT: None

CONTACT(S): Melva Walker, Grants Manager, 455-3916; Bonnie Svrcek, City Manager, 455-3987

ATTACHMENT(S): Resolution; Proposed Consolidated Plan Goals for the Fiscal Year 2020 (Program Year 2019) Annual Action Plan

REVIEWED BY: bms

FISCAL YEAR 2020 (PROGRAM YEAR 2019) ANNUAL ACTION PLAN CONSOLIDATED PLAN GOALS

The goals listed below are intended to provide broad guidance in the allocation of Community Development Block Grant (CDBG) and HOME Program funds granted to the City by the United States Department of Housing and Urban Development (HUD) for the five years that began on July 1, 2015 and ends on June 30, 2020. HUD requires CDBG and HOME Program entitlement communities to review these goals on an annual basis.

The primary objective of the CDBG and HOME Program is to continue to develop viable urban communities through decent housing, suitable living environments and expanded economic opportunities for low- and moderate-income persons; the City of Lynchburg supports assisting individuals with disabilities, substance abuse or addiction, persons with AIDS, persons that are homeless, and elderly persons.

Housing Goals

- Increase the number of owner-occupied units.
- Rehabilitate substandard housing units. Emphasis is to be placed on programs that require an investment of funds and/or labor on the part of the owner commensurate with the owner's resources.
- Support initiatives to increase permanent affordable rental and housing ownership opportunities.
- Promote programs that assist eligible individuals in retaining their homes.

Non-Housing Goals

- Support efforts for the removal and redevelopment of dilapidated and condemned structures to eliminate neighborhood deterioration, blight and blighting influences.
- Support neighborhood partnerships that facilitate self-sufficiency and enable families and individuals to maintain their housing, remain in their neighborhoods, and age in place.
- Support economic development initiatives that improve the economic base, job skills, and health of the community.
- Promote public service activities which support the healthy development of the City's at-risk youth, adults, and families.
- Support efforts to develop, sustain, and coordinate a comprehensive, seamless system of services for homeless citizens in order to move the homeless population toward obtaining permanent housing.
- Support efforts to remove barriers to escape poverty and strengthen low-income households and families.

Prepared by the Community Development Advisory Committee, February 3, 2015

Adopted by City Council, February 24, 2015

Adopted by City Council, January 12, 2016

Adopted by City Council, January 10, 2017

Adopted by City Council, January 9, 2018

RESOLUTION

BE IT RESOLVED that City Council approves the Community Development Block Grant (CDBG) and HOME Program goals for Fiscal Year 2020 (Program Year 2019) Annual Action Plan.

Adopted:

Certified:

Clerk of Council

003K

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **January 8, 2019**

AGENDA ITEM #: **5**

CONSENT:

REGULAR: **X**

WORK SESSION:

CLOSED SESSION:

ACTION: **X**

INFORMATION:

(Confidential)

ITEM TITLE: Conditional Use Permit: K-9 Cloud Nine – 2323 Memorial Avenue

KEY ELEMENTS:

☒ Economic Development ☐ Excellent Government ☒ Natural and Built Environment ☐ Safe Community ☒ Vibrant Community

RECOMMENDATION: Approval of the Conditional Use Permit (CUP) petition to allow animal boarding in the existing building.

SUMMARY: Ms. Theresa Bryan and Dr. Genevieve Neale are petitioning for a CUP to allow an animal boarding facility at Suite 25, 2323 Memorial Avenue. The facility would be located within an existing commercial space in The Plaza Shopping Center.

The petition is consistent with the *Zoning Ordinance*, which permits animal boarding facilities in the B-3, Community Business District upon approval of a CUP. The petition is consistent with the *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* which recommends Mixed Use for the area. Approval of the CUP would not change the underlying B-3, Community Business District zoning.

PRIOR ACTION(S):

December 12, 2018: The Planning Division recommended approval of the CUP petition.

The Planning Commission recommended approval (7-0) of the CUP petition.

FISCAL IMPACT:

N/A

CONTACT(S):

Victoria Glasgow, Neighborhood Planning Coordinator – 455-3900

Tom Martin, City Planner - 455-3900

Kent White, Director of Community Development – 455-3900

ATTACHMENT(S):

- Resolution
- Planning Commission Minutes – December 12, 2018
- Planning Commission Packet – December 12, 2018
 - o Planning Commission Report
 - o Zoning Map with Adjoining Owners
 - o Future Land Use Map
 - o Watershed Map
 - o Planimetric and Topographic Map
 - o Site Layout and Facility Diagram
 - o Narrative
 - o Property Photographs
 - o Speaker Signup Sheet

REVIEWED BY:

raw

RESOLUTION:

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO MS. THERESA BRYAN AND DR. GENEVIEVE NEALE IN A B-3, COMMUNITY BUSINESS DISTRICT AT SUITE 25, 2323 MEMORIAL AVE TO ALLOW AN ANIMAL BOARDING FACILITY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG that the petition of MS. THERESA BRYAN AND DR. GENEVIEVE NEALE to operate an animal boarding facility at Suite 25, 2323 Memorial Avenue is hereby approved.

Adopted:

Certified:

Clerk of Council

006K

MINUTES FROM THE DECEMBER 12, 2018 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):

Petition of Ms. Theresa Bryan, and Dr. Genevieve Neale, K-9 Cloud Nine, for a conditional use permit at 2323 Memorial Avenue to allow the operation of a dog grooming and boarding facility (within the shopping center) in a B-3, Community Business District:

Ms. Victoria Glasgow had the following summary for the commissioners. The property is located in Suite 25 of The Plaza Shopping Center and is zoned B-3, Community Business District. The Plaza leases to offices, retail and a church. The petitioner's request is to operate an animal boarding facility, which is allowed upon approval of a conditional use permit (CUP) by City Council. The current zoning allows for pet and pet supply uses by right.

The *Future Land Use Map (FLUM)* recommends Mixed Use for the area. That designation allows for a mix of uses, carefully planned so as to mitigate any potential land use conflicts. There would be no substantial changes to the exterior of the site. Approval of the CUP would not change the underlying zoning and would continue to allow other commercial uses in the future.

The City's Technical Review Committee reviewed the petition on November 20, 2018, and their comments have been addressed. The Planning Division recommends approval of this petition.

Ms. Theresa Bryan and Dr. Genevieve Neale were present to represent the petition. Dr. Neale explained that she has been a veterinarian in Lynchburg for 18 years. They feel there is a significant need for an all-inclusive dog boarding, day care and training facility in Lynchburg. There are a lot of households with two working adults and their dogs need care during the day. Their facility will be safe, clean and effective. They will also have some special events, such as training days and parties and veterinary care associated with the facility. Ms. Bryan noted that today's dog owner has greater expectations for their dog care facility.

Dr. Neale explained that many of the facilities in Lynchburg and the surrounding counties are pretty outdated. They have very old equipment and staff that might not be well educated for training and day care needs. The petitioners feel that with a centrally located facility, it would be much more convenient for people to drop off their pets.

Ms. Bryan said their solution is comprehensive as an all-inclusive dog facility. The dog day care will be 100 percent supervised by staff. There will be a senior dog lounge for dogs that do not want to play with the younger dogs. They will offer both standard and luxury boarding. There will be a do-it-yourself dog washing center but you may also have this done by a staff member.

Ms. Bryan noted that they love this space because it is really hard to find 10,000 square feet of commercial space in the City of Lynchburg. Their customers will be able to appreciate the curbside drop off and pickup, the professional, specially trained staff, reasonable and easy to understand pricing, extended business hours and fantastic customer service. They have a structured marketing plan that includes reaching out to local businesses and offering discounts to larger businesses. Customers can also enroll in a membership program. Dr. Neale explained that there will be many convenient ways for people to book and pay for the services. They will start out with approximately 25 kennels and five to six luxury boarding suites. There will be separate areas for different sized dogs to play.

They really feel there is a need for these types of services in the Lynchburg area and they are looking forward to serving the community.

Chair Perault asked for anyone who wished to speak in favor of the petition. Ms. Chelsea Mays came forward to speak. She works downtown and she thinks this is a wonderful idea to have somewhere

convenient and centrally located to drop off dogs both daily and for boarding. She also thinks the extended hours they are offering will be very convenient for the customers.

Chair Perault asked for anyone else who wished to speak in favor of the petition. No one came forward. He asked for anyone who wished to speak in opposition of the petition. No one came forward. He closed the public hearing portion of the petition.

Commissioner Johnson asked if the building in which this business will be located is a two-story building. Ms. Glasgow indicated that it is a two-story building but the business will be occupying only the first floor (the backside, lower level). Commissioner Johnson asked if there is a tenant occupying the business right next door to it. Dr. Neale explained that to the left of Suite 25 is a driveway leading to the upper level of The Plaza. To the right of the unit is the maintenance office for the shopping center. The petitioners spoke to the staff member in charge of maintenance and he assured them there were no people around that might be bothered by noise from the facility. Ms. Bryan explained that H & R Block leases the unit above their suite and so it is only occupied a few months out of the year. Ms. Bryan also noted that the manager of The Plaza has assured them that due to the location of the H & R Block office and the location of the main activities of the dog boarding facility, along with the way the structure is built and its materials, the occupants of the H & R Block office will not be affected by the noise.

Commissioner Johnson noted that she has a dog and presently takes it to the county for services. It would be nice to have a facility like this in the City.

Commissioner Rogers asked where the dogs will be walked when they need to go outside and relieve themselves. Ms. Bryan explained that as much as possible, it will be an indoor facility. There will be potty areas with artificial grass. There is also a concrete floor that will be specially sealed. The dogs will be supervised at all times when using these potty areas and after use, cleaning will be done immediately. She acknowledged that there are some dogs that are highly house broken; they can walk those dogs outside in a couple of nearby grassed areas.

Chair Perault asked how long the unit has been vacant; the petitioners thought it has been close to two years. Chair Perault asked if H & R Block would have received a notification letter from the City. Ms. Frischeisen explained that the owner of The Plaza would have been notified, not individual tenants. If it were a perceived issue, Ms. Frischeisen would hope that the manager of The Plaza had notified H & R Block. That is more of a private issue to be dealt with by The Plaza management. Ms. Frischeisen noted that a conditional use permit can be revoked by City Council if issues were to become problematic. She would imagine that many steps would be taken if the owners of the business were getting a lot of complaints from neighbors. Chair Perault commented that he would think that most of the businesses would welcome more traffic.

Commissioner Bowden asked what measures they will put in place to ensure the facility stays clean and sanitary. Ms. Bryan indicated that the floor is specially treated with a sealant. The trash cans and mop buckets have to be emptied at a minimum of once every three hours. The waste will go in the dumpsters and the maintenance staff has assured them that the dumpsters are emptied frequently. Ms. Bryan noted that the dogs get on a schedule pretty quickly and are trained to eliminate at certain times of the day. They have done a lot of research on the best natural cleaning products. There is also significant heating, ventilation and air conditioning throughout the facility.

Ms. Bryan commented that they also plan on installing some pads that hang from the ceiling. They will be both artistic as well as provide some sound insulation.

Commissioner Light noted that they have given very thoughtful responses. It is obvious to him that they have put a lot of thought into this. He has experienced some of the same issues that they are trying to address with their services. This is a very impressive business plan.

Commissioner Lowe asked if the luxury suites will have televisions. Dr. Neale said they are considering having monitors in the luxury suites that play videos or music because that is a nice white noise buffer. There will also be specific play and nap times.

Chair Perault likes the fact that they are taking a large empty building and putting a business in it. The petitioners noted that it was difficult to find such a large space that did not require a significant amount of work to be done to it.

Commissioner Lowe made the following motion, which was seconded by Commissioner Lowe,

“That the Planning Commission recommends to City Council approval of the petition of Ms. Theresa Bryan and Dr. Genevieve Neale for a conditional use permit at 2323 Memorial Avenue to allow an animal boarding facility.”

The petition passed by the following vote:

AYES:	Bowden, Johnson, Light, Lowe, Marion, Perault and Rogers	7
NOES:		0
ABSTENTIONS:		0
ABSENT:		0

The Department of Community Development

City Hall, Lynchburg, VA 24504 **434-455-3900**

To: Planning Commission

From: Planning Division

Date: December 12, 2018

Re: Conditional Use Permit – K-9 Cloud 9 – 2323 Memorial Avenue

I. PETITIONERS

Ms. Theresa Bryan, 1085 Woodbridge Court, Forest, VA 24551

Dr. Genevieve Neale, 140 Cypress Drive, Forest, VA 24551

Representative: Same as petitioners.

II. LOCATION

The subject property is located at Suite 25, 2323 Memorial Avenue in The Plaza Shopping Center. The total acreage of the parcel is twenty-four and nine-hundred twenty-one hundredths acres (24.921).

Property Owner: LU Plaza Holdings, LLC, Po Box 11932, Lynchburg, VA 24506-1932

III. PURPOSE

The purpose of the petition is for a conditional use permit to allow the use of a dog boarding, grooming, and daycare facility in a B-3, Community Business District.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends Mixed Use for the area.
- The subject property is zoned B-3, Community Business District. Animal boarding facilities are permitted in the B-3, Community Business District upon approval of a conditional use permit by City Council.

The Planning Division recommends approval of the Conditional Use Permit petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends Mixed Use for the area. Mixed Use areas do not fit into any single use category as they are planned for a mix of uses carefully designed so as to mitigate any potential land use conflicts. The mixed use areas generally consist of large undeveloped or greenfield areas that are intended to be developed for a balanced mix of residential, neighborhood commercial, civic uses, parks and open spaces. The mix of uses in these areas is intended to be determined at the time of development review and approval. The adopted area plans should be consulted for a more fine-grained discussion of the mix of uses planned for the Midtown/Plaza area and the Tyreeanna mixed use area (pg. 76).
2. **Zoning.** The subject property is currently zoned B-3, Community Business District. The existing B-3, Community Business District was established on December 12, 1978. The property was annexed into the City in 1926.

Pet and pet supply uses are permitted in this district by right. Animal sitting and boarding is permitted upon approval of a conditional use permit by City Council.

3. **Board of Zoning Appeals (BZA).** The Zoning Official 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 8, 1996, Council approved the rezoning petition of C&C Development, L.L.C., at 2312 Memorial Avenue from R-3, Two-Family Residential District, and B-1, Limited Business District, to B-3C, Community Business District (Conditional) to allow the construction of a pharmacy.
 - On May 28, 2002, Council approved the rezoning petition of William H. Burruss, Jr., at the area northwest of Lakeside Drive near Atherhold Road from R-4, High Density Residential to B-1C, Limited Business (Conditional) to allow the development of an office park.
 - On October 13, 2009, Council approved the conditional use permit (CUP) petition of LU Plaza Holdings, LLC at 2323 Memorial Avenue for the operation of school/college use with a maximum of 700 students.
 - On October 9, 2012, Council approved the CUP petition of LU Plaza Holdings, LLC at 2323 Memorial Avenue to allow a modified sign plan proposing the installation of two (2) forty-four (44) square foot digital reader boards in lieu of the permitted sixteen (16) square feet.
 - On February 23, 2016, Council approved the rezoning in the vicinity of Rockbridge Avenue, bound by Richmond Street and Lakeside Drive from R-5, High Density Residential to R-4, High Density Residential, as it was reclassified with the adoption of a new zoning ordinance.
5. **Site Description.** The property at 2323 Memorial Avenue consists of twenty-four and nine-hundred twenty-one hundredths acres (24.921) and contains The Plaza shopping center. LU Plaza Holdings, LLC, currently leases approximately thirteen (13) storefronts to stores, offices, and one church. The proposed facility would be located in the lower level of the shopping center.

The property is bound to the north (across Lakeside Drive) by E.C. Glass High School and office uses, to the south by commercial and residential uses, to the east by the City of Lynchburg Public Library and to the west by commercial and institutional uses.
6. **Proposed Use of Property.** The purpose of the petition is for a conditional use permit to allow the operation of a dog boarding facility on the site.
7. **Traffic, Parking and Public Transit.** The proposed use did not exceed trip generation thresholds that would require a traffic analysis. Permitting the use of a dog boarding facility would have minimal impact on traffic and parking.

The Greater Lynchburg Transit Company Bus Route 1B, 1A, and 67 serve the nearby Plaza Transfer Center. The Mid Plaza (67) and Lakeside Drive (1A) stops are also nearby. The Southbound Memorial Avenue stop (8A, 8B, 67) is nine-hundred and fifty (950) feet away from the plaza.
8. **Stormwater Management.** An Erosion & Sediment Control/Stormwater Management Plan is not required because no land disturbance is proposed.
9. **Emergency Services:** The City's Fire Marshal and Police Department had no comments of concern regarding the proposed use.

10. **Impact.** Animal boarding facilities are permitted in the B-3, Community Business District upon approval of a conditional use permit by City Council. The use of fabric noise panels as indicated in the narrative should limit the effect on nearby businesses in the shopping center. The proposed use of the existing commercial space should have little to no impact on the surrounding area.
11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on November 20, 2018. Comments have or will be addressed by the petitioner prior to final approval.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Ms. Theresa Bryan and Dr. Genevieve Neale for a conditional use permit at 2323 Memorial Avenue to allow an animal boarding facility.

This matter is respectfully offered for your consideration.

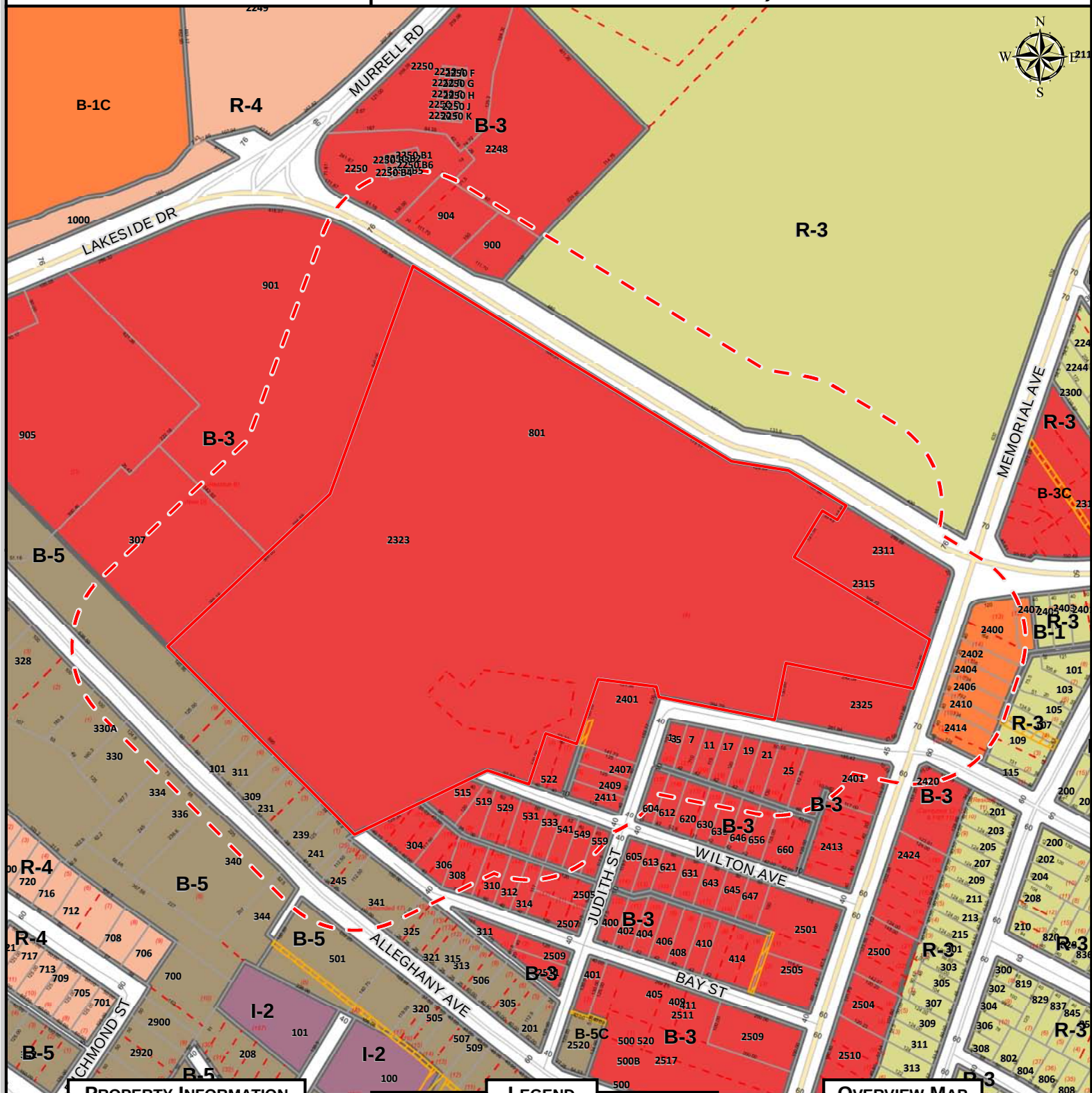


William T. Martin, AICP
City Planner

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. Don DeBerry, Transportation Engineer
Mr. Doug Saunders, Building Official
Mr. Kevin Henry, Zoning Administrator
Ms. Theresa Bryan, Petitioner
Dr. Genevieve Neale, Petitioner

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 Photograph**



PROPERTY INFORMATION

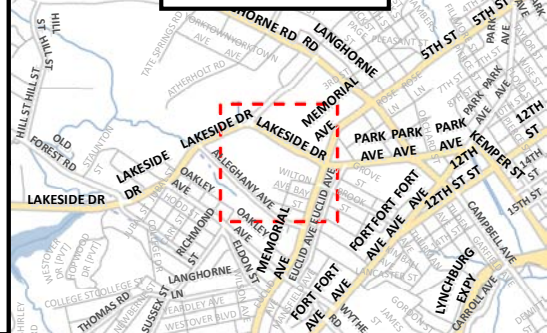
PARCEL ID	ADDRESS
00406001	2323 MEMORIAL AVE

LEGEND

-

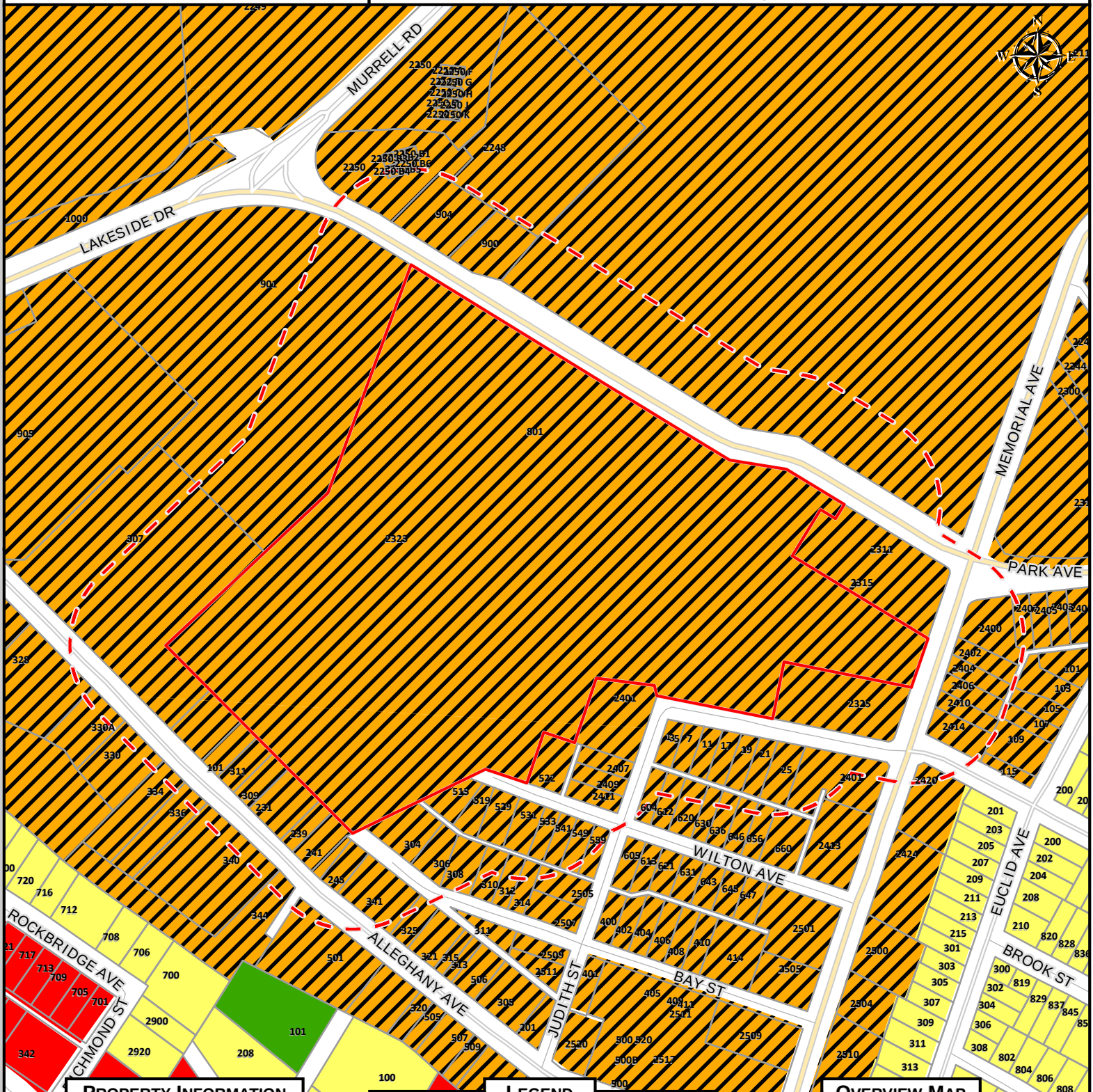
MAP SCALE: 1" to 300' DATE PRINTED: 11/14/2018

OVERVIEW MAP



Parcel ID	Address	Owner
00408003	2250 MURRELL RD B4	ALL POINTS EAP & ORGANIZATIONAL
00408002	2250 MURRELL RD B5	ALL POINTS EAP & ORGANIZATIONAL
00408001	2250 MURRELL RD B6	ALL POINTS EAP & ORGANIZATIONAL
01113015	656 WILTON AVE	BRADLEY, LAURA
01105017	2410 MEMORIAL AVE	BRIGGS, ROBERT O ESTATE &
01105015	2414 MEMORIAL AVE	BRIGGS, ROBERT O ESTATE &
01421007	328 ALLEGHANY AVE	BRYANT, DONALD LEE JR &
01113020	612 WILTON AVE	CAMPBELL, GARNETT E JR & EVA K
01113022	2401 MEMORIAL AVE	CHOPPER'S INCORPORATED
01113013	660 WILTON AVE	CHOPPER'S INCORPORATED
00402002	2111 MEMORIAL AVE	CITY OF LYNCHBURG
00402003	2315 MEMORIAL AVE	CITY OF LYNCHBURG
00406007	307 ALLEGHANY AVE	CITY OF LYNCHBURG
00403007	522 WILTON AVE	COLEMAN-ADAMS CONSTRUCTION INC
00404001	515 WILTON AVE	DERBYSHIRE PROH ENTERPRISES INC
00404002	519 WILTON AVE	DERBYSHIRE PROH ENTERPRISES INC
00405034	341 ALLEGHANY AVE	DREWRY, RONALD DEAN
00404014	310 BAY ST	EQUITY TRUST CUSTODIAN FBO
00404003	529 WILTON AVE	FIELDER, JANET E
01105011	107 EUCLID AVE	FORD, WILLIAM G
01421020	340 ALLEGHANY AVE	GARBER, ROBERT E
00405040	325 ALLEGHANY AVE	GILBERT, ISIAH
00404005	531 WILTON AVE	GREENWAY PROPERTIES LLC
00404009	559 WILTON AVE	GREENWAY PROPERTIES LLC
00404016	306 BAY ST	HALE, MARY JONES
00404015	308 BAY ST	HALE, MARY JONES
00404018	304 BAY ST	HAYDENS HOMES LLC
01113003	11 WADSWORTH ST	HICKS REALTY & DEVELOPMENT LLC
01113006	21 WADSWORTH ST	HICKS REALTY & DEVELOPMENT LLC
01113007	25 WADSWORTH ST	HICKS REALTY & DEVELOPMENT LLC
01113001	3 WADSWORTH ST	HICKS REALTY & DEVELOPMENT LLC
01113019	620 WILTON AVE	HICKS REALTY & DEVELOPMENT LLC
01113002	7 WADSWORTH ST	HICKS REALTY & DEVELOPMENT LLC
01113021	604 WILTON AVE	HOBBS, LESLIE WYNN & DUVALL, EMILY A
01113005	19 WADSWORTH ST	HOOKS, JERRY & DONNA F
01113017	636 WILTON AVE	HOOKS, JERRY & DONNA F
01113004	17 WADSWORTH ST	HOOKS, JERRY W & DONNA F
01113018	630 WILTON AVE	HOOKS, JERRY W & DONNA F
01421014	344 ALLEGHANY AVE	HUNSTER 2 LLC
00404010	2505 JUDITH ST	JOHNSON, EARL G JR
00405024	101 ALLEGHANY AVE	JONES, JAMES C & JOYCE W
00405025	311 ALLEGHANY AVE	JONES, JAMES C & JOYCE W
01421013	334 ALLEGHANY AVE	JONES, JAMES C & JOYCE W
01421019	336 ALLEGHANY AVE	JONES, JAMES C & JOYCE W
00405026	309 ALLEGHANY AVE	JONES, KARA G

00403005	2409 JUDITH ST	KOREAN EVANGELICAL CHURCH OF
00403006	2411 JUDITH ST	KOREAN EVANGELICAL CHURCH OF
00406004	2401 JUDITH ST	LIBERTY UNIVERSITY INC
00406001	2323 MEMORIAL AVE	LU PLAZA HOLDINGS LLC
00406006	901 LAKESIDE DR	LU PLAZA HOLDINGS LLC
00406800	2325 MEMORIAL AVE	MCDONALD'S CORPORATION
00405027	231 ALLEGHANY AVE	MOORE, JAMES BENTON III TRS
00408007	2250 MURRELL RD	OFFICE CONDOMINIUM ASSOCIATES
00401004	2248 MURRELL RD	P & J RENTAL PROPERTIES LLC
01105012	109 EUCLID AVE	PARK VIEW UNITED METHODIST CHURCH
01112001	2420 MEMORIAL AVE	PARK VIEW UNITED METHODIST CHURCH
01421009	330 A ALLEGHANY AVE	PARKER, DOUGLAS G
01421012	330 ALLEGHANY AVE	PARKER, DOUGLAS G
00405022	ALLEGHANY AVE	PARKER, DOUGLAS GARNETT
00405029	239 ALLEGHANY AVE	PELFREY, SHIRLEY M
01105020	2402 MEMORIAL AVE	PHAM, SONG T V
01105019	2404 MEMORIAL AVE	PHAM, SONG T V
01105018	2406 MEMORIAL AVE	PHAM, SONG T V
01105002	2407 PARK AVE	POMPPER, JOYCE M & POMPPER, RICHARD
00404012	314 BAY ST	POWELL PROPERTY NETWORK INC
01113009	2413 MEMORIAL AVE	RI CS4 LLC
00404007	541 WILTON AVE	SCOTT, WARREN M
00404013	312 BAY ST	SLIGH, WILLIAM L LIFE
01113016	646 WILTON AVE	TUCK, LYNDA K
00401006	900 LAKESIDE DR	TUPELO INVESTMENTS LLC
00404008	549 WILTON AVE	TYREE, BRENT ROBERT
00403004	2407 JUDITH ST	UPENDO LLC
01105001	2400 MEMORIAL AVE	VUONG, LAI T
00401005	904 LAKESIDE DR	WAYNE COMPANY
00405030	241 ALLEGHANY AVE	WHITE, CAREY R & BARBARA A
00405032	245 ALLEGHANY AVE	WHITE, CAREY R & BARBARA A
00405031	ALLEGHANY AVE	WHITE, CAREY R & BARBARA A
00404006	533 WILTON AVE	WOOD, MEGAN M & FILIP G
01213052	501 ALLEGHANY AVE	ZBG LLC



PROPERTY INFORMATION

PARCEL ID

ADDRESS

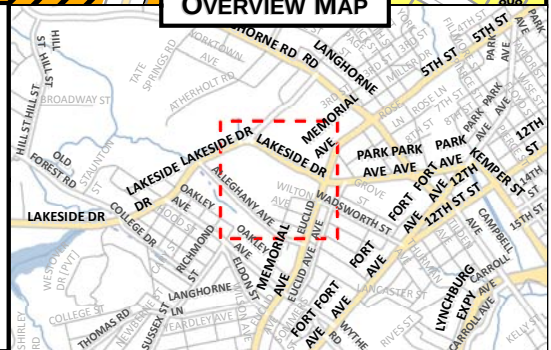
00406001

2323 MEMORIAL AVE

LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 11/14/2018

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.

Watershed Map

TRC

K-9 CLOUD 9

Theresa Bryan



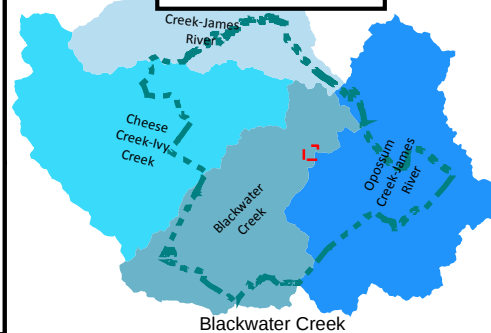
PROPERTY INFORMATION

PARCEL ID	ADDRESS
00406001	2323 MEMORIAL AVE

LEGEND

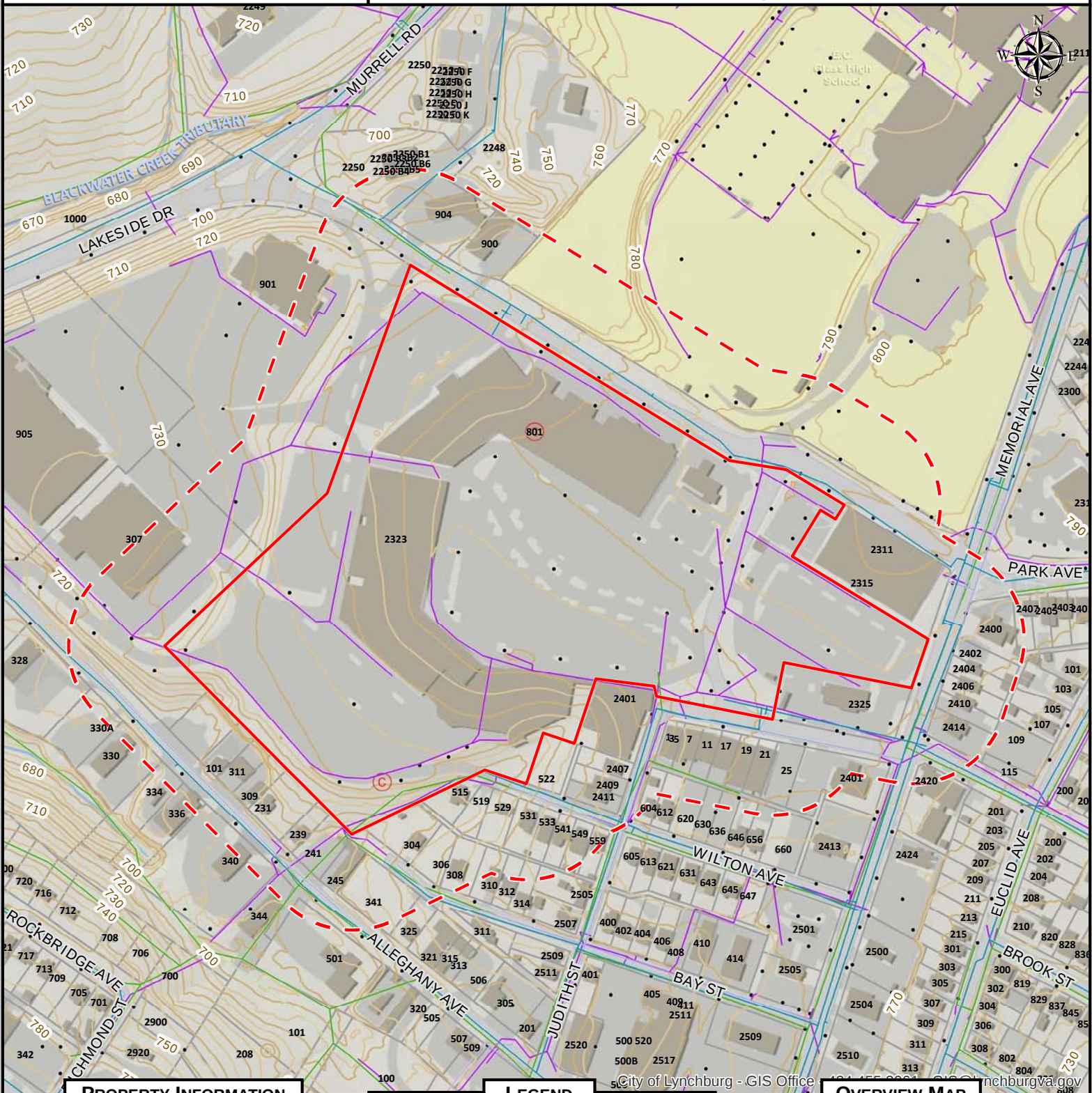
- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

OVERVIEW MAP



MAP SCALE: 1" to 300' DATE PRINTED: 11/14/2018

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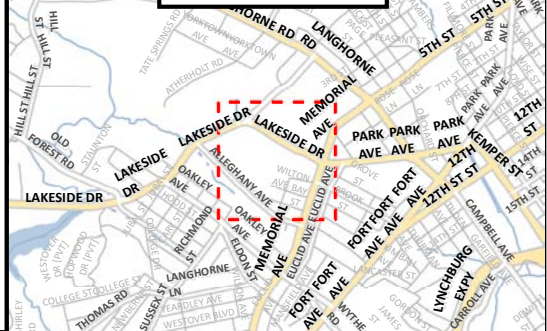
PARCEL ID	ADDRESS
00406001	2323 MEMORIAL AVE

LEGEND

	Active	Proposed	Abandoned
Utilities	Water (blue solid line)	Sanitary (green dashed line)	Storm (purple dashed line)
Structure	100' (brown solid line)	50' (brown dashed line)	20' (brown dotted line)
Planimetrics	Roadway (grey solid line)	Parking (grey dashed line)	Sidewalk (grey dotted line)
Towers & Trans. Lines	Elec. Trans. (yellow solid line)	Trans. Tower (yellow dashed line)	Comm. Tower (yellow dotted line)
	Other (grey solid line)	Pole (grey dashed line)	Cemetery (grey dotted line)

MAP SCALE: 1" to 300' DATE PRINTED: 11/14/2018

OVERVIEW MAP





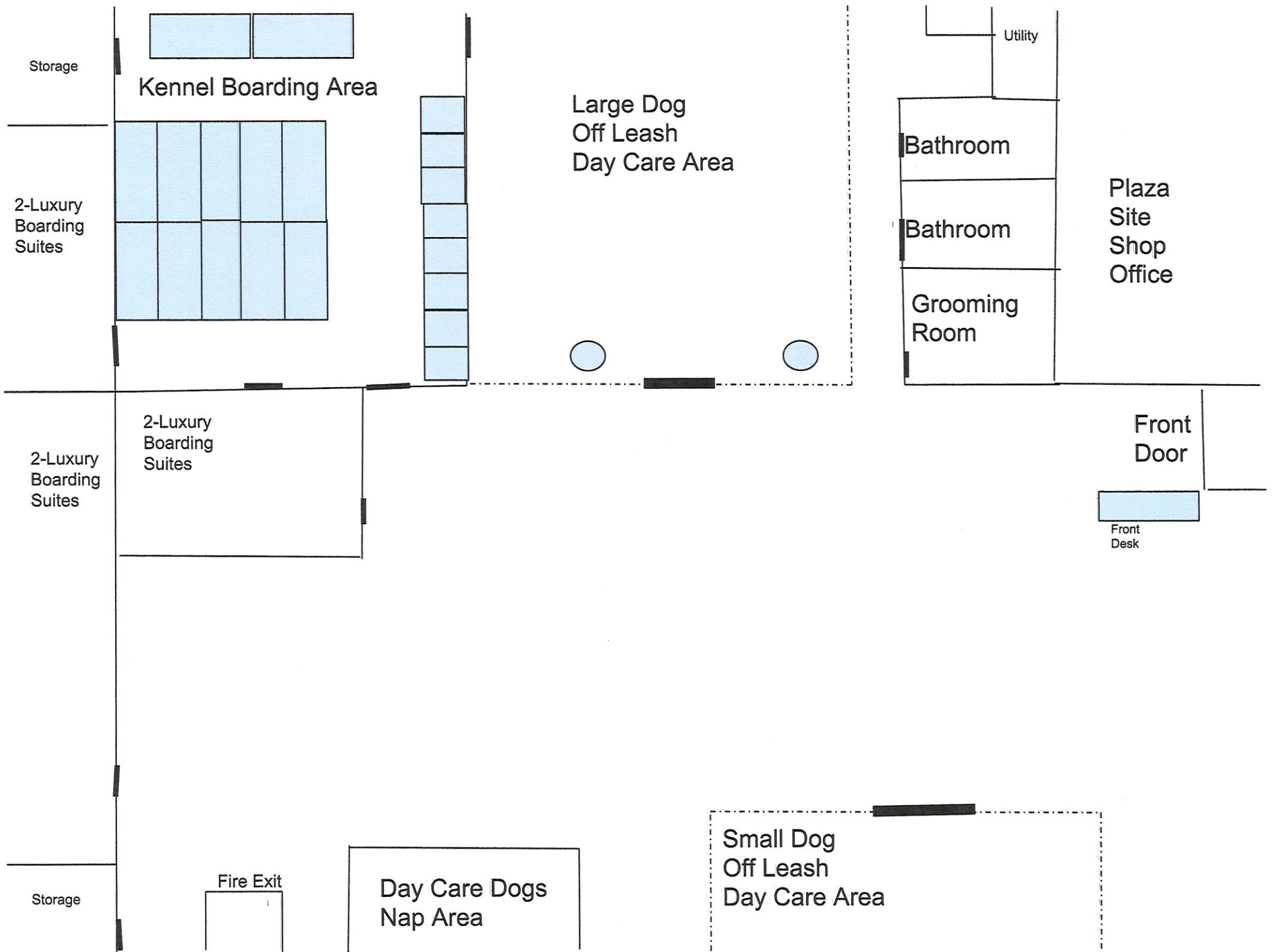
K-9 Cloud 9 - 2323 Memorial Ave #25



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.

0 200 400
1 inch = 200 feet 1:2,400

PRINTED ON
November 6, 2018



Name and addresses of the petitioners

Theresa Bryan
1085 Woodbridge Court
Forest, VA 24551
434-382-9408

Dr. Genevieve Neale
140 Cypress Drive
Forest, VA 24551
434-444-3043

Acting on behalf of:
K-9 Cloud 9
SCC ID: 08369969
Entity Type: Corporation
Date of Formation/Registration: 10/17/2018
Status: Active

Name and address of the fee simple property owner of record

LU Plaza Holdings, LLC
SCC ID: S2681353
Entity Type: Limited Liability Company
Date of Formation/Registration: 08/19.2008
Status: Active
1971 University Blvd
Lynchburg, VA 24502

Purpose of the requested conditional use permit, including the intentions of the petitioner for the use of the property.

The petitioner is opening an all inclusive dog facility to include:

- 100% supervised Dog Day care
- Luxury and standard overnight boarding
- DIY Dog wash
- Staff dog wash
- Professional Grooming
- Special events, Training, Parties

The K-9 Cloud 9 facility requires significant square footage and The Plaza, First Floor Suite #25 is perfect for the services planned. The current zoning of B3 prevents overnight boarding of dogs. The facility will be 100 % an indoor facility and dogs will not be housed outdoors.

Guests to the facility may walk leashed dogs in or around the parking area and will be subject to the city ordinances of licensing and clean up of their dogs. The facility staff will also assist in the clean up and care of the parking areas to prevent any nuisance from occurring.

All dogs who will be cared for in the facility will required to show proof of the following vaccinations, Distemper/Parvo, Rabies, Bordetella and Canine Influenza. Vaccination records will be stored electronically and customers will be updated when re-vaccinations are due.

The facility will be fully staffed and strict policy and procedures established to ensure safety and sanitary conditions are met at all times.

Proposed location and materials for disposal of refuse and other solid waste:

The property owner maintains the services of Republic Services and First Piedmont Waste Services. The property has one OCC cardboard recycling dumpster, two 6 yard waste containers and one 40 yard roll off container on site and the Petitioner has been granted use of containers for waste disposal.

Documentation demonstrating the amendment's consistency with the vision, goals and policies of the Comprehensive Plan

Theresa Bryan and Dr. Genevieve Neale have both completed the CO.STARTERS program offered by the Lynchburg Economic Development Authority. The program exists to provide a foundation for success for entrepreneurs.

Our business will align with the following values set forth by the city:

Honor Legacy and Encourage Innovation

Our business will encourage innovation by offering the very best care for dogs with the latest equipment and resources for exceptional dog care available. Locating our facility in The Plaza Shopping Center will honor the legacy of the historic shopping center and provide an additional anchor business at the site.

Focus on Family-Wage Jobs

We plan to hire between 10-15 part time employees. Our management and professional experience will give part time employees the opportunity to build a solid foundation of skills that will aid them in their future employment.

Maximize Quality of Place

Quality of life is always better with a dog. K-9 Cloud 9 will offer dog owners a clean and safe facility to care for their dogs when they can not provide the care themselves.

Repurpose and Reuse

Rather than build on a new site in one of the adjacent counties we are choosing to find an existing space to fill in vacant zones.

Maximize Urban Potential in a Rural Community

The potential of The Plaza shopping center is now being realized under new ownership and K-9 Cloud 9 will bring customers to the center who may have overlooked other shopping opportunities available to them in the same center.

Support Continuous Upskilling

As part of our training program and operations will we be using software and teaching our employees valuable computer and customer services skills.

Embrace Engagement

The City of Lynchburg offers so many opportunities for engaging the community to enjoy the city. With many parks and trails and plans for more development of these resources dog friendly people will want and need a facility like ours to care for their dogs.

The 2040 Master Plan and vision site several other cities as implementing similar enhancements. Greenville, South Carolina, Chesapeake, Virginia, Asheville, North Carolina and Mount Airy, North Carolina all have two to three times the number of dog care facilities verses Lynchburg.

All of the dog care facilities located within city limits are connected to veterinary offices and customers must be a patient of the veterinarian on site in order to use the services. Other dog care services are located outside the city limits and this is resulting in dollars leaking into the surrounding areas.

With K-9 Cloud 9 located at the Plaza we will have a centrally located facility that will allow city residents the opportunity to care for their dogs conveniently. The centralized location will also invite county residents to visit the city more often.





December 12, 2018

PLEASE PRINT

[illegible]

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **January 8, 2019**

AGENDA ITEM #: **6**

CONSENT:
ACTION: **X**

REGULAR: **X**
INFORMATION:

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Conditional Use Permit: Lightning McClean Car Wash – 7616 Timberlake Road

KEY ELEMENTS:

☒ Economic Development ☐ Excellent Government ☒ Natural and Built Environment ☐ Safe Community ☒ Vibrant Community

RECOMMENDATION: Approval of the conditional use permit (CUP) petition to allow for the construction of a car wash facility.

SUMMARY: Mustard Seed Chesterfield, LLC is petitioning for a CUP at 7616 Timberlake Road to allow the construction of a car wash facility. The petition is consistent with the *Zoning Ordinance* which permits car wash facilities in the B-3, Community Business District upon approval of a CUP. The proposed facility would take access from an existing driveway, resulting in no new entrances along Timberlake Road.

PRIOR ACTION(S):

December 12, 2018: The Planning Division recommended approval of the CUP petition.
The Planning Commission recommended approval (7-0) of the CUP petition.

FISCAL IMPACT: N/A

CONTACT(S):

Tom Martin, City Planner – 455-3900
Kent White, Community Development Director – 455-3900

ATTACHMENT(S):

- Resolution
- Planning Commission Minutes – December 12, 2018
- Planning Commission Packet – December 12, 2018
 - o Planning Commission Report
 - o Zoning Map with Adjoining Owners
 - o Future Land Use Map
 - o Watershed Map
 - o Planimetric and Topographic Map
 - o Concept Plan
 - o Property Photograph
 - o Speaker Signup Sheet

REVIEWED BY: raw

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO MUSTARD SEED CHESTERFIELD, LLC IN A B-3, COMMUNITY BUSINESS DISTRICT AT 7616 TIMBERLAKE ROAD TO CONSTRUCT A CAR WASH FACILITY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG that the petition of Mustard Seed Chesterfield, LLC to construct a car wash facility at 7616 Timberlake Road is approved subject to the following conditions:

1. The property will be developed in substantial compliance with the concept plan entitled "Proposed Lightning McClean Car Wash" dated November 30, 2018, as prepared by Berkley Howell & Associates, PC.

Adopted:

Certified: _____
Clerk of Council

005K

MINUTES FROM THE DECEMBER 12, 2018 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):

Petition of Mustard Seed Chesterfield, LLC, for a conditional use permit at 7616 Timberlake Road to allow the construction of a car wash in a B-3, Community Business District.

Ms. Rachel Frischeisen had the following summary for the commissioners. The conditional use permit (CUP) petition is for a car wash located at 7616 Timberlake Road. The site is currently vacant and sits adjacent to the Social Security office. The property is currently zoned B-3, Community Business District. Car wash facilities are permitted in this district upon approval of a CUP by City Council. The property is designated as High Density Residential on the City's *Future Land Use Map (FLUM)*. Although the proposed use differs from the use indicated by the *Comprehensive Plan*, it does fit in with the nearby commercial uses and could create a transition area between Timberlake Road and the existing adjacent apartments. Timberlake Road has transitioned into a commercial corridor over the past several decades. The proposed CUP would not change the underlying B-3, Community Business District zoning. The City's Technical Review Committee reviewed the petition on November 6, 2018, and there were no comments of concern. The Planning Division recommends approval of the petition.

Mr. Scott Hamre, one of the owners of Lightning McClean Car Wash, was present to represent the petition. He and his partner, Mr. Tommy Brogden, are the same business owners that purchased an older car wash on Old Forest Road in December 2015. They demolished it and put up a new building with landscaping and other upgrades to the site. Mr. Tom DeWitt, his realtor, and Mr. Bill Berkley, his civil engineer, are also present to answer any questions. They are fond of Lynchburg and wanted to find another site for a second car wash. They have found City staff to be very accommodating and have been able to hire a great staff.

Chair Perault asked if there was anyone else who wished to speak in favor of the petition. No one came forward. He asked for anyone who wished to speak in opposition to the petition.

Mr. Rick Jones, the owner of Lynchburg Computer at 7605 Timberlake Road came forward to speak. He feels that most of the car washes in the city are not located in professional office areas. They are located closer to auto parts stores, convenience stores and those types of commercial uses. He is concerned about his property being desirable when he retires and wants to sell it in the future. As far as traffic on Timberlake Road, he is not sure it would make it any worse; the traffic is almost unbearable already. He mentioned that around his property is the Social Security office, a lawyer's office, a church and apartments. He is not sure that a car wash will mix well with the other existing uses.

Chair Perault asked if there was anyone else who wished to speak in opposition to the petition. No one came forward. He asked the petitioner if he wished to come and rebut the comments. Mr. Hamre came back and commented that they use a pro forma to determine if the demographics are a good fit for a potential car wash. It is much like a market analysis. Car washes do not really create traffic; they draw from existing traffic. They look for locations that have 30,000 cars traveling by them already. People do not treat car washing as a destination trip; it is more of a drive by purchase generated from a person's trip to a restaurant or store in the area.

Mr. Hamre mentioned that the project will be a \$2.5 million investment. They feel they will add to the community rather than be a detriment. They have received a lot of praise for the improvements they did to the site on Old Forest Road. Before they did the new facility, it was washing about 17,000 cars per year. They will do over 120,000 cars at that site by the end of the year. He also commented that their site on Old Forest Road is next to a car parts store; however, a new doctor's office is being built next to the O'Reilly's auto parts store. The construction of that office started after the Lightning McClean Car Wash was built.

Chair Perault closed the public hearing portion of the petition. Commissioner Johnson commented that for her the car wash on Old Forest Road is a destination location. She loves it and goes there all the time. She thinks the site was done very well and the quality of materials used made for a very attractive building. Chair Perault asked for clarification that they are not planning on closing that location. Mr. Hamre indicated that the Old Forest Road site will definitely remain open. They want to open a second location. Commissioner Johnson asked if their business is a franchise or their creation. Mr. Hamre said it is their business; they always had a dream of owning car washes and the name came from the movie "Cars." He and his partner are "hands on" owners and managers of the car washes.

Commissioner Bowden noted that their renovation of the site on Old Forest Road helped revitalize that area. Commissioner Bowden acknowledged Mr. Jones' concern but Commissioner Bowden thinks that kind of excitement, for lack of a better word, is probably good for everybody up and down that corridor. It sounds like they have a sustainable business (including a first car wash they have in Durham, NC) and it would be nice to have a business that will stay.

Commissioner Bowden asked how they capture the waste water. Mr. Hamre said a percentage of it goes to the City sewer. They have a reclamation system that catches and reclaims about forty percent of the water. Commissioner Bowden noted that it is to their advantage to improve that technology down the road. Mr. Hamre agreed with that statement. Mr. Hamre also noted that a commercial car wash is more environmentally friendly than a driveway wash in terms of what goes into the ground.

Commissioner Bowden asked how their water quality credits play into the water reclamation system. Mr. Hamre said they really do not. The reality is the leanness in wash water conservation is a "win-win" situation. It is very popular these days for people to be good to the environment. The truth is that water conservation also drives a better bottom line. Technology is evolving pretty fast and the ability to capture the water is just built in now. Mr. Hamre said the car wash industry has to be sensitive to its reputation. The manufacturers of the car wash equipment win by selling it to the businesses and the car wash businesses win by being environmentally friendly, which is important to its customers.

Chair Perault noted that on the zoning map there is a lot of business zoning around this site but there is a lot of residential use designated on the *Future Land Use Map (FLUM)*. Chair Perault feels the zoning and *FLUM* designations are way out of sync with each other. Part of that is because they have been recommending approval for a lot of development along Timberlake Road. Chair Perault agrees with the comments of Mr. Jones that we would be changing the character of this area and are not following the guidelines of the *FLUM*. Some of their biggest complaints by citizens have been with the Timberlake Road development projects. Chair Perault is not against this project per se but he is against what they are doing to this area. At the very least, he does not think we necessarily want to change the *FLUM* because we are doing all these piecemeal changes. He thinks that are not showing what this area is supposed to be according to the *FLUM* and he has big concerns about doing that.

Ms. Frischeisen asked him if he feels the zoning and *FLUM* should match or does he think the *FLUM* is wrong? Chair Perault said that is always the question and it depends on who you ask. Citizens say it should match; developers are saying the opposite. Chair Perault said if you look at the history in the report, there have been at least two rezonings from residential to business and a few CUP approvals that have been moving us away from the *FLUM*. He thinks the bigger question is what is our goal for Timberlake Road, especially this region.

Commissioner Rogers noted that in planning it seems to be acceptable to adhere to the zoning because it has been increasingly more commercial on Timberlake Road. It seems to him to be going away from the *FLUM* in this instance.

Commissioner Bowden is looking at this from the point of view of whether or not this business fits in with trips that people are already making. He thinks it will be a convenient feature and adds to the

community as opposed to taking away from it. He knows that is not exactly addressing Chair Perault's point. Commissioner Bowden is trying to point out that he thinks that the uses that have been put there were done with the intent of creating a responsible community that has the amenities that you are going to use in your daily drive.

Commissioner Marion said she does not understand why the *FLUM* is showing so much residential right up against Timberlake Road. There are some apartments right up against the road; however, business use is much more sensible to have on Timberlake Road. Chair Perault also noted that City staff addressed the discrepancy and said it can be considered transitional. He also noted this is a CUP request and not a rezoning request.

Commissioner Johnson noted that Old Forest Road used to be residential but is now completely commercial corridor. She is not sure when the *FLUM* was created and how it gets restructured.

Commissioner Lowe noted that this property is zoned B-3 and they can recommend approval of a CUP. There is no road cut being created on to Timberlake Road. He sees more and more apartments going on to Timberlake Road and there tends to be the commercial buffer between the frontage of Timberlake Road and the residential uses behind it. Commissioner Lowe also noted that he likes the car wash on Old Forest Road and likes the level of development they are bringing to the table. He thinks this is a good use of the property and cannot think of what else they would like to see go on the property. There is certainly not enough room to put an apartment complex. No one is going to build a house on the site.

Commissioner Light asked if the owners and tenants of the apartments behind this site would have received a notification letter. Ms. Frischeisen said it would have been the owner of record for the apartments that would have received a notice.

Ms. Frischeisen noted that there been a couple of corridor zoning updates along Timberlake Road in 1979 and 1989. Maybe the *FLUM* was not addressed when that happened. She noted that the *FLUM* shows Neighborhood Commercial in the area. It could have been that when the *FLUM* was updated the High Density Residential area was all one parcel.

Chair Perault noted that he is in support of the petition but mainly because it is a CUP and not a rezoning request. He likes to bring attention to the fact that once again when the *FLUM* matches a petition, we make a big deal about it and when it doesn't, we tend to just kind of downplay it. It's been that way as long as he has been on the commission, and he want to highlight that yet again.

Commissioner Lowe made the following motion, which was seconded by Commissioner Light:

"That the Planning Commission recommends to City Council approval of the petition of Mustard Seed Chesterfield, LLC for a conditional use permit at 7616 Timberlake Road to allow the construction of a car wash, subject to the following condition:

- 1. The property shall be developed in substantial compliance with the concept plan entitled "Proposed Lightning McClean Car Wash" dated November 30, 2018 as prepared by Berkley Howell & Associates, PC."**

The motion passed by the following vote:

AYES:	Bowden, Johnson, Light, Lowe, Marion, Perault and Rogers	7
NOES:		0
ABSTENTIONS:		0
ABSENT:		0

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

To: Planning Commission
From: Planning Division
Date: December 12, 2018
Re: **Conditional Use Permit – Lightning McClean Car Wash, 7616 Timberlake Road**

I. PETITIONERS

Mustard Seed Chesterfield, LLC, 2945 South Miami Blvd. Suite 203, Durham, NC 27703
Representative: Mr. Tommy Brogden/Scott Hamre, Mustard Seed Chesterfield, LLC, 2945 South Miami Blvd. Suite 103, Durham, NC 27703

II. LOCATION

The subject property is located at 7616 Timberlake Road and is one and four-hundred and fourteen hundredths acres (1.414).

Property Owner: Bluestone Land, LLC, 1821 Avon Street, Ext. Suite 200, Charlottesville, VA 22902-8721

III. PURPOSE

The purpose of the petition is to allow the construction of a car wash facility in a B-3, Community Business District.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends High-Density Residential use for the area.
- The subject property is zoned B-3, Community Business District. Car wash facilities 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 conditional use permit petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends High-Density Residential use for the area. High Density Residential areas are developed or planned to be developed into high density townhouse or multifamily housing. Densities can range up to 30 units per acre. They may include public, institutional, private recreation, and private open space uses. Limited retail and service uses may be established as part of mixed-use developments and within high density residential projects.

Although the proposed use differs from the use indicated by the Comprehensive Plan, it does fit in with the nearby commercial uses and could create a transition area between Timberlake Road and the existing adjacent apartments. Timberlake Road has transitioned into a commercial corridor over the past several decades. The proposed CUP would not change the underlying B-3, Community Business District zoning.

2. **Zoning.** The subject property is currently zoned B-3, Community Business District. The existing B-3 zoning was established on February 14, 1989 with the adoption of the Timberlake Road Corridor Land Use Study. The property was annexed from Campbell County in 1976.

Car washes are permitted in a B-3, Community Business District upon approval of a conditional use permit by City Council.

3. **Board of Zoning Appeals (BZA).** The Zoning Official 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, Council approved the rezoning of several parcels to B-1, Limited Business District along Timberlake Road when council amended the official zoning map for both Timberlake Road and Old Forest Road areas.
 - On July 10, 1979, Council approved the CUP petition of George Fralin, Jr. at 7705 Timberlake Road for a family billiards center.
 - On February 14, 1989, Council approved the rezoning of a number of parcels clustered around Timberlake Road from R-1 to B-3 with the adoption of the Timberlake Road Corridor Land Use Study – Study Area Boundaries.
 - On April 9, 2002, Council approved the rezoning of Lynchburg Computer Systems, Inc. from B-1, Limited Business District, to B-3C, Community Business District (Conditional) at 7605 Timberlake Road to allow the use of an existing building for computer sales and repair.
 - On February 13, 2007, Council approved the petitions of James Higgenbotham, II for a CUP and rezoning to allow fill in the 100-year floodplain and the construction of forty-eight (48) apartments at 7424 Timberlake Road.
 - On April 8, 2008, Council approved the petition of M.B. Long at 7426 Timberlake Road to allow fill in the 100-year floodplain for an access road to future apartment buildings.
 - On July 13, 2010, Council approved the CUP petition of Brooke's Bros., LLC at 7802 Timberlake Road for a consolidated sign plan to provide for one (1) wall mounted sign and one (1) monument sign.
 - On November 9, 2010, Council approved the rezoning petition of Dr. Jeffrey Widmeyer at 7626 Timberlake Road from R-1, Low Density Single-Family Residential District, to B-1C, Limited Business District (Conditional), to allow for the renovation of an existing building as a professional office and the construction of an associated parking area.
 - On February 10, 2015, Council approved the rezoning petition of Adams Investment Properties, LLC, at 7708 Timberlake Road from B-1, Limited Business District, to B-2, Local Neighborhood Business District to allow a bakery and other limited retail within the existing building.
 - On February 23, 2016, Council approved the rezoning at 7708 Timberlake Road from B-2, Local Neighborhood Business District, to B-1, Limited Business District, with the adoption of a new zoning ordinance.

5. **Site Description.** The property at 7616 Timberlake Road consists of one and four-hundred and fourteen hundredths (1.414) acres and is currently undeveloped.

The property is bound to the north (across Timberlake Road) by office uses, to the south by an apartment use, to the east by vacant land and to the west by an office use (the Social Security Administration).

6. **Proposed Use of Property** The purpose of the petition is for a conditional use permit to allow the operation of a car wash facility on the site.

7. **Traffic, Parking and Public Transit.** A traffic study was not required by the City's Transportation Engineer. No additional curb cuts are proposed along Timberlake Road.
The Greater Lynchburg Transit Company Bus Route 6 loops around the parcel. There are two nearby bus stops located at the Vistas Apartments (150' away) and the Social Security Office Parking Lot (300' away).
 8. **Stormwater Management.** An Erosion & Sediment Control Plan/Stormwater Management Plan will be required for the development of the property as proposed. The concept plan notes the use of underground detention facilities. Stormwater Quality will be addressed by the purchase of offsite nutrient credits.
 9. **Emergency Services:** The City's Fire Marshal noted the need to identify a fire access route to the farthest part of property with a turnaround capable of supporting fire apparatus. This comment will be addressed prior to final site plan approval. The City's Police Department had no comments of concern.
 10. **Impact.** Car wash facilities are permitted in a B-3, Community Business District upon approval of a conditional use permit by City Council. Development of the site should have little to no foreseen impact on the surrounding area.
 11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the concept plan on November 6, 2018. Comments have or will be addressed by the petitioner prior to final site plan approval.
-

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Mustard Seed Chesterfield, LLC for a conditional use permit at 7616 Timberlake Road to allow the construction of a car wash, subject to the following condition:

1. The property shall be developed in substantial compliance with the concept plan entitled "Proposed Lightning McClean Car Wash" dated November 30, 2018 as prepared by Berkley Howell & Associates, PC

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. Tommy Brogden
Mr. Scott Hamre

VII. ATTACHMENTS

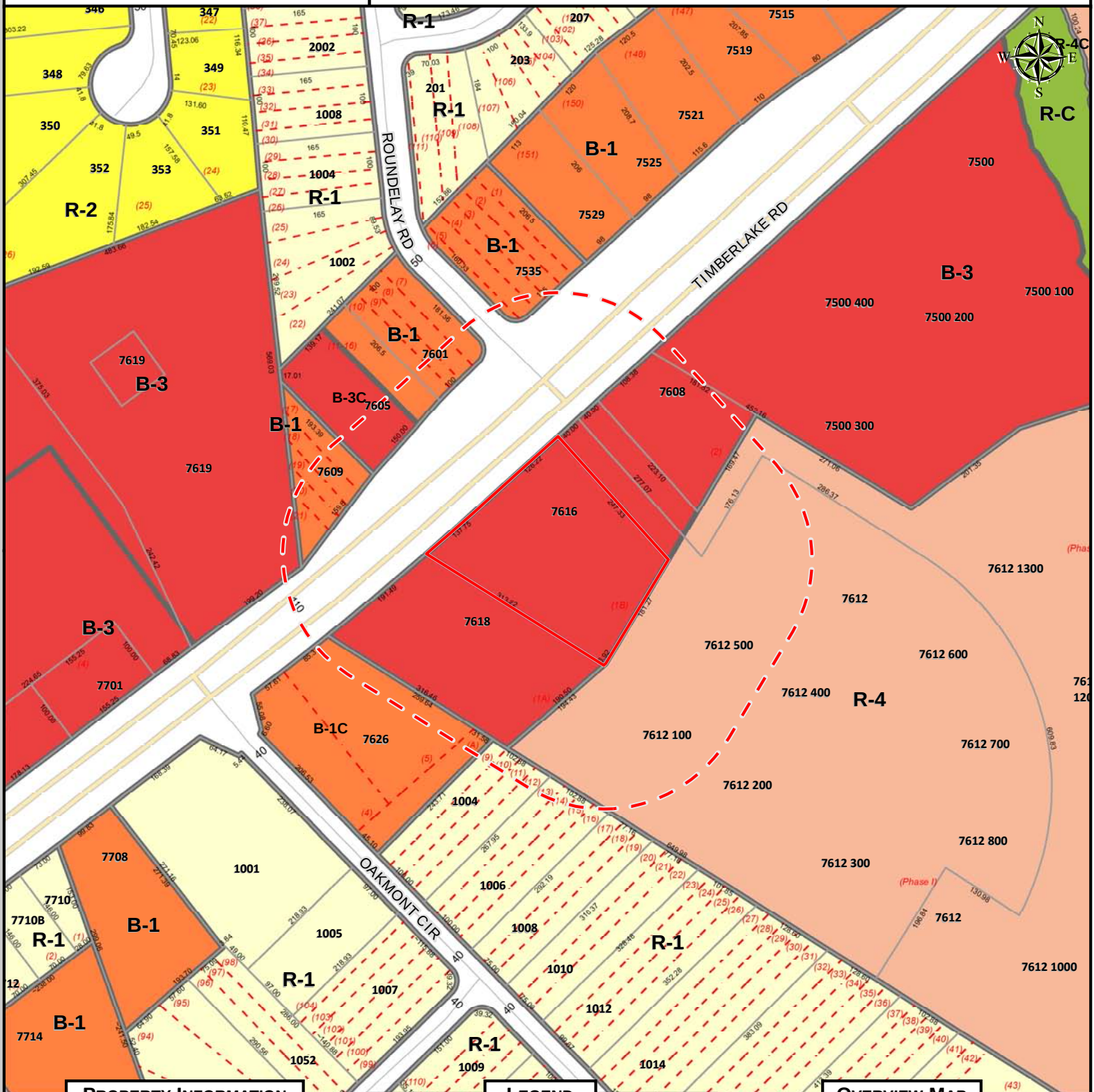
- 1. Zoning Map with Adjoining Property Owners**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Property Photograph**

Zoning-TRC Map

CAR WASH

TRC

Mustard Seed Chesterfield, LLC



PROPERTY INFORMATION

PARCEL ID	ADDRESS
25401001	7616 TIMBERLAKE RD

LEGEND

Subject Property

215' Buffer

B-1

I-1

R-4

B-2

I-2

R-5

B-3

I-3

R-C

B-4

R-1

IN-1

B-5

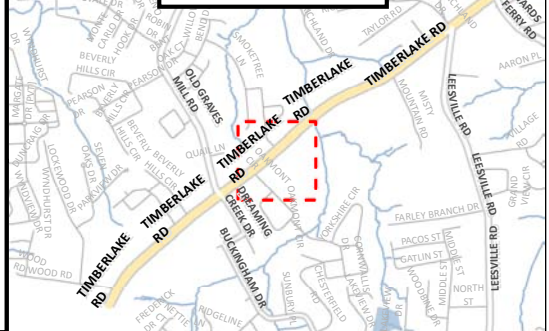
R-2

IN-2

B-6

R-3

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 10/31/2018

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
25401004	7608 TIMBERLAKE RD	BLUESTONE LAND LLC
25401001	7616 TIMBERLAKE RD	BLUESTONE LAND LLC
25401005	7618 TIMBERLAKE RD	CRIST MOTEL INC
24902008	7535 TIMBERLAKE RD	HEY MAC PROPERTIES LLC
24902009	7601 TIMBERLAKE RD	JAMES RIVER ACQUISITIONS LLC
24902038	7605 TIMBERLAKE RD	JONES, RICKEY L & CHERYL T
25411001	7619 TIMBERLAKE RD	LYNCHBURG WESLEYAN CHURCH
25411003	7609 TIMBERLAKE RD	LYNCHBURG WESLEYAN CHURCH
25403003	1006 OAKMONT CIR	MYERS, JOHN W & MARY K
24902005	7500 TIMBERLAKE RD	PEDCOR INVESTMENTS-2006-LXXXVII LP
25403002	1004 OAKMONT CIR	SHEFFIELD, BARBARA G
25403001	7626 TIMBERLAKE RD	VEIN AND COSMETIC LLC
25402002	7612 TIMBERLAKE RD	VISTAS II LLC
25402001	7612 TIMBERLAKE RD	VISTAS LP

FLUM Map

CAR WASH

TRC

Mustard Seed Chesterfield, LLC

SMOKETREE LN

ROUNDELEY RD

TIMBERLAKE RD

OAKMONT CIR



PROPERTY INFORMATION

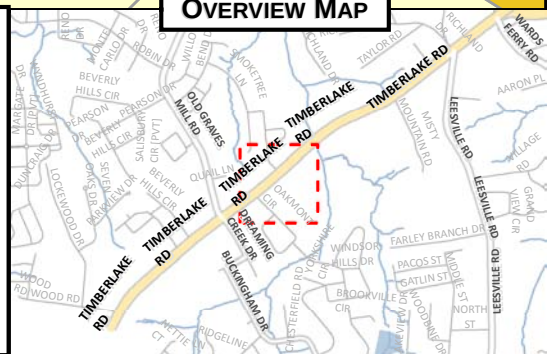
PARCEL ID 25401001 **ADDRESS** 7616 TIMBERLAKE RD

LEGEND

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

MAP SCALE: 1" to 200' DATE PRINTED: 10/31/2018

OVERVIEW MAP



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Watershed Map

CAR WASH

TRC

Mustard Seed Chesterfield, LLC



PROPERTY INFORMATION

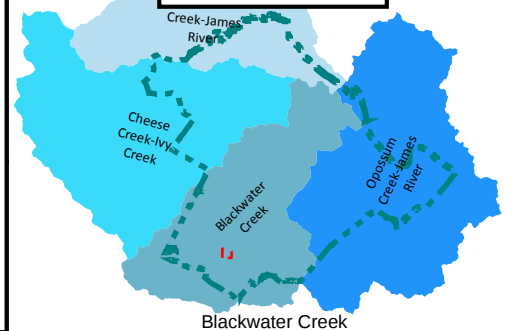
PARCEL ID	ADDRESS
25401001	7616 TIMBERLAKE RD

LEGEND

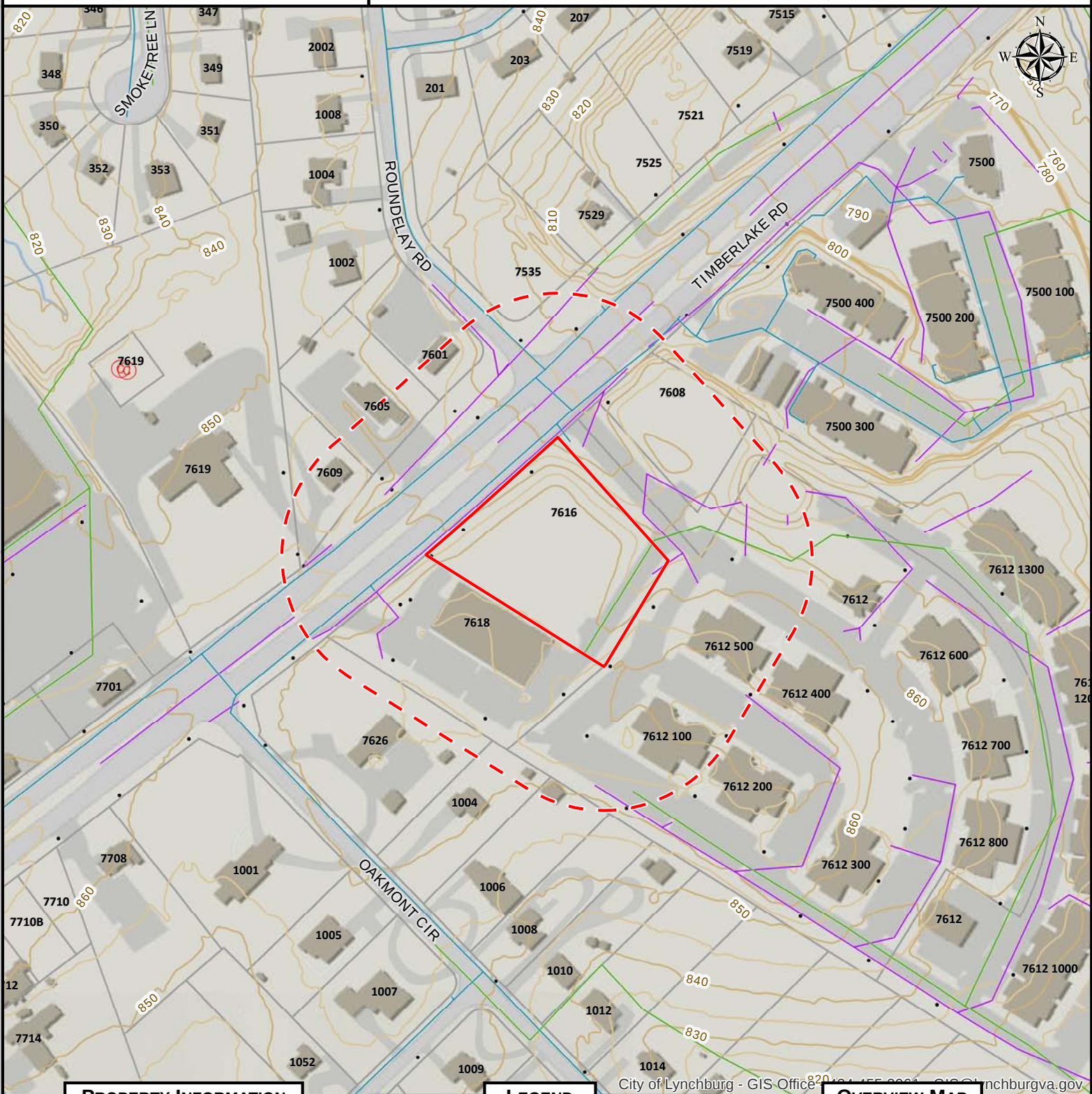
- Subject Property
- Base Flood Elevation
- Floodway
- Floodzone
- River / Lake / Stream

MAP SCALE: 1" to 200' DATE PRINTED: 10/31/2018

OVERVIEW MAP



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PROPERTY INFORMATION

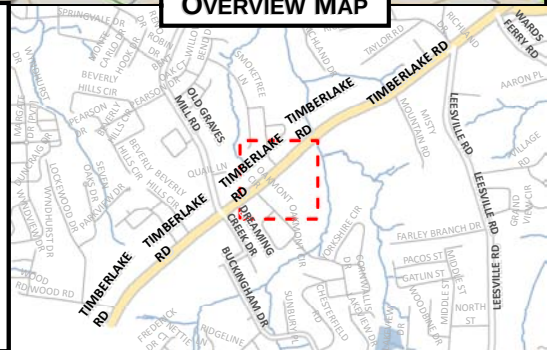
PARCEL ID	ADDRESS
25401001	7616 TIMBERLAKE RD

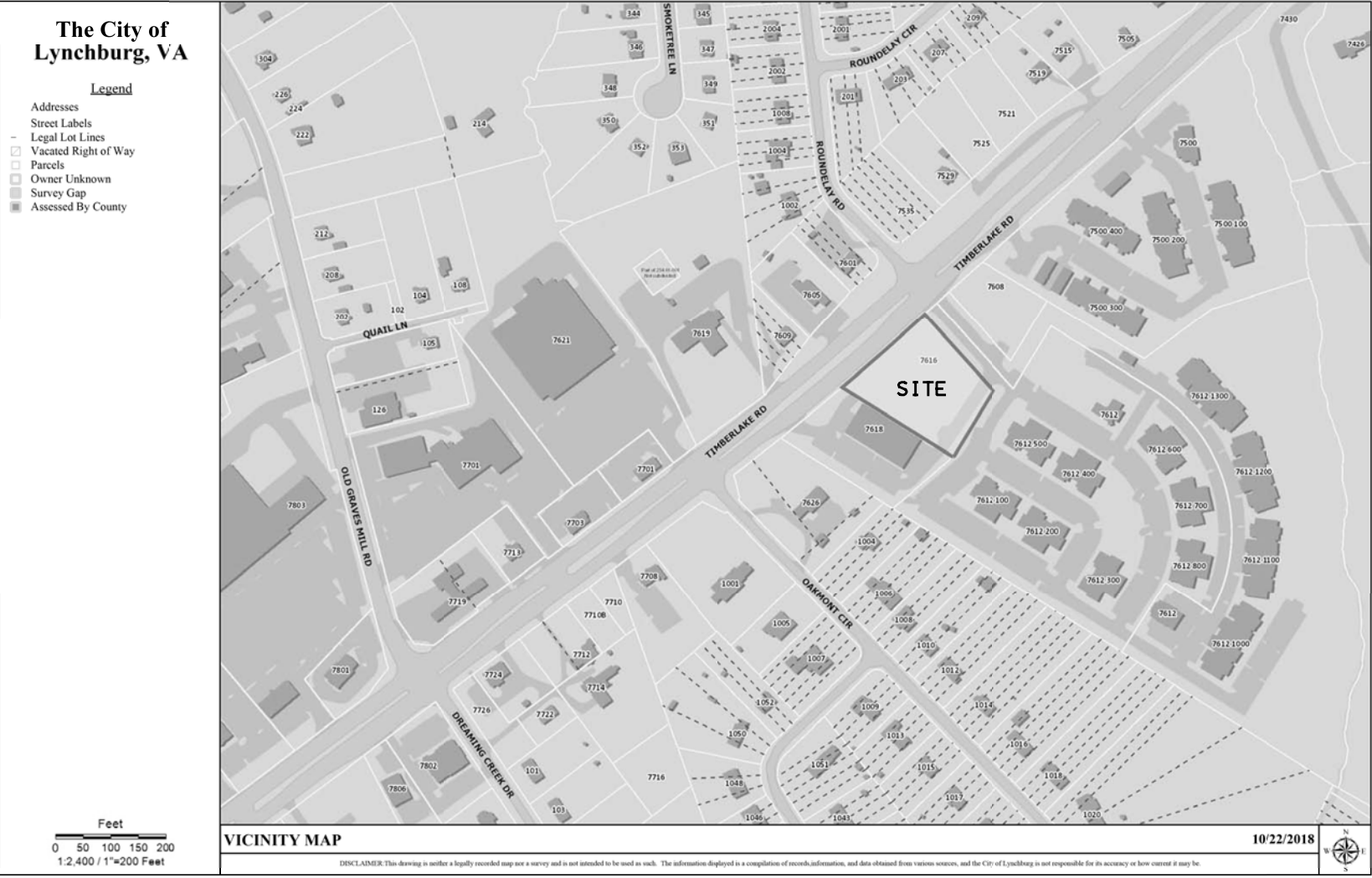
LEGEND

	Active	Proposed	Abandoned
Utilities	Water (blue solid line)	Sanitary (green dashed line)	Storm (purple dashed line)
Structure	100' (brown solid line)	50' (brown dashed line)	20' (brown dotted line)
Planimetrics	Roadway (grey solid line)	Parking (grey dashed line)	Sidewalk (grey dotted line)
Towers & Trans. Lines	Elec. Trans (yellow solid line)	Trans. Tower (blue square)	Comm. Tower (red circle)
		Other (grey square)	Pole Cemetery (black dot)
			Contours (brown solid line)
			1' (brown solid line)

MAP SCALE: 1" to 200' DATE PRINTED: 10/31/2018

OVERVIEW MAP





LOT 2
VISTAS II, LLC
INSTR.#: 070003208 —
PID: 25402002
ZONED: B-3, R-C, & R-4

BERKLEY-HOWELL & ASSOCIATES
306 ENTERPRISE DRIVE
SUITE C
FOREST, VA 24551
434-385-7548

ROY GALLIER, JR.
RGALLIER@BERKLEYHOWELL.COM

MUSTARD SEED CHESTERFIELD, LLC
2945 SOUTH MIAMI BLVD.
SUITE 203
DURHAM, NC 27703
919-730-5714
TOMMY BROGDEN
TOMMY.REDHAWK@YAHOO.COM

BLUESTONE LAND, LLC
1821 AVON STREET
EXT SUITE 200
CHARLOTTESVILLE, VA 22902-8721

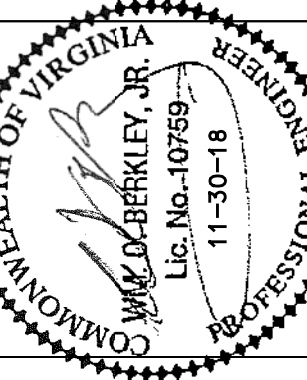
LOT 1B - THE VISTAS SUBDIVISION
ADDRESS: 7616 TIMBERLAKE ROAD
LYNCHBURG, VA 24502

ACREAGE: 1.414 ACRES
SOURCE: D.B. 1129, PG. 89
PARCEL ID: 25401001
EXISTING ZONING: B-3
EXISTING USE: VACANT

1. THIS 1.142 ACRE PARCEL IS CURRENTLY ZONED B-3 WITH A CURRENT LAND USE OF VACANT.
2. THIS SITE PLAN HAS BEEN PREPARED TO REQUEST A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A CAR WASH FACILITY MEETING THE LAND BASE CLASSIFICATION STANDARD 2117A.
3. THIS SITE PLAN IS NOT BASED ON A SURVEY FIELD SURVEY. IT IS BASED ON A PLAT OF THE PROPERTY OF BLOUNSTONE LAND, LLC, LOT 1 THE VISTAS SUBDIVISION CITY OF LYNCHBURG, VIRGINIA WHICH IS RECORDED AS INSTR # 020010936 DATED 7-31-02 MADE BY KENNETH E. CARLTON, LAND SURVEYOR. THIS PLAN IS SUBJECT TO ALL INFORMATION WHICH MIGHT BE DISCLOSED BY A CURRENT FIELD SURVEY.
4. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (NOT IN A SPECIAL FLOOD HAZARD AREA). ACCORDING TO THE CITY OF LYNCHBURG FLOOD RISK MAP FOR THE CITY OF LYNCHBURG, VIRGINIA (B# 5100930101D) DATED JUNE 3, 2008, NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS PLAN. THERE HAS BEEN NO DETERMINATION OF WETLANDS NOR DOES THIS PLAN ADDRESS THE EXISTENCE OF ANY ENVIRONMENTALLY SENSITIVE AREAS ON OR AROUND THIS PARCEL.
6. THE SITE IS SERVED BY CITY OF LYNCHBURG WATER AND SANITARY SEWER CONNECTIONS.
7. ALL PROPOSED SERVICES WILL BE UNDERGROUND.
8. ALL EXTERIOR LIGHTING SHALL BE NON-DIRECTIONAL OR GLARE SHIELDED AND DIRECTED AWAY FROM ADJACENT ROADS AND PROPERTY.
9. A SIGN PERMIT MUST BE OBTAINED PRIOR TO THE PLACEMENT OF ANY SIGNS.
10. HANDICAP RAMPS AND SIGNAGE MUST BE INSTALLED PER CODE.
11. THE LANDSCAPING AS SHOWN IS SCHEMATIC BY NATURE. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH LANDSCAPING SECTION OF THE CURRENT LYNCHBURG ZONING ORDINANCE. TREE CANOPY TO BE PROVIDED SHALL BE 10% OF THE ENTIRE SITE.
12. ALL LOADING AREAS, REFUSE AREAS, STORAGE YARDS, HVAC EQUIPMENT, OR OTHER OBJECTIONABLE ITEMS MUST BE SCREENED FROM VIEW OF ANY PUBLIC OR PRIVATE STREET OR RESIDENTIAL. SCREENING MAY BE ACCOMPLISHED BY A COMBINATION OF EXISTING VEGETATION, WALLS, FENCES EARTHBERMS AND NEW EVERGREEN VEGETATION APPROPRIATE AND OF SUFFICIENT HEIGHT TO SCREEN THE EQUIPMENT OR ACTIVITY.
13. ANY WALLS VISIBLE FROM ANY PUBLIC OR PRIVATE STREET OR RESIDENTIAL DISTRICT SHALL BE CONSTRUCTED OF SEGMENTAL BLOCK, BRICK, TREATED WOOD, STONE OR STAMPED OR COLORED CONCRETE THAT GIVES THE APPEARANCE OF BRICK OR STONE. RETAINING WALLS OF ANY OTHER MATERIAL MUST BE SUPPLEMENTED WITH LANDSCAPING AT A RATE AS FOLLOWS: WALLS LESS THAN 8 FEET IN HEIGHT: REQUIRE 1 PER 100 SQUARE FEET OF WALL 10 FEET OR GREATER IN HEIGHT: REQUIRE 1 PER 100 SQUARE FEET OF WALL EVERGREEN SHRUB PER 3 LINEAR FEET OF WALL AND 1 ORNAMENTAL TREE PER 20 LINEAR FEET OF WALL.
14. TRASH PICK-UP WILL BE MANAGED BY ONSITE DUMPSITER WITH PRIVATE PICK-UP.
15. PRIOR TO CONSTRUCTION THE DEVELOPER MUST SUBMIT TO THE CITY OF LYNCHBURG AN EROSION AND SEDIMENT CONTROL PLAN AND STORMWATER MANAGEMENT PLAN THAT MEETS ALL STATE AND LOCAL REGULATIONS.
16. THE SITE, WHEN DEVELOPED WILL REQUIRE STORM WATER MANAGEMENT FOR BOTH WATER QUALITY AND QUANTITY. WATER QUALITY WILL BE HANDLED BY THE PURCHASE OF NON-POINT SOURCE NUTRIENT CREDITS. REGARDING EROSION CONTROL, THE DEVELOPMENT WILL MOST LIKELY UTILIZE A SUB-SURFACE STORAGE FACILITIES WHICH HAVE A CONTROLLED DISCHARGE THROUGH ONSITE STORM SEWER TO AN EXISTING STORM SEWER ALONG TIMBERLAKE ROAD. TO ADEQUATELY PROTECT DOWNSTREAM CHANNELS, THE DEVELOPMENT WILL REQUIRE UTILIZING A PROPER SLOPE AND FLOW RATE BALANCE WITH IMPROVEMENT FACTOR FOR CHANNEL. PROTECTION AND MAINTAIN PRE-CONDITIONS OR BETTER FOR FLOOD PROTECTION. UNDER THESE DESIGN CONDITIONS, A DOWNSTREAM ADEQUACY STUDY IS NOT REQUIRED.

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BERKLEY HOWELL & ASSOC., P.C.
ENGINEERS • SURVEYORS • PLANNERS
306 ENTERPRISE DRIVE, SUITE C
FOREST, VIRGINIA 24551
PHONE: (434) 385-7548 FAX: (434) 385-6178



PROPOSED
LIGHTNING McCLEAN CAR WASH
7616 TIMBERLAKE ROAD
CITY OF LYNCHBURG, VIRGINIA

CONCEPT PLAN
FOR
CONDITIONAL USE PERMIT



LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **January 8, 2019**

AGENDA ITEM #: **7**

CONSENT:
ACTION:

REGULAR: **X**
INFORMATION: **X**

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Public Hearing for comment on proposed amendments to City Code related to taxicabs

KEY ELEMENTS:

☒ Economic Development ☐ Excellent Government ☐ Natural and Built Environment ☒ Safe Community ☒ Vibrant Community

RECOMMENDATION: Hear comments from the public concerning amending the City's taxicab ordinance and consider adoption of changes to the Taxicab Ordinance.

SUMMARY: On December 11, 2018 Council heard a presentation from Dr. John Salmon regarding amending the City's taxicab ordinance to better accommodate implementation of the MoveUp transportation application (app). Along with this discussion, it was mentioned that other parts of the current taxicab ordinance may be outdated and would benefit from an update.

Council requested in the December 11, 2018 meeting that a public hearing be held to hear any concerns that taxicab owners, drivers or the general public have related to this issue.

Taxicab owners have been contacted regarding the public hearing and the public hearing was advertised in the News and Advance on January 1, 2019.

PRIOR ACTION(S): June 26, 2018

Public Comment from Dr. John Salmon concerning revision of taxicab code.

December 11, 2018

Work Session Presentation from Dr. John Salmon on the MoveUp application and proposed amendments to the taxicab code.

FISCAL IMPACT: None

CONTACT(S):

John H. Hughes, IV, Assistant City Manager, 434-455-3990
Walter Erwin, City Attorney, 434-455-3980

ATTACHMENT(S):

Resolution
Proposed revisions to Chapter 37 of the City of Lynchburg Code

REVIEWED BY: bms

RESOLUTION

BE IT RESOLVED THAT the Lynchburg City Council directs City staff to prepare an ordinance to amend appropriate sections of the City's Taxicab Ordinance in order that taxicabs can take advantage of the MoveUp application and update portions of the code that are outdated or no longer relevant.

Adopted:

Certified:

Clerk of Council

008K

Proposed Revisions to Lynchburg City Code Chapter 37. Taxicabs.

City Council Meeting of December 11, 2018

Sec. 37-25. Restriction on number of passengers.

No driver shall permit more than five (5) persons, other than the driver, to be carried in a taxicab. A child in arms shall not be counted as an additional person. (Tax Code 1959, § 31-12)

Proposal:

No driver shall permit more than six (6) persons, other than the driver, to be carried in a taxicab. All passengers and the driver must be appropriately restrained at all times in a proper seat with all unmodified U.S. Department of Transportation (DOT) approved safety devices including seatbelts that were originally installed when the vehicle was produced. All DOT approved safety options including seat belts and airbags as provided upon original manufacture of the vehicle must be in full working order for all passengers and driver. A vehicle used as a taxicab shall adhere to all applicable state and federal regulations.

Children must be transported in accordance with all federal and state regulations including the use of infant or child booster seats as appropriate, and these seats must be secured in a manner compliant with all vehicle and restraint manufacturer recommendations in the appropriate location within the vehicle to assure maximum safety of all passengers. Drivers may at any time be asked by police or city officials to demonstrate knowledge of the use and installation of any supplemental safety equipment for the transportation of children, regardless of the presence of a parent or guardian.”

Sec. 37-31. Drivers’ manifests.

(b) Every driver shall maintain a daily manifest upon which is recorded all trips made each day, showing the time and place of origin and destination of each trip and amount of fare. All such completed manifests shall be returned to the owner by the driver at the conclusion of his hours of duty. The forms for each manifest shall be furnished to the driver by the owner and shall be of a character approved by the city manager.

(b) Every holder of a certificate shall retain and preserve all drivers’ manifests in a safe place for at least one year and such manifests shall be subject to inspection by the city manager and by personnel of the division of police. (Tax Code 1959, § 31-19)

Proposal:

“Every driver shall maintain a record of all trips to include time, place of pickup, destination, and fare charged, and the manner of transaction (cash, bank card, electronic transfer, etc.). This information shall be retained for at least one year, and shall at any time be inspected by the city manager or designee and/or personnel of the police department.”

Proposed Revisions to Lynchburg City Code Chapter 37. Taxicabs.

City Council Meeting of December 11, 2018

Sec. 37-44. Refusal to accept calls or passengers; failure or refusal to give overall service.

The holder of a certificate who shall refuse to accept a call anywhere within the city or refuse to accept a passenger for delivery to any place within the city or within one mile of the city when such holder has available a taxicab or who shall fail or refuse to give overall service shall be guilty of a misdemeanor and the certificate granted to such holder shall be suspended or revoked at the discretion of the city manager subject to the provisions of sections 37-74 through 37-77, unless driver can articulate a reasonable concern for his/her personal safety or unless repeated incidences of a taxi having been previously called to that address which calls turned out to be false calls for a fare. (Tax Code 1959, § 31-31; Ord. No. O-05-103, 8-9-05)

Proposal:

“Any taxicab driver who fails to provide service based on a passenger’s race, religion, culture, or gender, shall be guilty of a misdemeanor and the certificate granted to such holder shall be suspended or revoked at the discretion of the City Manager or designee subject to the provisions of sections 37-74 through 37-77, unless driver can articulate a reasonable concern for his/her personal safety or unless repeated incidences of a taxi having been previously called by such passenger which turned out to be false calls for a fare.”

Sec. 37-86. Fee.

A fee of fifty dollars (\$50.00) shall be paid to the city for processing and investigating the applicant, which fee shall be nonrefundable. (Code 1959, § 31-55; Ord. No. O-90-093, 3-27-90, eff. 7-1-90; Ord. No. O-95-206, 7-11-95, eff. 9-1-95)

Proposed:

“A fee reasonable may be required by the city for processing and investigating the applicant, and such fee shall be nonrefundable.”

NOTE: Allows for easier adjustment. If we want a significant number of people to enter this market, especially drivers that are using it as supplemental income, making it easier and less expensive to do so is to our advantage.

Proposed Revisions to Lynchburg City Code Chapter 37. Taxicabs.

City Council Meeting of December 11, 2018

Sec. 37-87. Term; renewal.

Original registration of a driver shall expire one year from date of issue, unless sooner revoked. All such registrations shall be renewed annually on or before the driver's date of birth each year. Such renewal registration shall continue for one year following, unless sooner revoked. (Code 1959, § 31-55; Ord. No. O-91-050, 3-26-91)

Proposal:

“Periodic review of a driver’s qualifications, license, and records shall be performed at an interval deemed appropriate by the city manager or designee, and such review may be undertaken at any time if just cause for such investigation is presented such as an accident report or criminal conviction of a currently registered driver, whether related to such employment or not.”

Sec. 37-95. Same—Term.

In the event of revocation or suspension of registration of a driver, other than mandatory revocation, such suspension or revocation shall be for a period fixed by the chief of police or the judge of the municipal court upon appeal, but not exceeding one (1) year. (Tax Code 1959, § 31-64)

Proposal:

In the event of revocation or suspension of registration of a driver, other than mandatory revocation, such suspension or revocation shall be for a period fixed by the chief of police or the judge of the municipal court upon appeal, ~~but not exceeding one (1) year.~~

Proposed Revisions to Lynchburg City Code Chapter 37. Taxicabs.

City Council Meeting of December 11, 2018

Sec. 37-105. Required.

All taxicabs operating under this article shall be equipped with taximeters fastened to the taxicab in front of the passengers, visible to them at all times of the day and night; and, after sundown, the face of the taximeter shall be illuminated. (Tax Code 1959, § 31-68)

Proposed:

Sec. 37-105. Method of determining fare: use of Taximeters or alternate method.

Taxicabs must operate using one of the following methods:

- (a) Drivers may utilize a Taximeter for determining the applied fare for the ride. If operating under this method, vehicles shall be equipped with taximeters fastened to the taxicab in front of the passengers, visible to them at all times of the day and night; and, after sundown, the face of the taximeter shall be illuminated. The device shall be verified and maintained according to Sections 37-107 and 37-108. The applied fare shall be determined using rates as defined in Section 37-109 Rates.**
- (b) Drivers may utilize an alternate method for setting fares including some combination of a minimum fare, base fare, rate per mile, and/or rate per minute as calculated or predicted using a navigational computer, BUT an estimate of this fare must be displayed to the passenger PRIOR to engaging with the driver for hire. If the actual fare exceeds the previously agreed upon estimated fare by more than 20% due to traffic or some other computational error and the driver does not correct the fare at the time of payment, the passenger will have thirty (30) days to request in writing a refund for this additional amount, to be paid by the driver within thirty (30) days from receipt of this request.**

Proposal:

Sec. 37-106. Signal device, if Taximeter utilized under Sec. 37-105 (a).

Sec. 37-107. Inspection generally; procedure in case of inaccuracy if Taximeter utilized under Sec. 37-105 (a).

Sec. 37-108. Rules and regulations as to inspection and sealing if Taximeter utilized under Sec. 37-105 (a).

Sec. 37-109. Rates if Taximeter utilized under Sec. 37-105 (a).

TO: CITY COUNCIL
FR: DAVID TERMOTTO, 434-528-3239
RE: "SILENT NIGHT"

December, 2018

Old Boonsboro Road, as you know, is a quiet City side street. It is not a Shopping Center, a City park or Main street parade ground. That's why we live here. However, the noise in front of our driveway every night of the Holidays is so dreadful as compared to its usual "silent night" peace & quiet: that is, the noise of vehicle motors idling, referring to the steady stream of trucks revving, trailers, SUVs, minibuses, jeeps, etc.; their tires squealing; their car-radio systems blaring with pop music; motorists carousing; generator noises, and the overall sound disturbance – detectably louder from one December to the next in our living room (like a leaf blower that's stuck-on).

I'm embarrassed at my failure to convey this disturbance to the property-owner who causes it. Usually, (in 45-years of neighborhood living) I'm able to relate and reason with a neighbor. But this guy won't tolerate the topic. Who knows, maybe he thinks we're nothing but complaining senior citizens, or maybe anti-Christmas or not patient people. So please accept my apologies for having to bring this plea to the normal list of the Council's concerns.

Not to make an argument, we are not complaining about the tradition of Christmas lights that everyone likes to find on an evening drive. This is about the publicizing/broadcasting to and drawing the public to an otherwise quiet City street, causing endless sound disturbances and piercing noises throughout the Holidays at the driveway to the front of the yard. It's something like listening to a parade that doesn't end.

This was the question I had asked myself after a couple of holidays of more and louder disturbing noises that infiltrate the house: How many consecutive evenings can you or I or anybody else (such as, a family with infants, elders with disabilities) deal with disturbing sounds throughout the Holidays - throughout that time of day when all you are trying to do is enjoy an evening in the living room in front of the fireplace, but have to forego that?

This is the question that led me to the Council for relief: How many consecutive nights can a City street be tied-up with the standing traffic of motorists? 10-nights, 20-nights, 30-nights and counting???

My reasoning is very simply - if there's a publicized event involving any City streets/shoulders, then doesn't that require controls: Traffic, crowd, sound, safety? Or regulations, as to the time-of-day? Hours of the night? Number of nights? Number of weeks? Posting advisories about music volumes? Also broadcasting about respecting the neighborhood? Providing traffic control measures? The type of pop music presented?

Does the City intervene, and set the tone for these types of public assemblies on its streets?

If you and I or every one of the City's 32,500 residences are entitled to some peace & quiet in our homes for the holidays, why do I have to move to the bedroom in the back of the house? Or put on a winter coat and rush outdoors to ask motorists to turn down the volume on their radios? Or leave home and stay-away for the night? Or show endless patience?
Can you help?

Thanks for your kind attention and consideration.

002K

Bunny A Goodjohn

445 Belvedere Street, Lynchburg, VA24503

Home Tel: 1 434 219 0181 / Work Tel: 1 434 947 8126

<http://www.bunnygoodjohn.com> / bagoodjohn@gmail.com

December 27th, 2018

Valeria Chambers
Lynchburg City Council
900 Church Street
Lynchburg,
Virginia 24504

Dear Ms. Chambers,

Further to our telephone conversation last week, I write to formally ask the Council for a space on the Agenda at the January 8th Council Meeting.

I have been in conversation with a variety of organizations and with Councilmember Wright since late summer 2018 in connection with my proposal that the City Council put an ordinance in place that would either restrict or prohibit the tethering of the city's companion animals. I am aware of the difficulties that either option would cause, but I and my colleagues feel strongly that now is the time to put the humane treatment of animals higher on Lynchburg's list of important things: 2018 began badly with Animal Control finding an outdoor dog frozen to death and ends today with the court case of a woman from G Street who thought it okay (again) to abuse (this time twenty-six) animals in her care. We have to make our city's animals a higher priority, and this tethering ordinance would be a first step.

I look forward to addressing you on the 8th January and attach my proposed ordinances for your review.

Regards.

Bunny Goodjohn

001K

A: PROPOSED CODE THAT PROHIBITS TETHERING (based on Surrey, VA code)

Sec. 7-7.3. - Adequate space for animals

- (a) It shall be unlawful to fail to provide any animal with adequate space. "Adequate space" means sufficient space to allow each animal to (i) easily stand, sit, lie, turn about, and make all other normal body movements in a comfortable, normal position for the animal and (ii) interact safely with other animals in the enclosure.
- (b) It shall be unlawful to tether any unattended dog whether or not the dog has been provided adequate space.
- (c) Any person violating the provisions of this section shall be guilty of a Class 2 misdemeanor.

B: PROPOSED CODE THAT RESTRICTS TETHERING (based on Danville, VA code)

Sec. 7-7.3. - Adequate space for animals

- (a) It shall be unlawful to fail to provide any animal with adequate space. "Adequate space" means sufficient space to allow each animal to (i) easily stand, sit, lie, turn about, and make all other normal body movements in a comfortable, normal position for the animal and (ii) interact safely with other animals in the enclosure.
- (b) When a companion animal is tethered, "adequate space" means a tether that permits the above actions and is appropriate to the age and size of the companion animal. The tether must be attached to the companion animal by a properly applied collar, halter, or harness configured so as to protect the companion animal from injury and prevent the companion animal or the tether from becoming entangled with other objects or animals, or from extending over an object or edge that could result in the strangulation or injury of the companion animal. Furthermore, the tether must be at least three (3) times the length of the companion animal, as measured from the tip of its nose to the base of its tail, except when the companion animal is being walked on a leash or is attached by a tether to a lead line. When freedom of movement would endanger the companion animal, temporarily and appropriately restricting movement of the companion animal according to professionally accepted standards is considered to be provision of adequate space.
- (c) It shall be unlawful for any person to tether a companion animal:
 - (1) When the outside temperature is equal to or less than thirty-two (32) degrees Fahrenheit, or greater than eighty-five (85) degrees Fahrenheit, or during any severe weather advisories; or
 - (2) In a manner as to cause injury, strangulation or entanglement of the dog on fences, trees, or other man-made or natural obstacles; or
 - (3) To a fixed-point;
 - (4) That is under four (4) months of age;
 - (5) That is sick or injured;
 - (6) That is a female in heat; or
 - (7) For more than two (2) hours, in any twenty-four (24) hour period
- (d) Any person violating the provisions of this section shall be guilty of a Class 2 misdemeanor.

Sec. 7-7.4. - Unlawful tethering of any animal on unoccupied or abandoned property.

It shall be unlawful for any owner, as defined in section 7-2 of this chapter, at any time, to chain, stake out, restrain or anchor any animal by means of a tether, chain, cable, rope, or cord on any unoccupied or abandoned property within the City.

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **January 8, 2019**

AGENDA ITEM #: **10**

CONSENT:
ACTION:

REGULAR: **X**
INFORMATION: **X**

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Review of 2018 Housing Study

KEY ELEMENTS:

☒ Economic Development ☐ Excellent Government ☒ Natural and Built Environment ☐ Safe Community ☒ Vibrant Community

RECOMMENDATION: To review and comment on the 2018 study on Housing in the City of Lynchburg presented by Jeff Smith of Rush Homes.

SUMMARY: The issues of housing stability and affordable housing are perplexing for communities nationwide. In Lynchburg, a study has been recently completed by Enterprise Community Partners that highlights both issues for our locality. This presentation is for informational purposes and represents ongoing work of the Lynchburg Regional Housing Collaborative to address housing stability and economic security in the Lynchburg Area.

PRIOR ACTION(S): None

FISCAL IMPACT: Funding for this study was provided through a Virginia Housing Development Authority (VHDA) Community Impact grant.

CONTACT(S): John Hughes, IV, Assistant City Manager: (434) 455-3990
Kevin Henry, Zoning Administrator (434) 455-3900
Jeff Smith, Rush Homes: (434) 455-2120

ATTACHMENT(S): Housing Study PowerPoint
Housing Stability key points
Housing Affordability key points
Housing Stability and Affordability full reports

REVIEWED BY: bms

007K



Housing Stability and The Impacts of Affordable Housing in Lynchburg, VA

City Council Meeting
January 8, 2019



Housing Stability

Safe and affordable homes are the foundation of opportunity and a springboard to a better future.

Housing Stability refers to the ability of residents to live in their home as long as they choose, without being forced to move due to cost.

Measuring Housing Stability

A key measure of housing stability is **housing cost burden**, the share of income that a household spends on housing (including utilities).

A household paying more than **30 percent** of their income on housing is cost-burdened, and a household paying more than **half** of their income on housing is considered severely cost-burdened.

Other measures used to assess housing stability include:

- Homeownership rate
- Households receiving housing vouchers or living in subsidized units
- Occupied units that are crowded or overcrowded
- “Doubled-up” households with multiple families or unrelated individuals
- Homelessness
- Eviction rates





Stable Housing:

- Is a foundation for economic security
- Improves family well being
- Means safer and healthier homes.

Source: March, Elizabeth. Rx for Hunger: Affordable Housing. Children's Health-Watch; Medical-Legal Partnership, December 2009.

¹ A "well" child is defined by a composite measure indicating no developmental concerns or hospitalizations, at a healthy weight, and good or excellent health.



Housing Stability in Lynchburg



Overview

Significant numbers of families struggle with low incomes and housing instability in the City of Lynchburg.

- **50% (14,159)** of households in Lynchburg are considered “low-income.” This is defined as earning below 80% of the Area Median Income (AMI), adjusted for family size. In real dollar terms, this equates to single adults earning below \$33,800 a year, or a family of four earning below \$48,250 a year.
- **36% (10,341)** of all households in Lynchburg pay more than 30 percent of their income on housing. Nationally, 33% of households are similarly “housing cost-burdened.”

| Source: 2016 5-year American Community Survey; 2016 HUD Income Limit Estimates



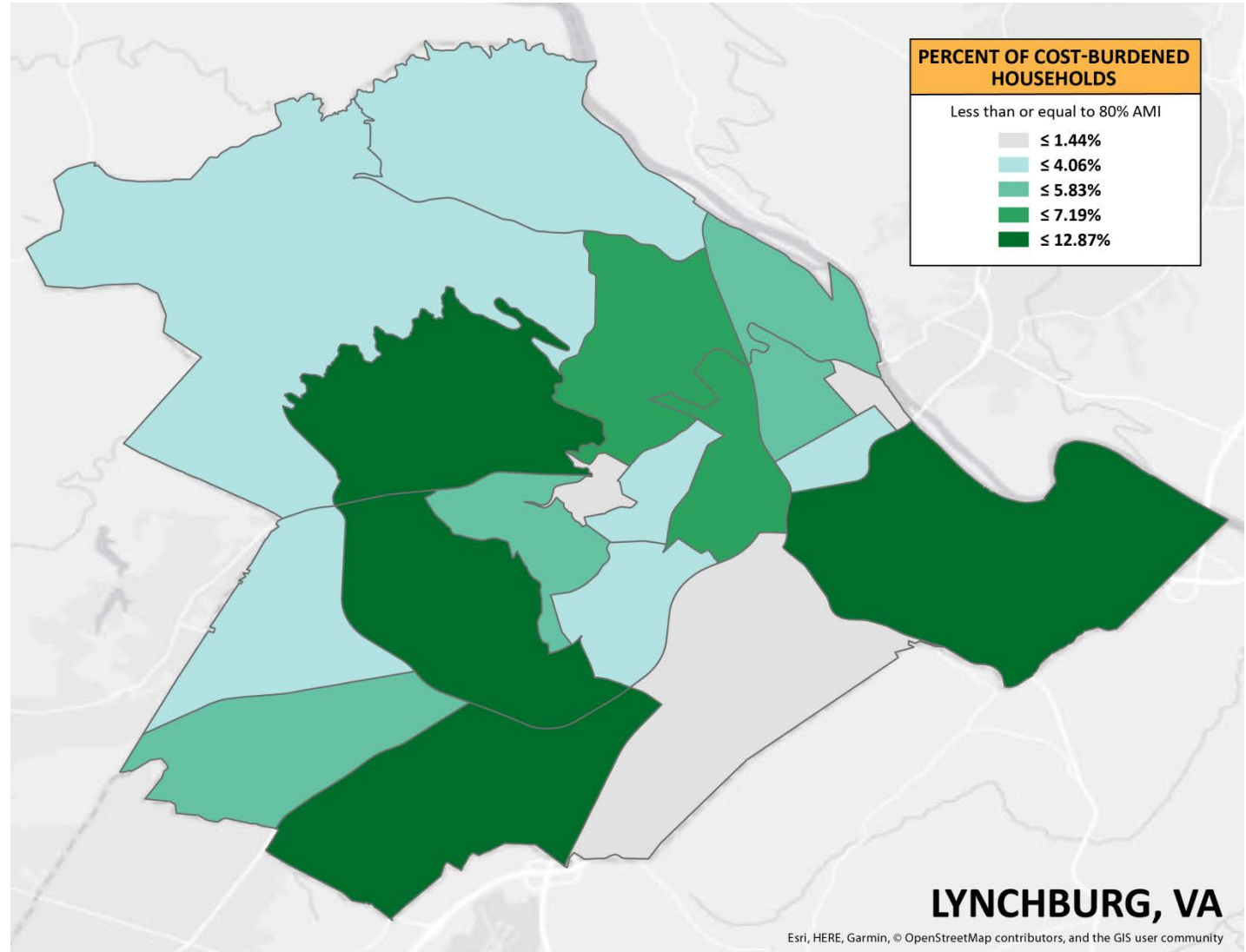
Home Affordability by Income

*More than a third of all households in Lynchburg are cost-burdened, low-income households.**

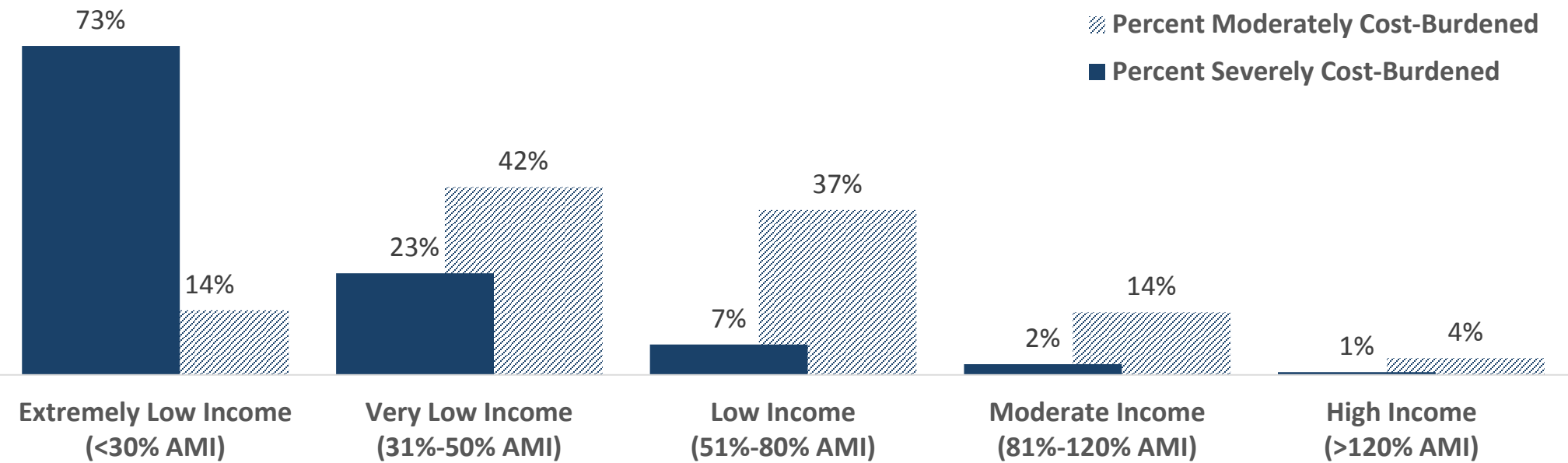
This map represents each census tract as a percentage of low-income households who were cost-burdened in Lynchburg in 2015.

Tracts with the largest populations had the largest percentages with just four of the city's census tracts accounting for 24% of all low-income cost-burdened households.

* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of cost-burdened households in the city. Source: 2015 ACS 5-year Consolidated Planning/Chas Data



Home Affordability by Income

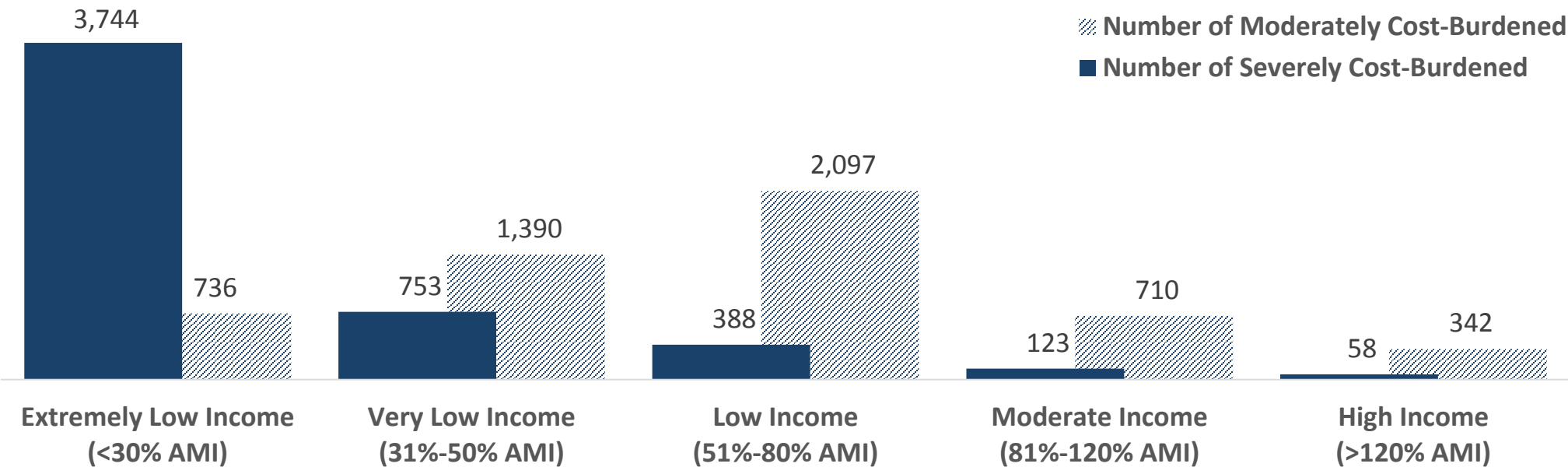


The lower a household’s income, the less likely that an affordable home is in reach.

The majority (73%) of extremely low-income households in Lynchburg spent more than half their earnings on housing in 2016, and another 14% paid more than 30 percent of their income on housing.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

Home Affordability by Income



The lower a household’s income, the less likely that an affordable home is in reach.

Of the 5,117 extremely low-income households living in Lynchburg, 3,744 of them spent more than half their earnings on housing in 2016, and another 736 paid more than 30 percent of their income on housing.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

Extreme Instability

In the City of Lynchburg, 4,885 low-income households faced extreme conditions of housing instability in 2016.

- **587** adults were homeless
- **96** children were homeless
- **26.6% (3,711)** of all renter households in Lynchburg were low-income and paying more than half their income on housing.
- **8.1% (1,174)** of all homeowner households were low-income and paying more than half their income on housing.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data and the 2016 AHAR Data Summary Report for VA-508 Lynchburg Continuum of Care service area

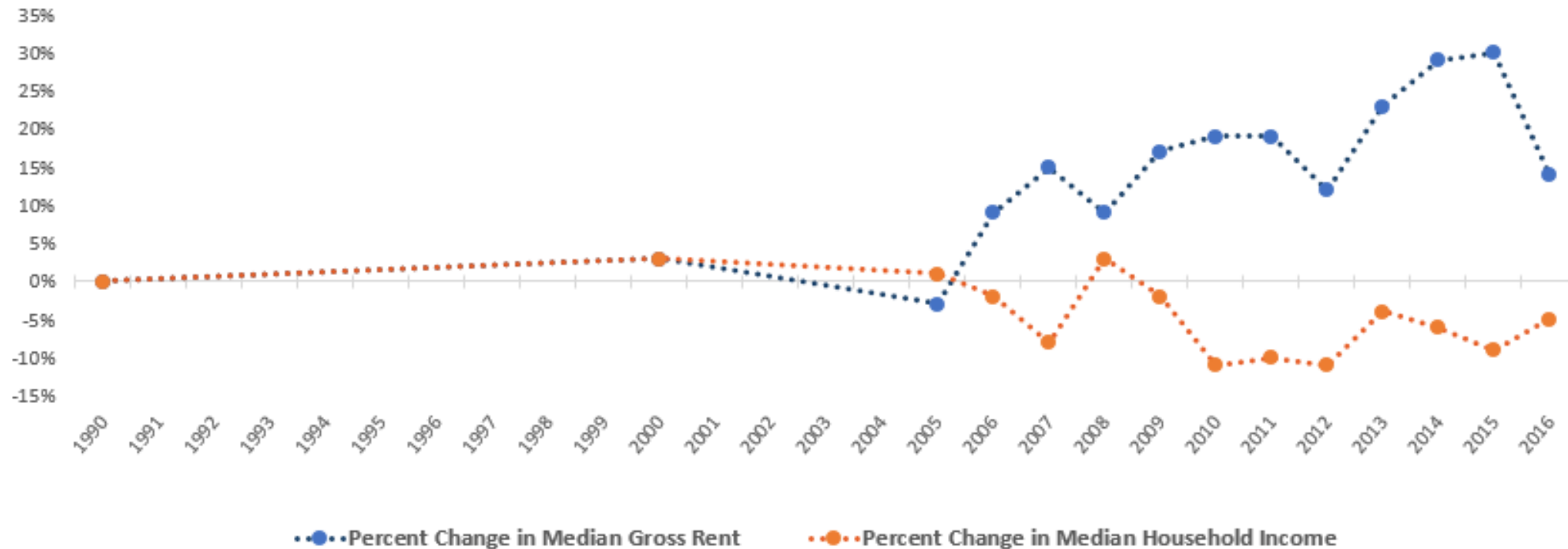




The Housing Supply Gap



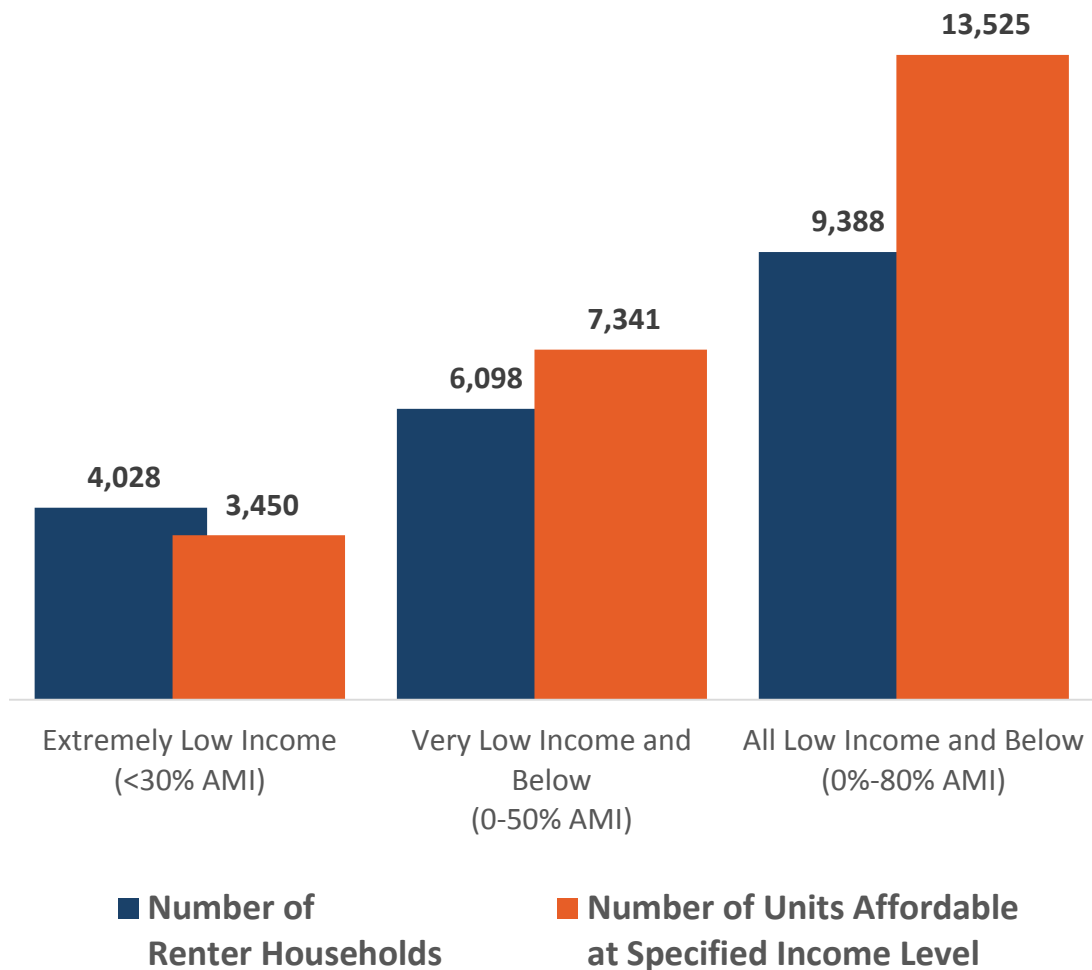
Rents are Rising, Relative to Wages in Lynchburg



Rising rents have outpaced incomes in cities across the country, and Lynchburg is no exception.

Since 1990, median rents in Lynchburg have risen 14 percent, while median income has declined—decreasing 5 percent from 1990 to 2016 (adjusted for inflation).

Source: 1990, 2000, 2010 Decennial Census; 2005-2016 1-year American Community Survey



High Demand, Short Supply

Renters at the lowest end of the market face the biggest squeeze.

There are 13,525 units affordable to all 9,388 low-income renter households in Lynchburg.

But renters at the lowest end of the market face a supply gap. For 4,028 extremely low-income renters (earning below 30 percent of the area median income), there are only 3,450 units they can afford.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data. A unit is considered "affordable" if it consumes no more than 30% of the household's income.

Competition for Affordable Homes

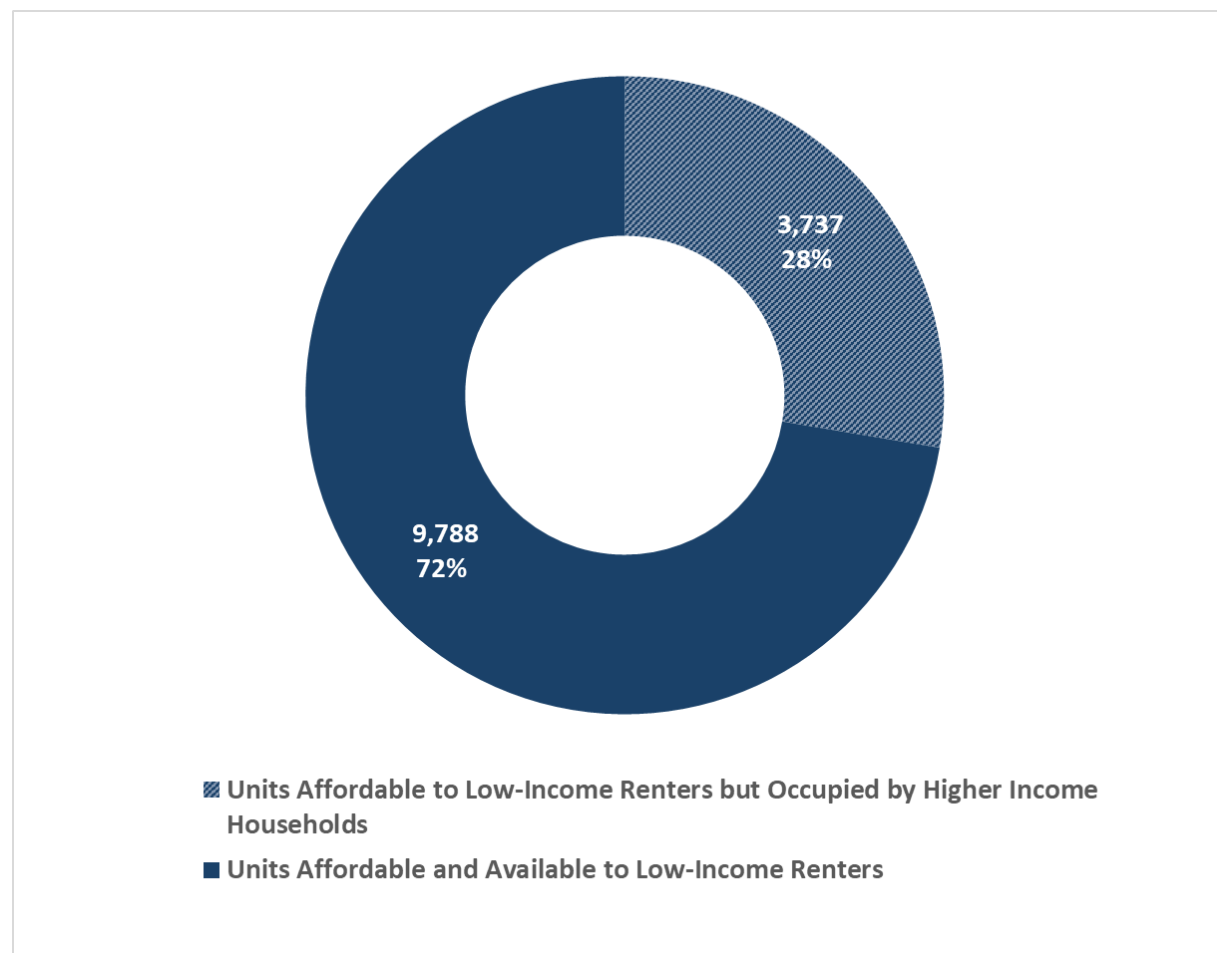
The most affordable end of the housing market is being squeezed by competition from higher income households.

For every low-income renter household in Lynchburg, there were 1.4 units priced affordably for them in 2016.

But 28% of those were, in fact, occupied by higher-income families.

Housing researchers characterize only the remaining 9,788 units as both “affordable and available” to the city’s 9,388 low-income renters.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data.





Summary

Safe and affordable homes are the foundation of opportunity. But, many families in the City of Lynchburg struggle with housing instability

- **10,341 households** in Lynchburg spent more than 30 percent of their income on housing in 2016.
- Of these, **4,485 households were low-income and severely cost-burdened** meaning they paid more than 50 percent of their income on rent or a mortgage.
- **587 adults and 96 children** experienced homelessness

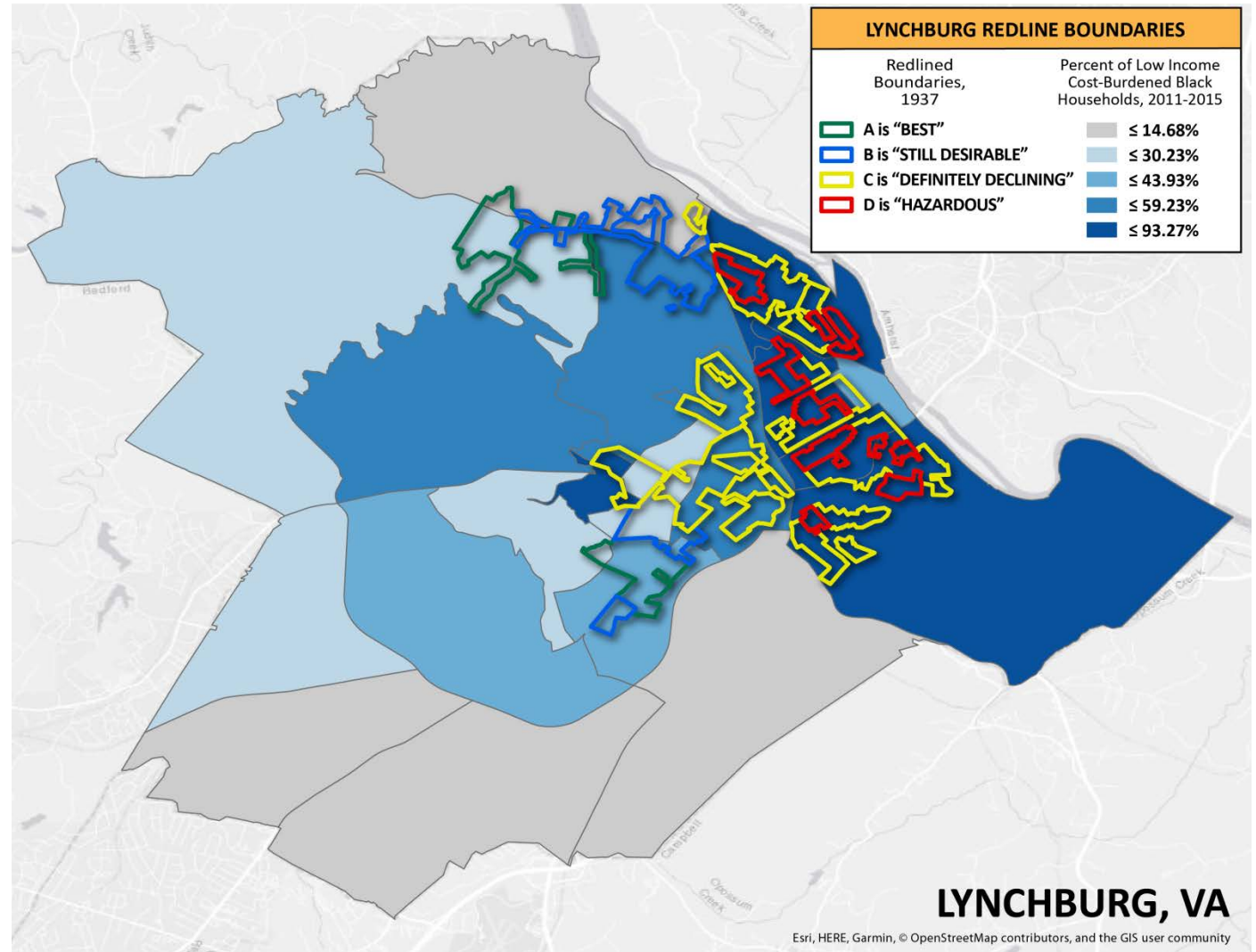
Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data and the 2016 AHAR Data Summary Report for VA-508 Lynchburg Continuum of Care service area

Housing Stability, Race and Redlining

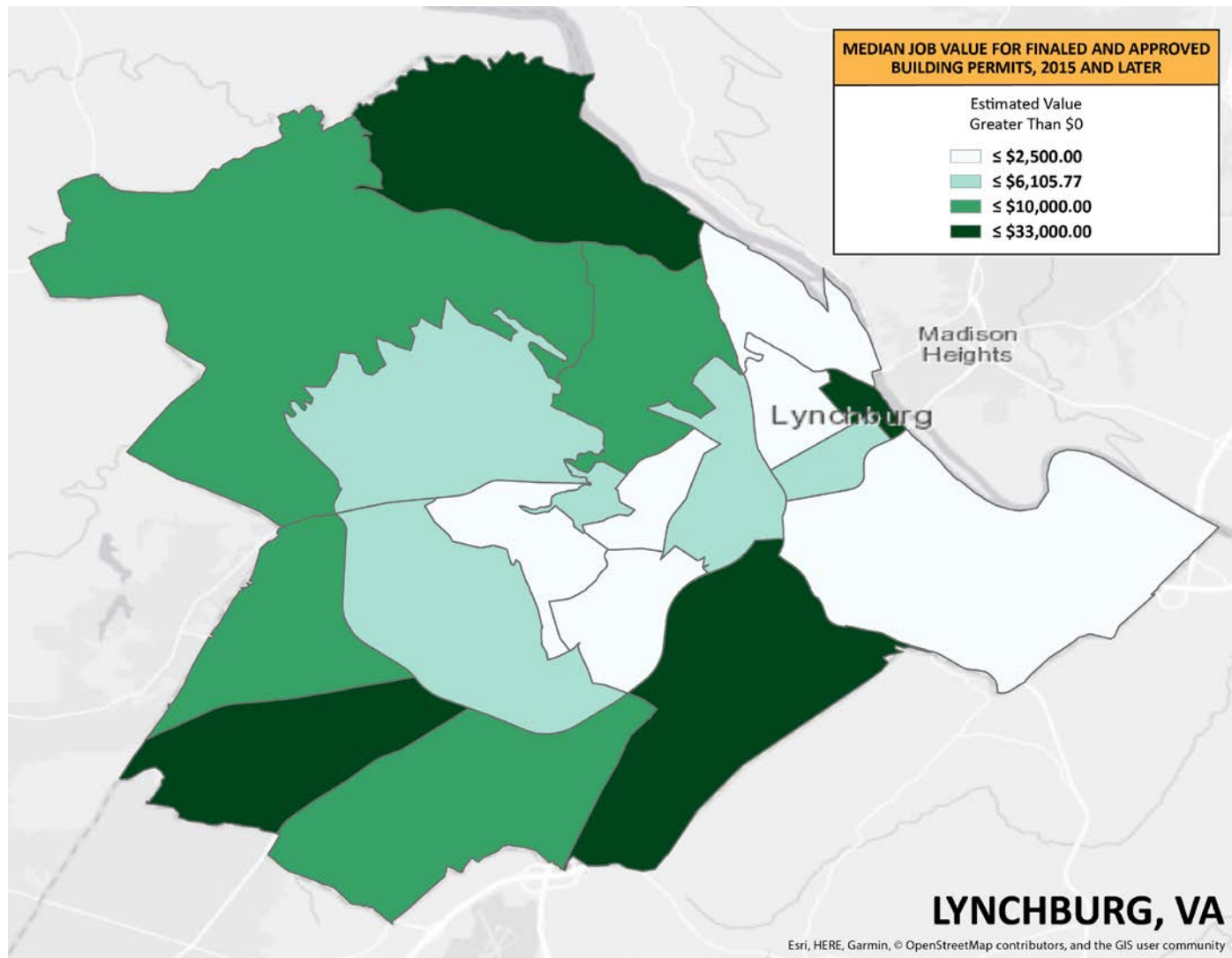
There may be a relationship between redlining and the location of Lynchburg's cost-burdened, black households.*

This map shows Lynchburg's historically redlined areas atop its cost-burdened, black households.

The darker shaded areas show that black low-income, cost-burdened households are more concentrated in these areas than throughout the rest of the city.



* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of low-income, cost-burdened black households in each tract.
Source: 1937 Home Owners' Loan Corporation; 2015 ACS 5-year Consolidated Planning/Chas Data



Lynchburg's Uneven Investments

Investments to improve buildings in these neighborhoods are also occurring unevenly across the city.*

This map shows the estimated value of finalized and approved building permits as an indicator of recent investments in Lynchburg.

It suggests large investments concentrate in just four of the Lynchburg's tracts. These tracts are all located along the city's outer boundary.

* Map only includes permits for type agreement in lieu, building, demolition, electrical, HUD, HUDNF, land disturbance, mechanical, plumbing, manufactured housing, and storm.
Source: March 2018 City of Lynchburg's Building Permits – Locations Dataset

The Impacts of Affordable Housing

Presented to: Lynchburg Regional Housing Collaborative



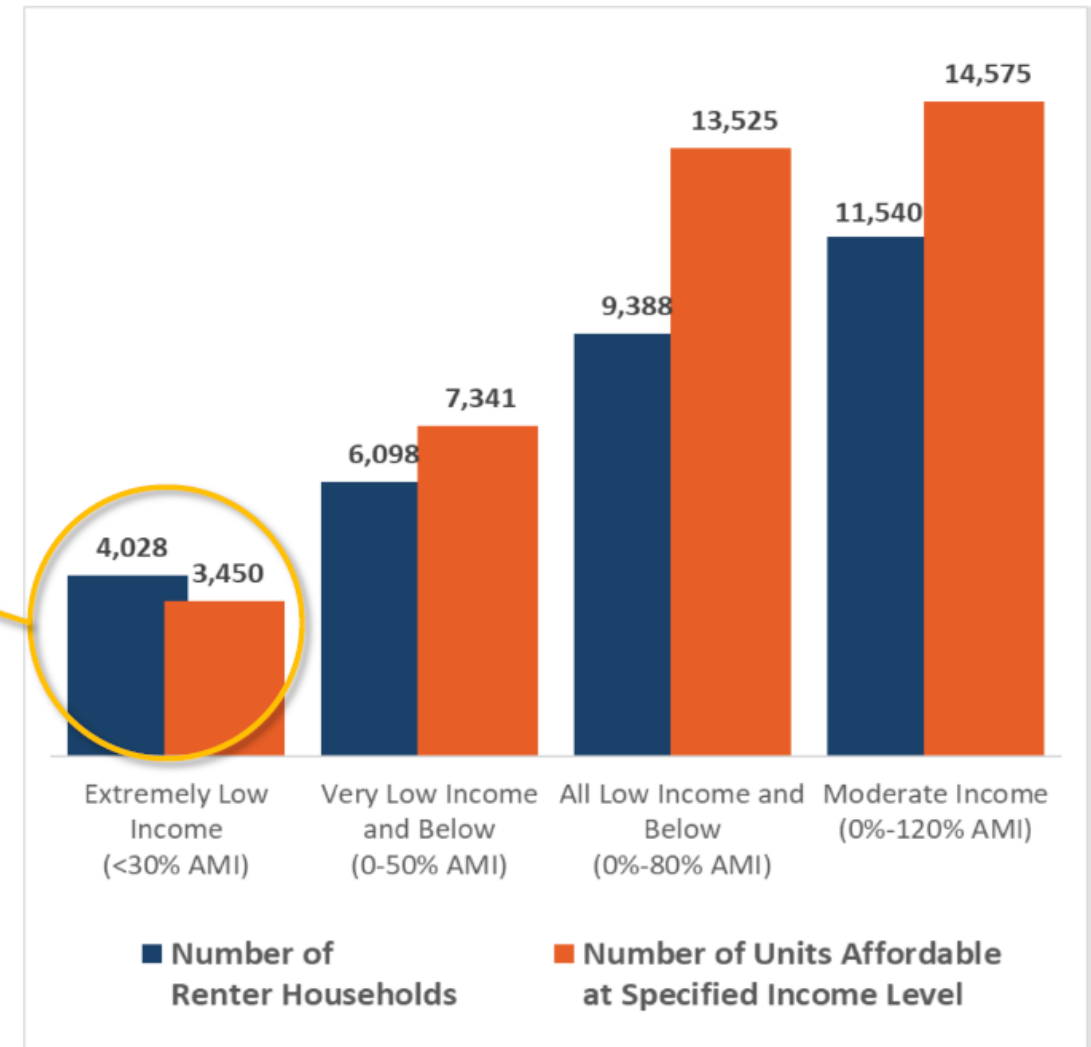
November 2018

Housing Instability Negatively Impacts People and Communities



The Need for Affordable Housing in Lynchburg

For Lynchburg's poorest residents, those with extremely low incomes, there is a shortage of 578 affordable housing units. These households are most at risk of facing homelessness, hypermobility and other negative outcomes due to a lack of housing stability.²



Affordable Housing:

- **Alleviates Housing Cost-Burden and Increases Economic Security**
- **Creates resident savings each month. What does this mean for Lynchburg?**
 - **Creating the 578 homes to reduce the shortage could free up nearly \$1.4 million for these households to spend on other needs.**
- **Strengthens resident employment opportunities**
- **Promotes better health and well being**
- **Decreases Medicaid expenditures**
- **Increases food security**
- **Alleviates stress and improves Mental Health**
- **Reduces homelessness and creates related public sector cost savings**
- **Promotes child development and positive educational outcomes**



Low-Income Households in Lynchburg Are More Likely to Change Residences

- There were approximately 7,900 households that changed residences within Lynchburg in 2016. Of those that moved, 70% had incomes below \$25,000, reflecting that households moving in Lynchburg are more likely to be lower income and more vulnerable to hypermobility. The median income of households who moved within Lynchburg was \$12,728 compared to \$20,197 for those who did not move at all.⁴¹
- In 2016, there were 601 evictions in the counties bordering on Lynchburg city (data not available for the city itself), representing nearly 4 out of every 100 renter households, and resulting in forced moves for those evicted households, who are now at a greater risk of suffering from housing instability.⁴²



Affordable Housing Alleviates Hypermobility for Low-Income Households

Affordable housing is critical for reducing the frequency of unwanted moves due to evictions or cost-burden. The stability created by affordable housing helps to prevent frequent, unwanted moves and contributes to the academic success of children and the economic well-being of families.

Affordable Housing Can Boost Local Economies

- The development of affordable housing injects funds into local economies and generates tax revenues while creating construction jobs and other economic activity.
- In 2015, The National Association of Home Builders (NAHB) estimated that the construction of every 100 rental apartments generates approximately \$11.7 million in local income, \$2.2 million in local taxes and 161 local jobs within one year.⁴⁸
- That same 100-unit development produces \$2.6 million in local income, \$500,000 in taxes and 44 local jobs each year following its construction.⁴⁹

Affordable Housing Does Not Decrease Property Values

There is growing evidence that affordable housing has a positive or neutral impact on neighboring property values.

- In Denver, a study of rehabilitated public housing developments found that, following the occupancy of a rehabilitated development in economically depressed neighborhoods, property values increased from 3.4% below the mean for the city to 2.6% below the mean, a significant positive change.⁵¹
- A study of affordable housing developments in suburban New Jersey found no connection between the opening of affordable housing and nearby property values or tax revenues.⁵²



Affordable Housing Will Create Opportunity for Lynchburg's Most Vulnerable Residents and Contribute to a Thriving and Inclusive Community

By providing housing stability to low-income households, affordable housing effectively mitigates the negative impacts associated with housing cost-burden, homelessness and hypermobility. This provides residents with a solid foundation on which to pursue and obtain improvements in economic security, health, education and employment.

Affordable housing also generates positive impacts for communities. As residents thrive, the public sector may realize cost savings that can be reinvested in building equitable and inclusive communities.

Housing Stability and The Impacts of Affordable Housing in Lynchburg, VA

Questions?

Summary Points from Housing Stability Study, Lynchburg VA

- Many low income households in Lynchburg faced extreme conditions of housing stability in 2016 including 4,497 spending 50% or more of their income on housing.
- Affordable housing is in short supply. There are at least 578 fewer affordable housing units than needed for people with extremely low incomes.
- Many Lynchburg families are “hypermobile.” Of 7900 households that changed residences in 2016, 5,530 were households incomes lower \$25,000 per year changed residences. The median income of those that moved was \$12,728.
- Affordable housing positively impacts household economic security, health (both physical and mental), employment opportunities, and child development/educational outcomes, all at a financial cost to our community.
- Affordable housing boosts local economies without any negative effect on neighboring property values.

Summary of LRHC Desired Outcomes

- Focused City attention on and planning processes for meeting the affordable housing need. Proactive rather than reactive.
- Funding for affordable housing and efforts to support/acquire funding from private, state, and federal funding sources
- Policy changes that positively impact the creation of affordable housing including inclusionary zoning, zoning ordinances requiring developers to provide a percentage of affordable housing, priority funding for homeless intervention, private/public partnerships, etc.
- Task force to investigate affordable housing and related programs development as well as and develop a progressive plan and vision that promotes low income household stability via affordable housing.

In May, 2018, Lynchburg Regional Housing Collaborative (LRHC), commissioned Enterprise Community Partners to study affordable housing in Lynchburg. Funding for the \$20,000 study was provided by Virginia Housing Development Authority. The purpose of the housing study was to provide, as up to date as possible, base data on the status of affordable housing in Lynchburg in terms of the following:

- The amount and distribution of affordable housing in Lynchburg related to household income as well as various populations (race, age, veteran status, disability, etc.)
- Cost Burden for households
- Effects of affordable housing on homelessness
- Economic impacts of affordable housing on household stability as well as the greater Lynchburg community

LRHC sought to affirm our collective experience of a serious shortage of quality, affordable housing in Lynchburg in order to initiate and support a progressive affordable housing movement.

LRHC “members” are Lynchburg Redevelopment and Housing Authority, Rush Homes, Miriam’s House, Greater Lynchburg Habitat for Humanity, and Lynchburg Community Action Group.

Summary Points from Housing Stability Study, Lynchburg VA

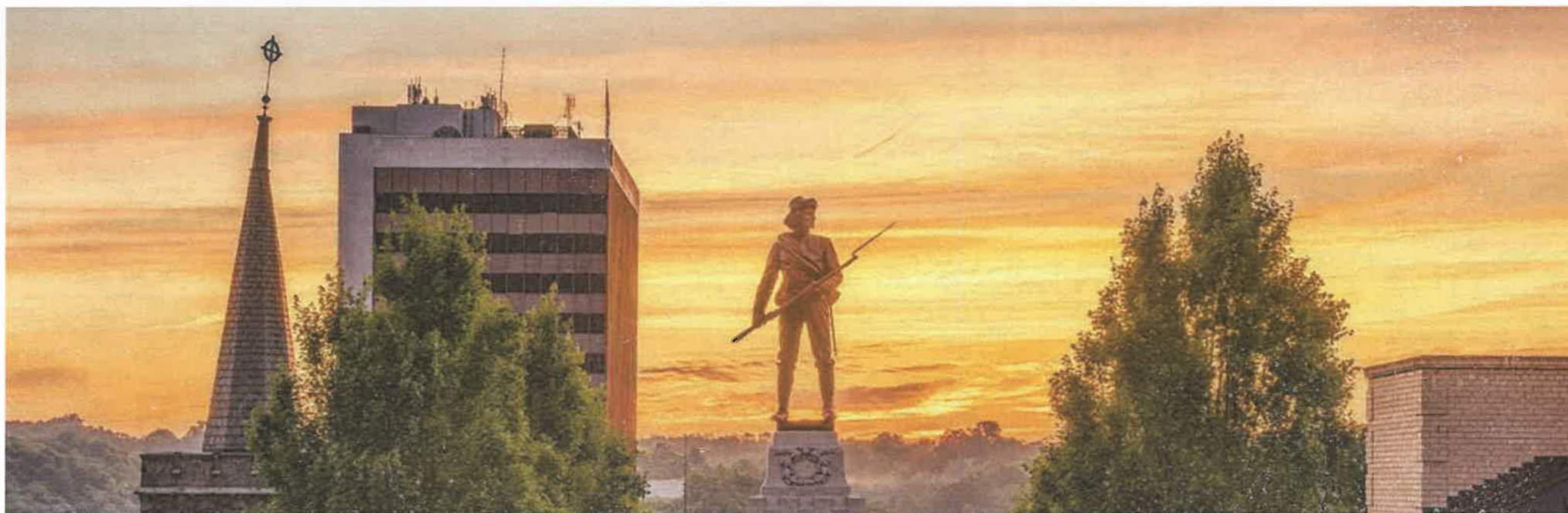
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- Affordable housing positively impacts household economic security, health (both physical and mental), employment opportunities, and child development/educational outcomes, at the same time saving money for our community.
- Affordable housing boosts local economies without any negative effect on neighboring property values.

Summary of LRHC Desired Outcomes

- Focused City attention on and planning processes for meeting the affordable housing need. Proactive rather than reactive.
- Funding for affordable housing and City efforts to support/acquire funding from private, state, and federal funding sources
- City policy changes that positively impact the creation of affordable housing including inclusionary zoning, zoning ordinances requiring developers to provide a percentage of affordable housing, priority funding for homeless intervention, private/public partnerships, etc.
- City led task force to investigate affordable housing and related programs development as well as develop a progressive plan and vision that promotes low income household stability via affordable housing.
- Study and report of City housing quality and City rates of eviction

Opportunity Profile:

Housing Stability in Lynchburg, VA



This report was prepared by the Knowledge, Impact & Strategy team at Enterprise Community Partners, Inc. Many of the figures presented are based on estimates or information from third parties. The information presented herein has not been independently verified by Enterprise, and there may from time to time be instances of inaccurate information for which Enterprise disclaims responsibility.





Contents

- I. Why Opportunity Matters
- II. The Benefits of Housing Stability
- III. Housing Stability in Lynchburg
- IV. The Demographics of Housing Stability
- V. The Housing Supply Gap



Why Opportunity Matters





Opportunity

Where you live affects the life you can have.

Living in an opportunity-rich neighborhood – one that has access to jobs, good schools, health care and transit, gives everyone a chance to succeed – no matter where they're starting from.



Housing Stability

Safe and affordable homes are the foundation of opportunity and a springboard to a better future.

Housing Stability refers to the ability of residents to live in their home as long as they choose, without being forced to move due to cost.

Measuring Housing Stability

A key measure of housing stability is **housing cost burden**, the share of income that a household spends on housing (including utilities).

A household paying more than **30 percent** of their income on housing is cost-burdened, and a household paying more than **half** of their income on housing is considered severely cost-burdened.

Other measures used to assess housing stability include:

- Homeownership rate
- Households receiving housing vouchers or living in subsidized units
- Occupied units that are crowded or overcrowded
- “Doubled-up” households with multiple families or unrelated individuals
- Homelessness
- Eviction rates





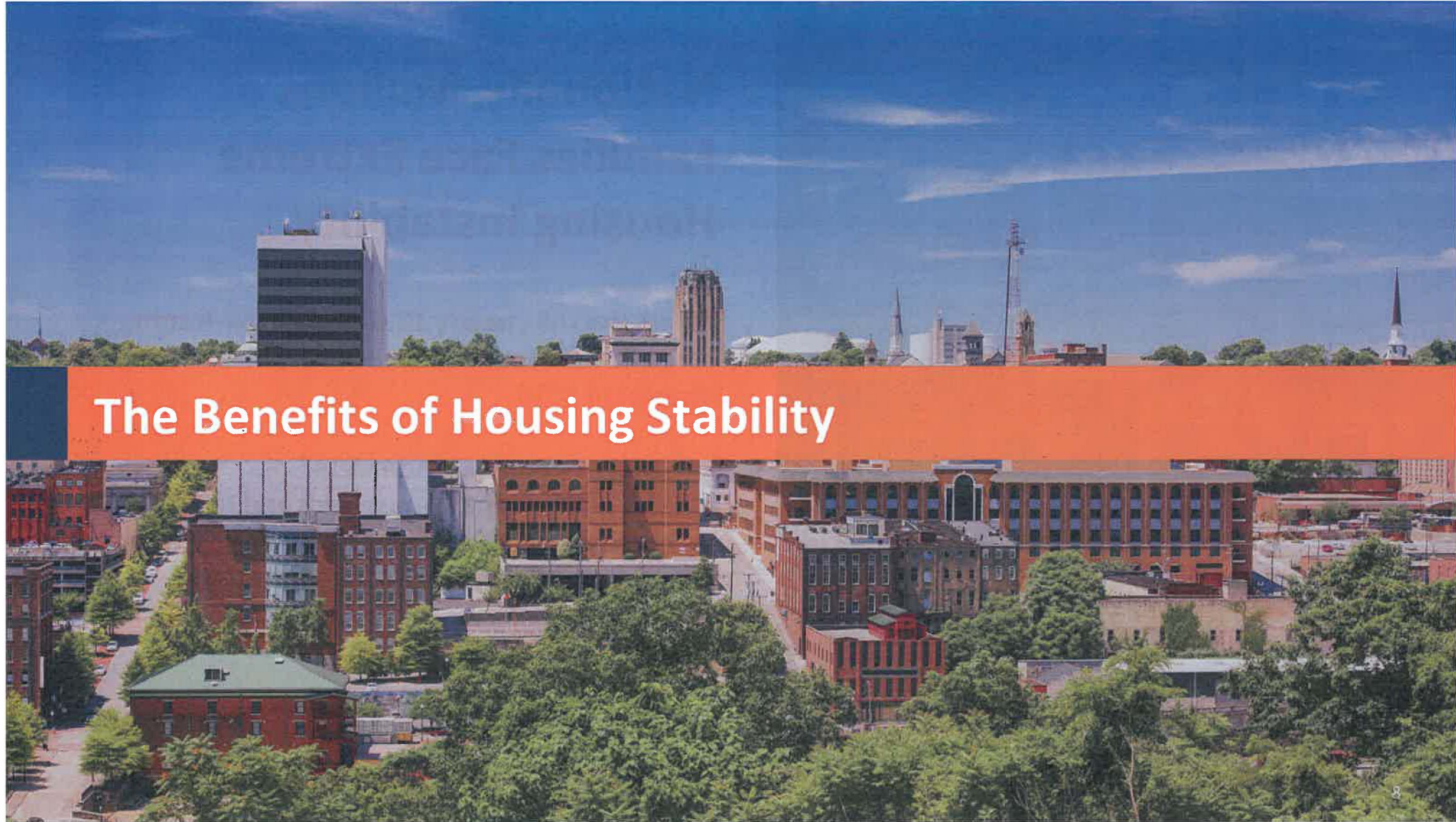
Nationally, Millions of Families Face Extreme Housing Instability

Across the U.S., nearly 18.6 million low-income households were one missed paycheck away from disaster in 2016.

- **549,928** people are homeless.*
- **11.1 million** renter households and **7.5 million** homeowner households are low-income and paying more than half their earnings on housing.

* On a single night in January 2016.

Source: 2016 American Community Survey and the 2016 HUD Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report



The Benefits of Housing Stability

Stable Housing is a Foundation for Economic Security

For most families, housing costs are their single biggest budget item.

Harvard researchers find that when low-income families are affordably housed, they are better able to purchase household necessities.

Without stable, affordable housing, families must make painful cut-backs. For example, when low-income families with children spend more than 30 percent of their income on housing, they budget 75 percent less to health care and 60 percent less to food, compared to their stably housed peers.

Source: *The State of the Nation's Housing 2017*. Joint Center for Housing Studies of Harvard University, 2017.





Stable Homes Improve Family Well-Being

Housing stability has wide-ranging benefits, especially for children.

Affordable housing improves health, mental health and performance in school – with especially large benefits for children.

One study found that stably housed low-income children were 35% more likely to be a “well child,”¹ had a 19% lower risk of being underweight, and a 28% lower risk of being food insecure, compared to unstable peers.

Source: March, Elizabeth. Rx for Hunger: Affordable Housing. Children’s Health-Watch; Medical-Legal Partnership, December 2009.

¹ A “well” child is defined by a composite measure indicating no developmental concerns or hospitalizations, at a healthy weight, and good or excellent health.

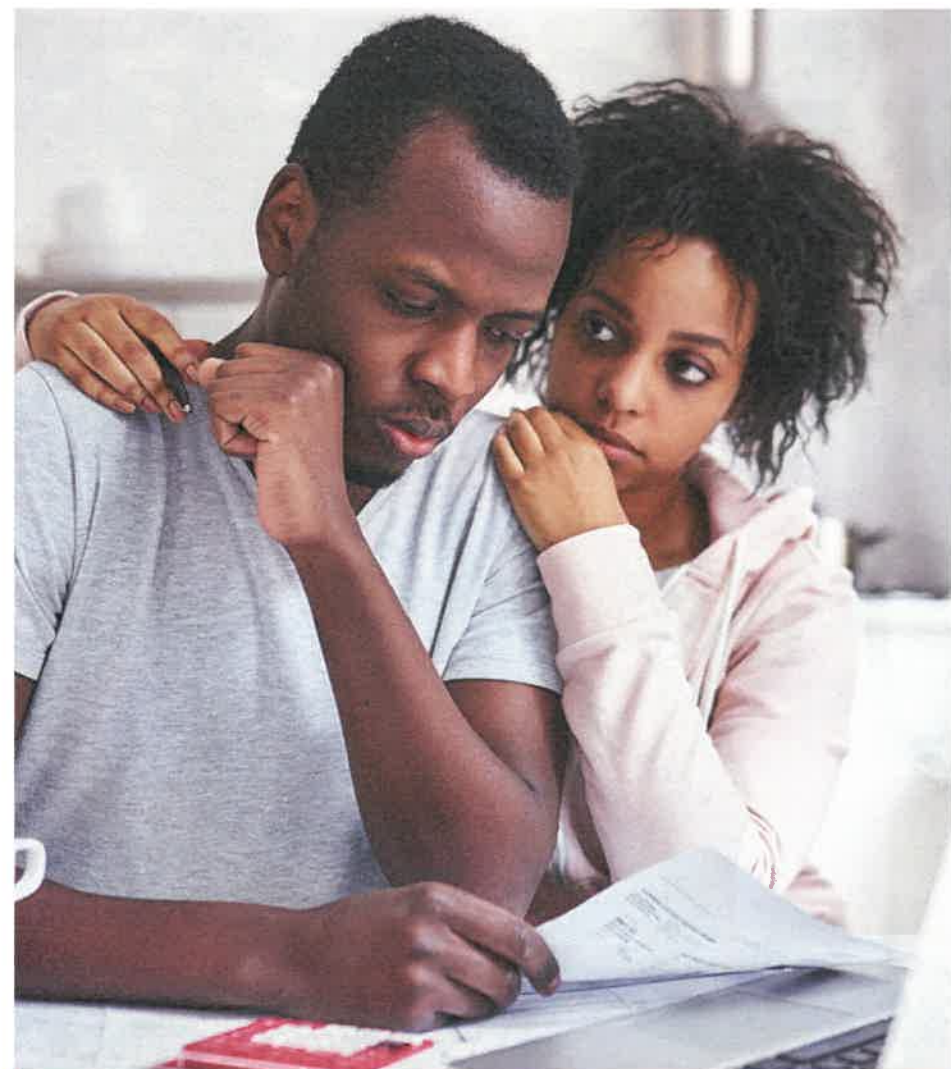
Stable, Affordable Homes are Critical for Seniors

Housing stability impacts the health and safety of senior adults, their economic security, and their likelihood of moving into a nursing home.

For example, researchers have found that extremely poor, severely cost-burdened seniors cut back spending on health care to just \$99 a month, compared to \$263 spent by their affordably housed peers. These types of budget cutbacks, along with the physical safety risks of poor quality housing, can have serious health consequences.

Sources: Brisson, Amy, and Lindsay Duerr. "Impact of Affordable Housing on Families and Communities: A Review of the Evidence Base." Enterprise Community Partners, 2014.
The State of the Nation's Housing 2017. Joint Center for Housing Studies of Harvard University, 2017.

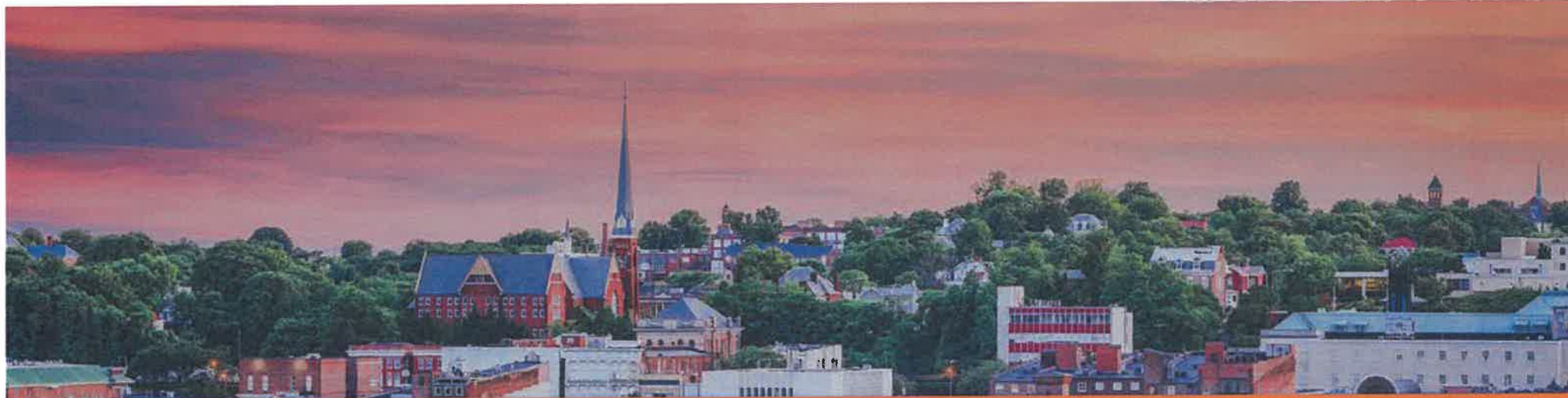




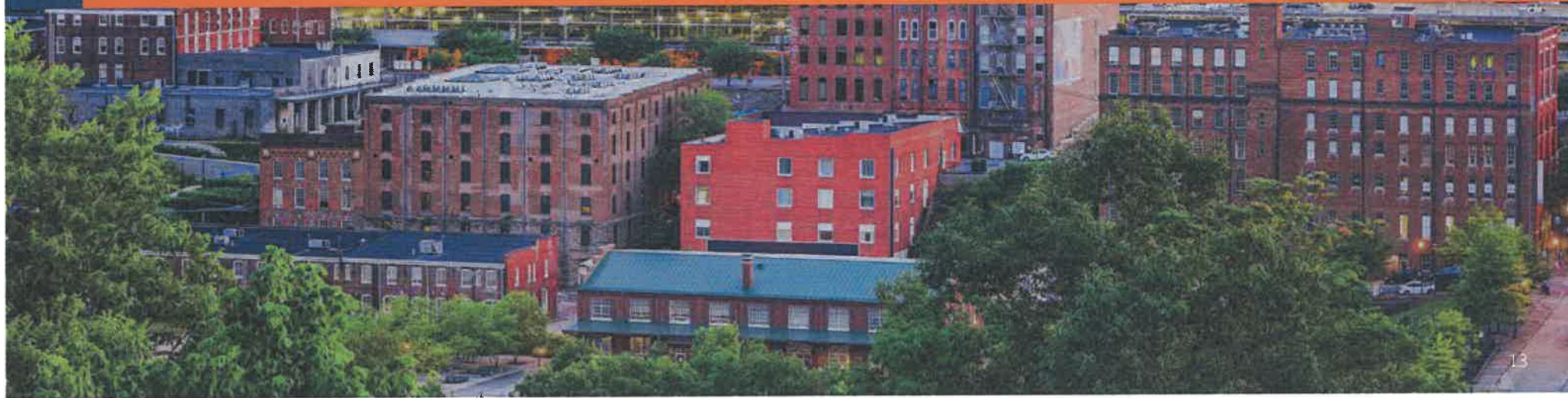
Stable Housing Means Safer and Healthier Homes

In addition to being able to afford groceries and basic necessities, having affordable housing options can mean a safer, healthier environment for families.

When homes are affordable, families are less likely to “double up” with other households, move farther away from jobs, stay in low-quality, unhealthy apartments, or remain stuck in dangerous neighborhoods.



Housing Stability in Lynchburg



Overview

Significant numbers of families struggle with low incomes and housing instability in the City of Lynchburg.

- **50% (14,159)** of households in Lynchburg are considered “low-income.” This is defined as earning below 80% of the Area Median Income (AMI), adjusted for family size. In real dollar terms, this equates to single adults earning below \$33,800 a year, or a family of four earning below \$48,250 a year.
- **36% (10,341)** of all households in Lynchburg pay more than 30 percent of their income on housing. Nationally, 33% of households are similarly “housing cost-burdened.”

Source: 2016 5-year American Community Survey; 2016 HUD Income Limit Estimates



By the Numbers



There are **32,324** housing units in Lynchburg and **28,485** households.



The median value of a home in Lynchburg is **\$149,600** compared to the national median value of \$205,000.



The median gross rent in Lynchburg is **\$782** per month, compared to \$981 nationally.



The median household income is **\$40,728** compared to a national median of \$57,617.

Source: 2016 5-year American Community Survey

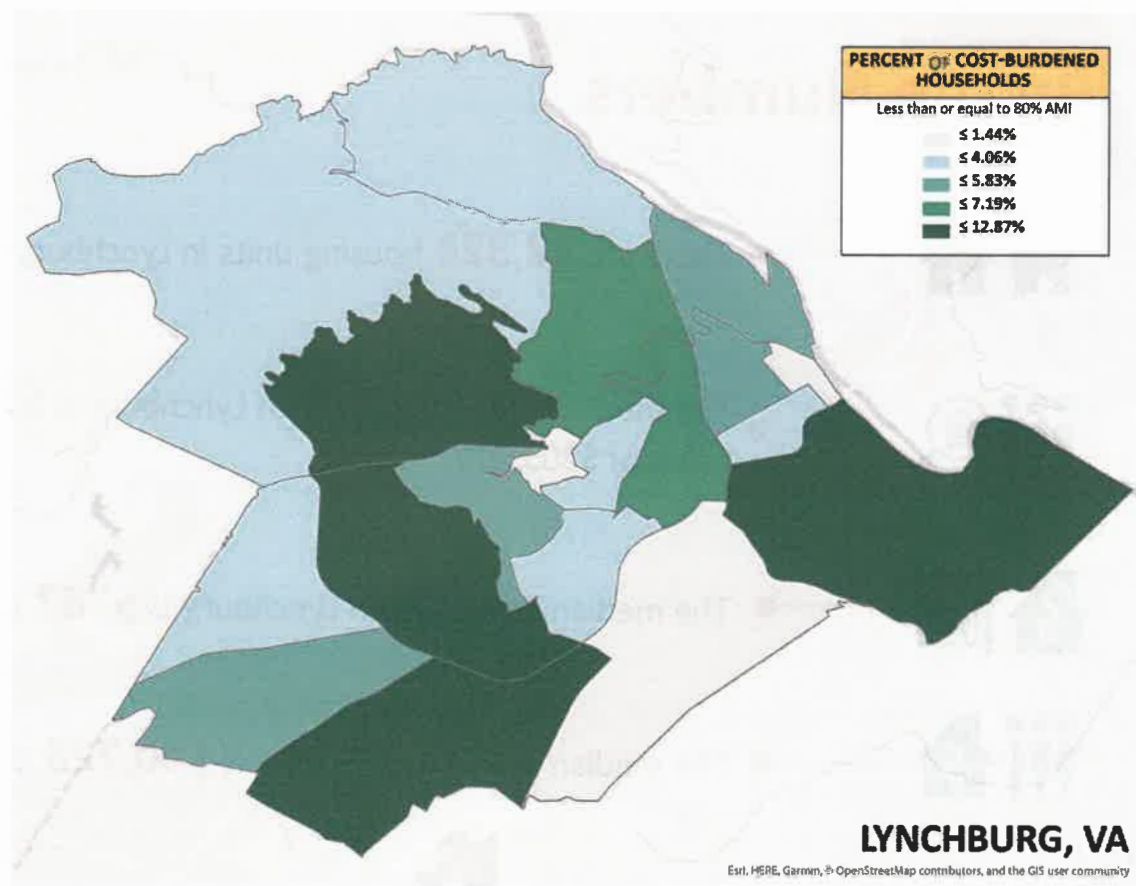
Home Affordability by Income

More than a third of all households in Lynchburg are cost-burdened, low-income households.*

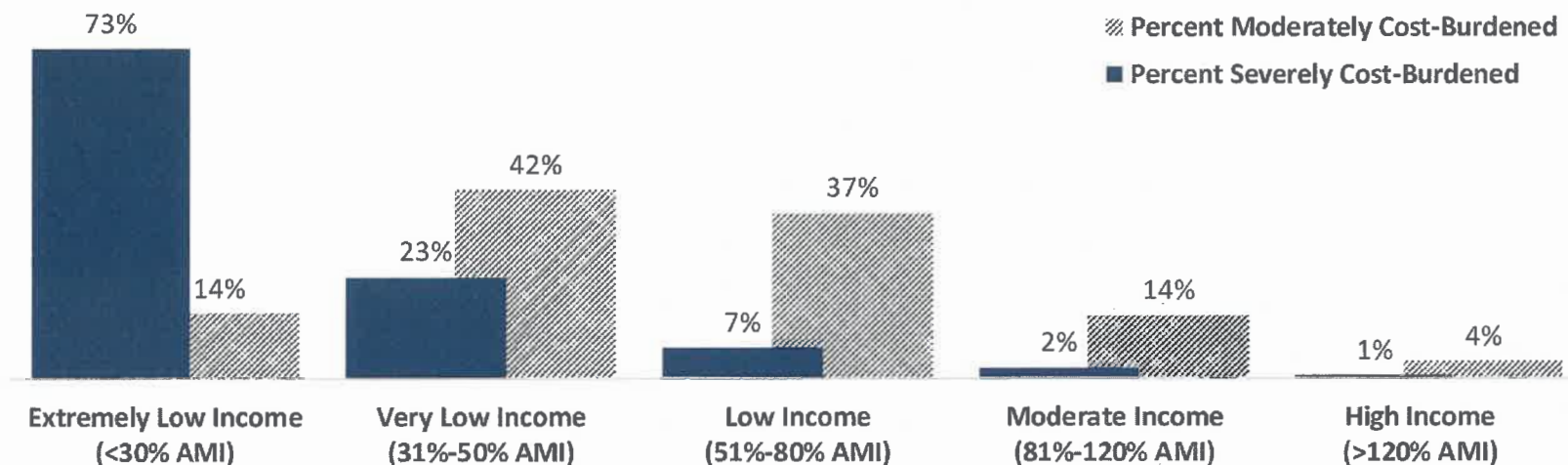
This map represents each census tract as a percentage of low-income households who were cost-burdened in Lynchburg in 2015.

Tracts with the largest populations had the largest percentages with just four of the city's census tracts accounting for 24% of all low-income cost-burdened households.

* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of cost-burdened households in the city. Source: 2015 ACS 5-year Consolidated Planning/Chas Data



Home Affordability by Income

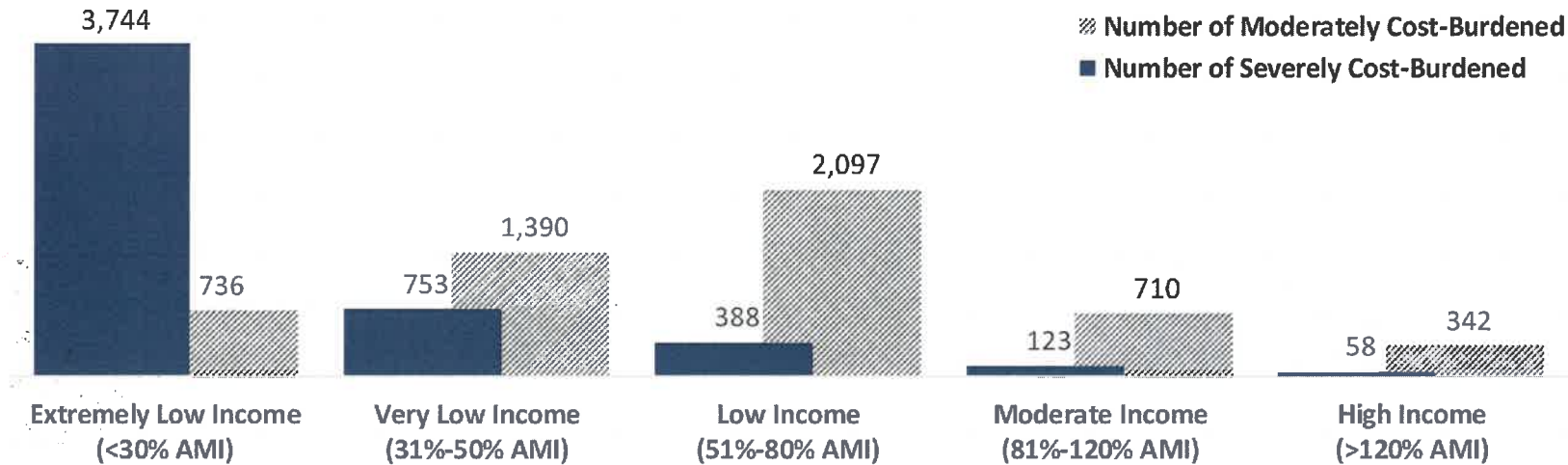


The lower a household's income, the less likely that an affordable home is in reach.

The majority (73%) of extremely low-income households in Lynchburg spent more than half their earnings on housing in 2016, and another 14% paid more than 30 percent of their income on housing.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

Home Affordability by Income



The lower a household's income, the less likely that an affordable home is in reach.

Of the 5,117 extremely low-income households living in Lynchburg, 3,744 of them spent more than half their earnings on housing in 2016, and another 736 paid more than 30 percent of their income on housing.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

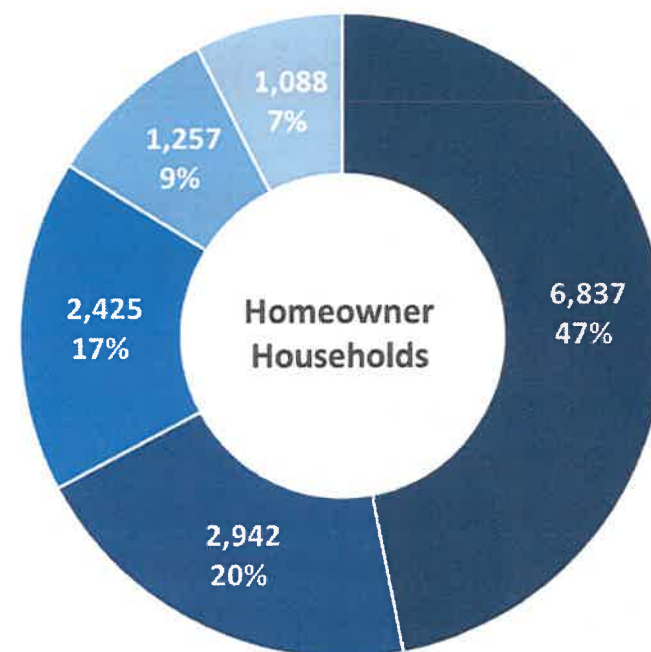
Homeownership by Income

51% of households (14,594) own homes in Lynchburg.

But homeownership is exclusive. Very low-income and extremely low-income households – those earning below 50% of the area median income – make up only 16% of owners (2,345). By contrast, 44% of all renters (6,100) are included in these groups.

Nationally, very low-income and extremely low-income households account for 15% of owners and 41% of renters.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data



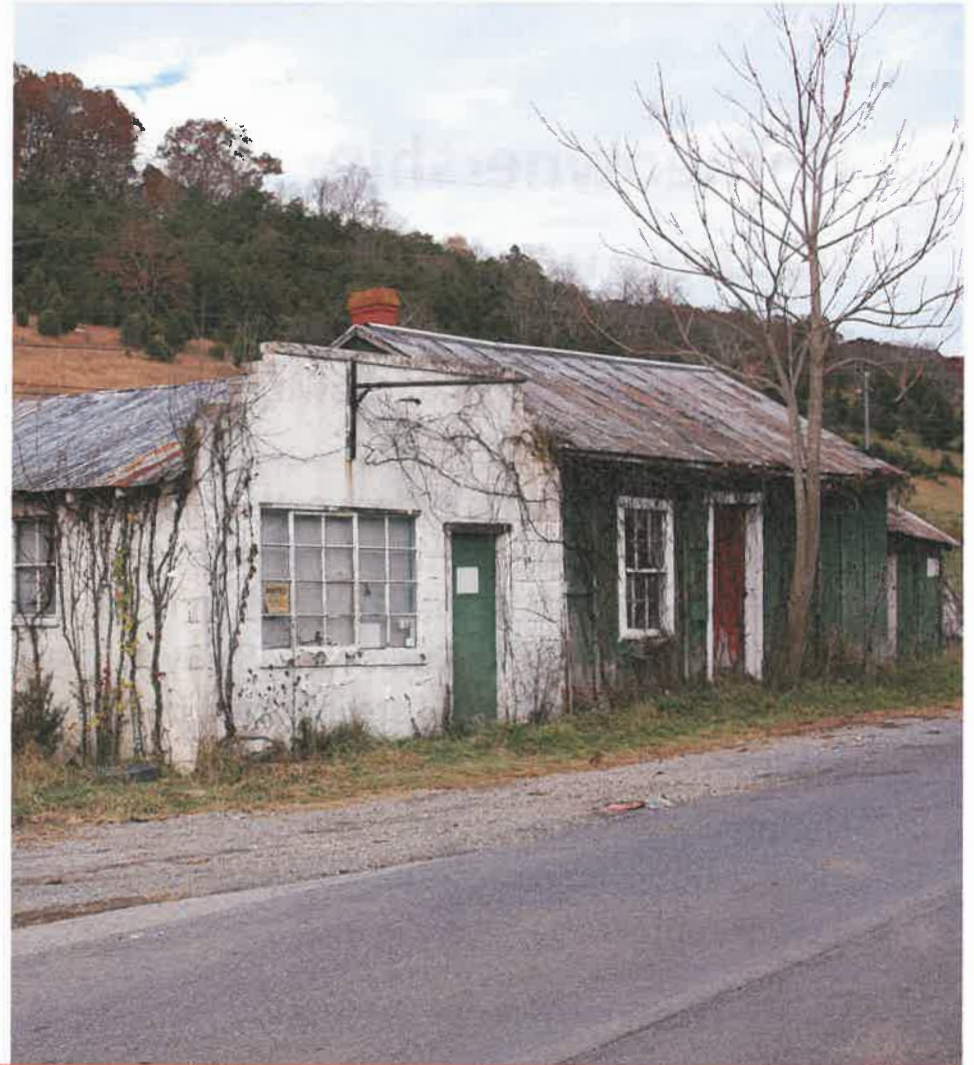
- High Income (>120% AMI)
- Moderate Income (81%-120% AMI)
- Low Income (51%-80% AMI)
- Very Low Income (31%-50% AMI)
- Extremely Low Income (<30% AMI)

Extreme Instability

In the City of Lynchburg, 4,885 low-income households faced extreme conditions of housing instability in 2016.

- **587** adults were homeless
- **96** children were homeless
- **26.6% (3,711)** of all renter households in Lynchburg were low-income and paying more than half their income on housing.
- **8.1% (1,174)** of all homeowner households were low-income and paying more than half their income on housing.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data and the 2016 AHAR Data Summary Report for VA-508 Lynchburg Continuum of Care service area





Crowding

When costs are high, some households “double-up” with other families or crowd into small spaces – conditions that can negatively affect health in both children and adults.

- In Lynchburg, more than 350 households are “doubled-up” (sharing a home with a non-relative).

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

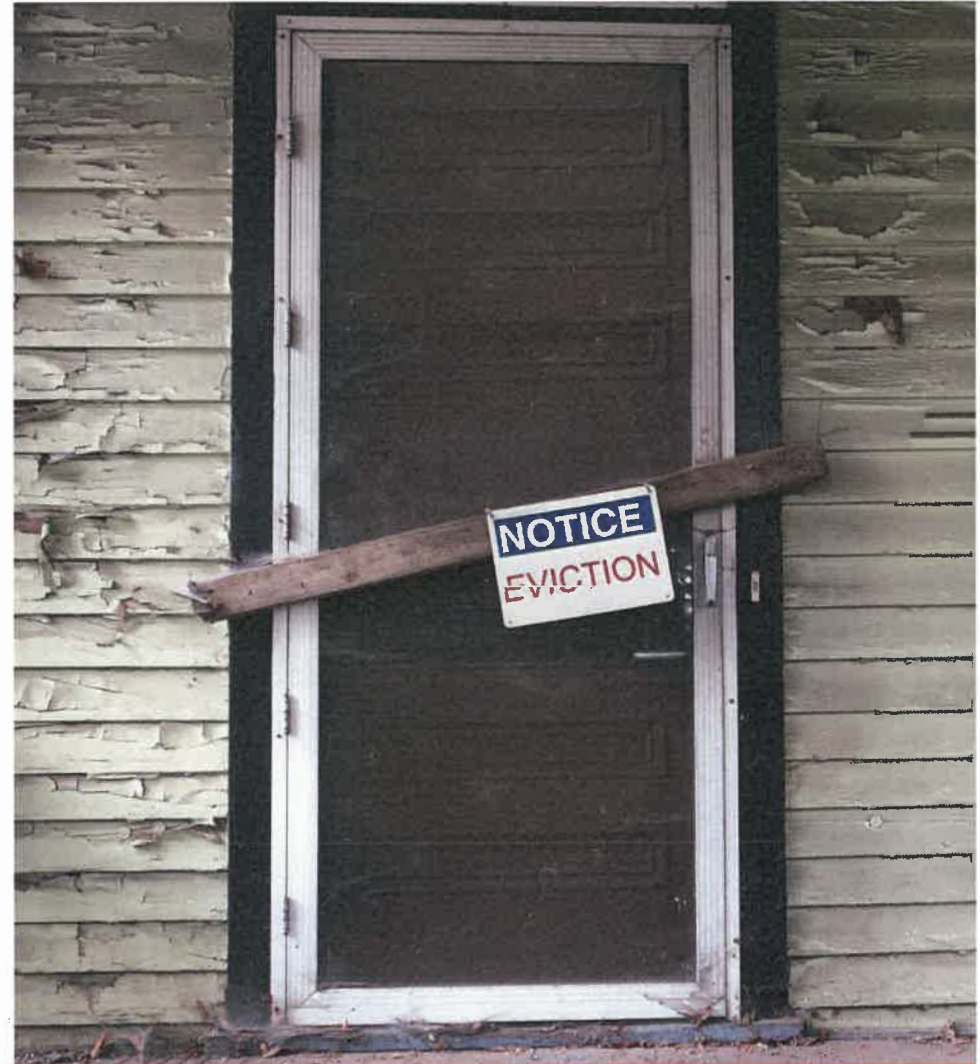
Evictions

2016 eviction rates for Lynchburg are not available. However, across the State of Virginia about 1 in 20 renter households received an eviction judgment in 2016.

Evictions occur when a landlord forces a tenant out of their home, usually precipitated by a missed rent payment. Evictions can result in job loss, a court record, loss of personal possessions, and can have mental health impacts.

Research shows that low-income women are at the highest risk of eviction, as are domestic violence victims and their families.

Source: The Eviction Lab at Princeton University, a project directed by Matthew Desmond and designed by Ashley Gromis, Lavar Edmonds, James Hendrickson, Katie Krywokuski, Lillian Leung, and Adam Porton. The Eviction Lab is funded by the JPB, Gates, and Ford Foundations as well as the Chan Zuckerberg Initiative. More information is found at evictionlab.org.





Homelessness

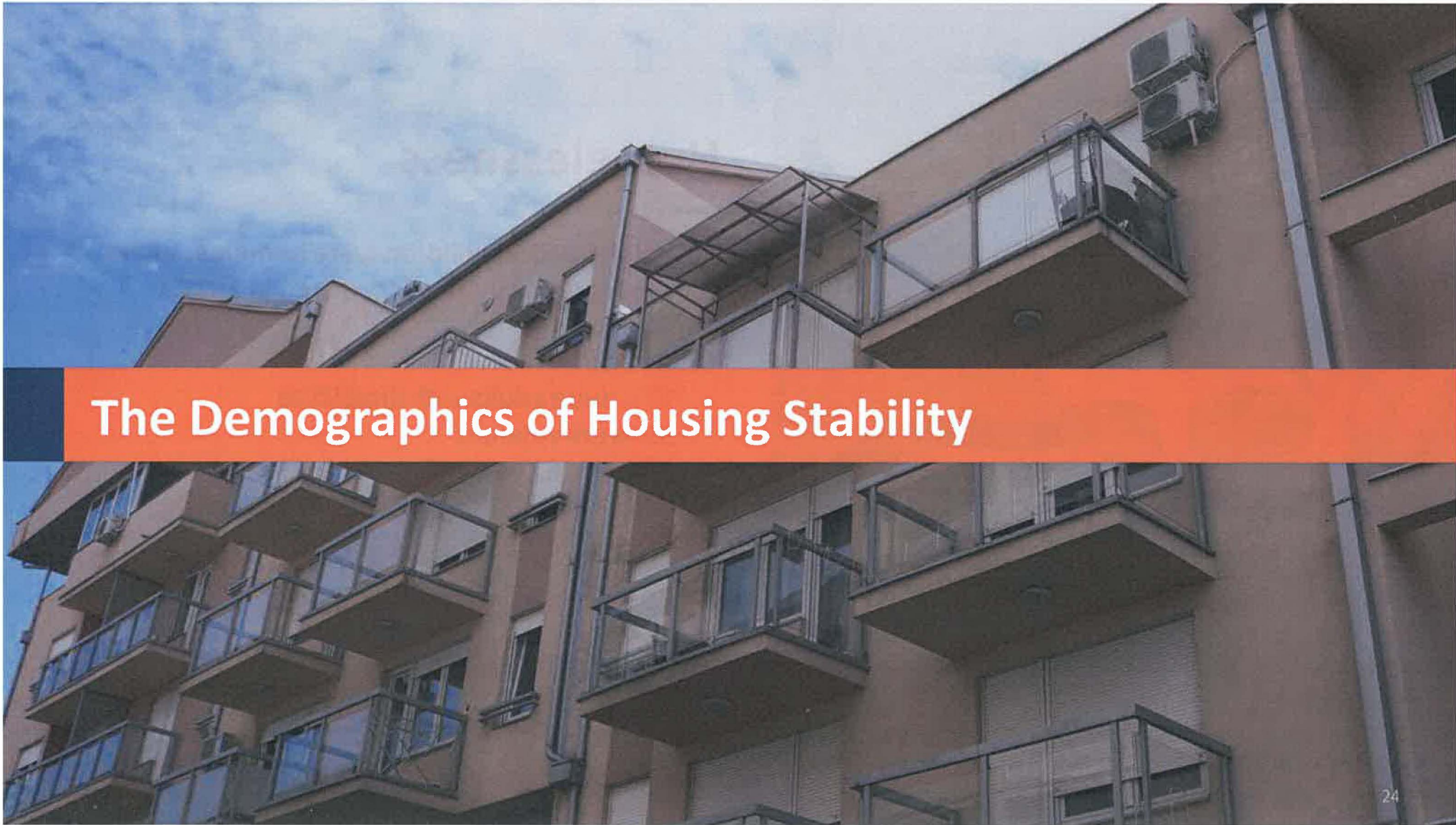
587 adults and 96 children were homeless in the Lynchburg Continuum of Care area in 2016.¹

Of the adults:

- **37%** were adults with disabilities
- **9%** were veterans
- **7%** were 62 years of age and older

Source: 2016 AHAR Demographic Characteristics of Sheltered Homeless Persons Report for VA-508 Lynchburg Continuum of Care service area

¹ Homeless services are coordinated through regional Continuum of Care (CoC) Programs, and data on homeless populations are measured and reported for entire CoC coverage areas, rather than specific municipalities.

A photograph of a multi-story apartment building with a light brown facade. The building features several balconies with glass railings and metal frames. Some balconies have air conditioning units mounted on them. The sky is blue with some clouds. An orange banner with white text is overlaid on the middle of the image.

The Demographics of Housing Stability



Overview

Families of all shapes and types can experience housing instability.

But the issue disproportionately affects renters, racial minorities, and households with lower levels of educational attainment.

Particularly vulnerable groups, like low-income families with children, low-income seniors, and households headed by a person with a disability are also more likely to pay a very large portion of their income towards housing.

By the Numbers



—● **51%** of households own their homes in Lynchburg, compared to a national homeownership rate of 63%.



—● A majority, **72.9%**, of households in Lynchburg are white, 22.3% are black, 1.4% are Asian, and 1.4% are ethnically Hispanic. Nationally, 68% of all households are white, 12% are black, 5% are Asian, and 13% are Hispanic.



—● **27%** of households in Lynchburg have children, compared to 31% nationally.

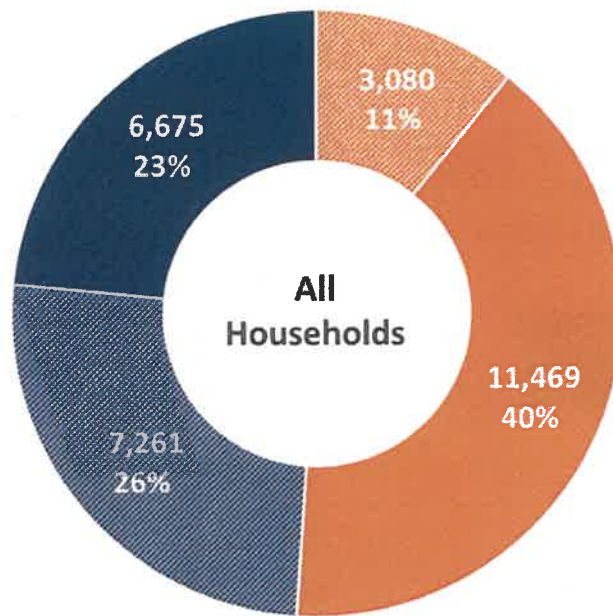


—● **25%** of households are headed by an adult over the age of 65, which is comparable to 25% nationally.



—● **88%** of Lynchburg households are headed by an adult with a high school degree or higher level of educational attainment, compared to 89.4% nationally.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data



- Cost-Burdened Homeowners
- Affordably Housed Homeowners
- Cost-Burdened Renters
- Affordably Housed Renters

Renters and Homeowners

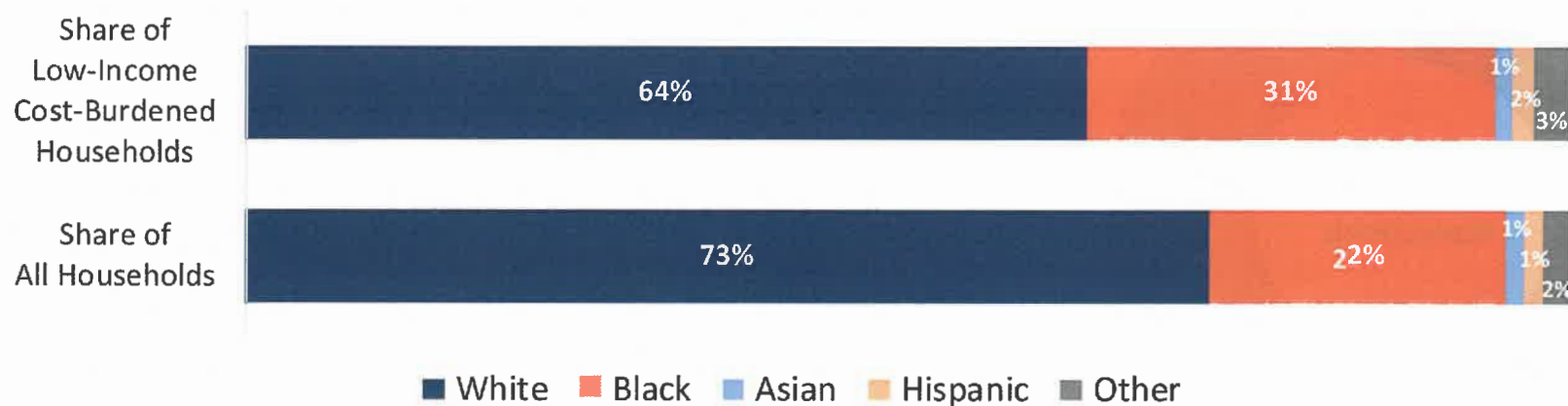
Lynchburg homeowners are more likely to be affordably and stably housed.

Housing instability disproportionately affects Lynchburg's renters. Around half of renters are cost-burdened, making up 26% of all households in the city.

Renters also tend to be poorer: 67% are low-income, compared to only 33% of homeowners.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

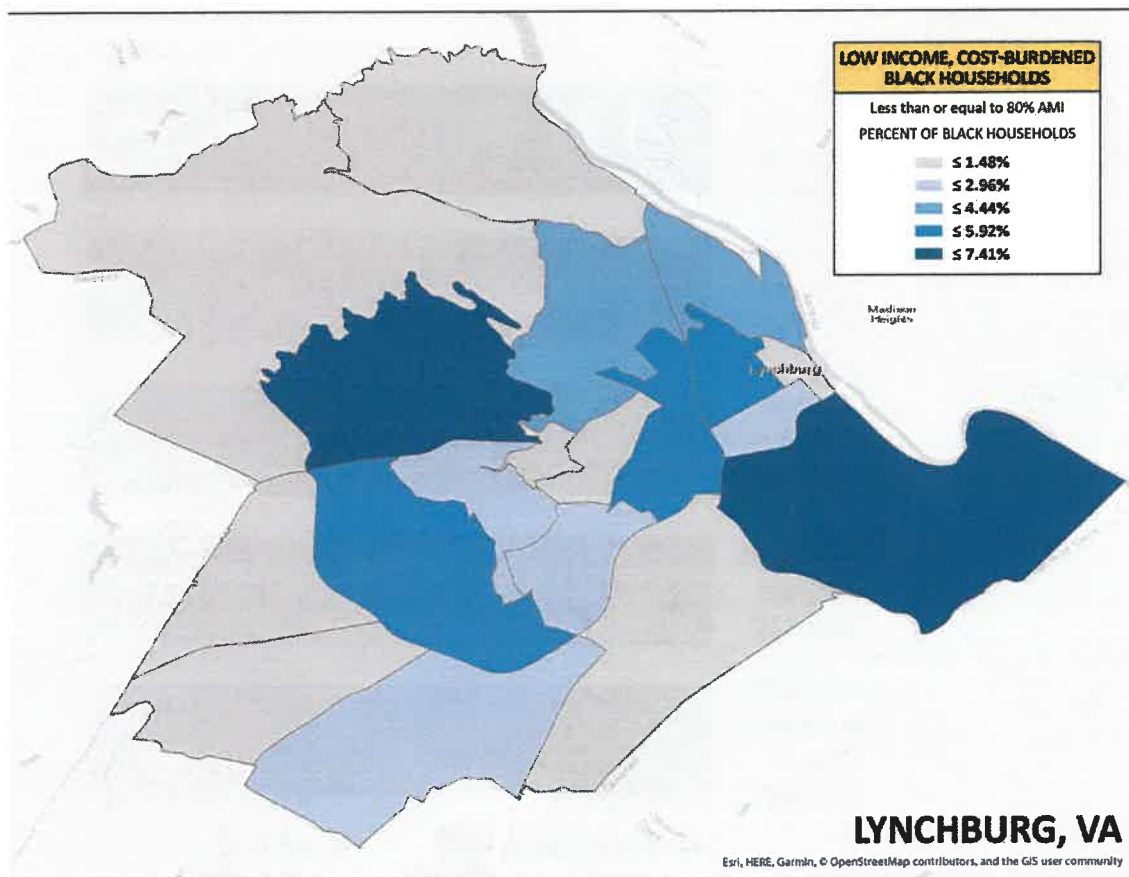
Housing Stability and Race



Black households are disproportionately more likely to face housing instability.

In 2016, 22% of all Lynchburg households were black, and they made up 31% of all cost-burdened, low-income households.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data



Housing Stability and Race

Lynchburg's black households are twice as likely to be cost-burdened compared with white households*

4,236 (51%) of the city's black households are cost-burdened in the city of Lynchburg. Of these households, low-income, cost-burdened black households tended to live in the city's eastern and central neighborhoods with the darker colors showing increasingly larger percentages.

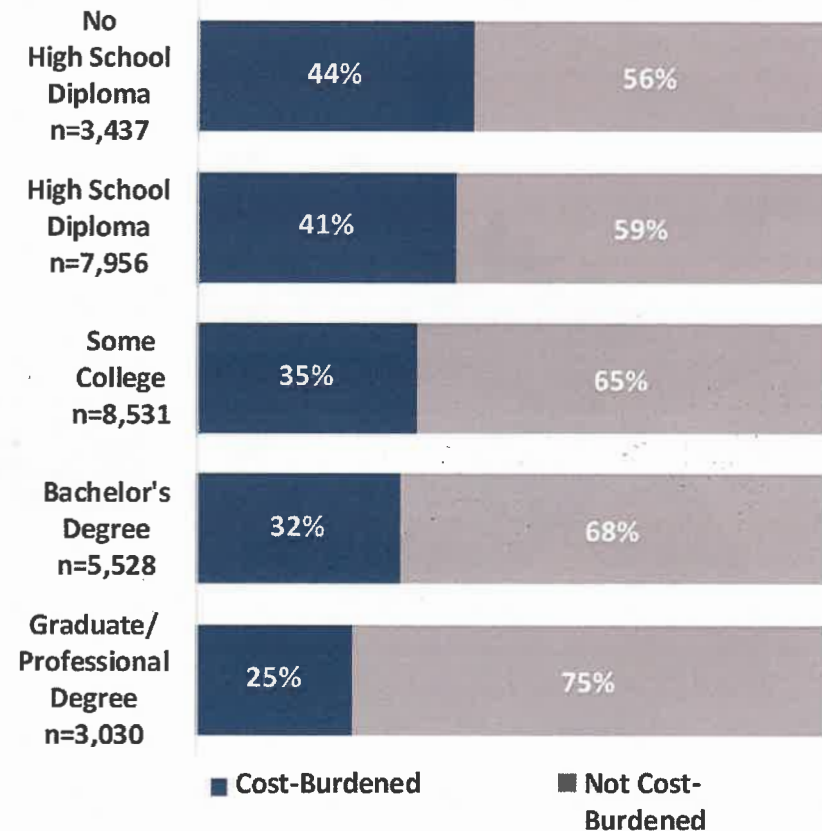
* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of low-income, cost-burdened black households in the city. Source: 2015 ACS 5-year Consolidated Planning/ChasData

Educational Attainment

Households with lower levels of education may pay a larger share of their income on housing.

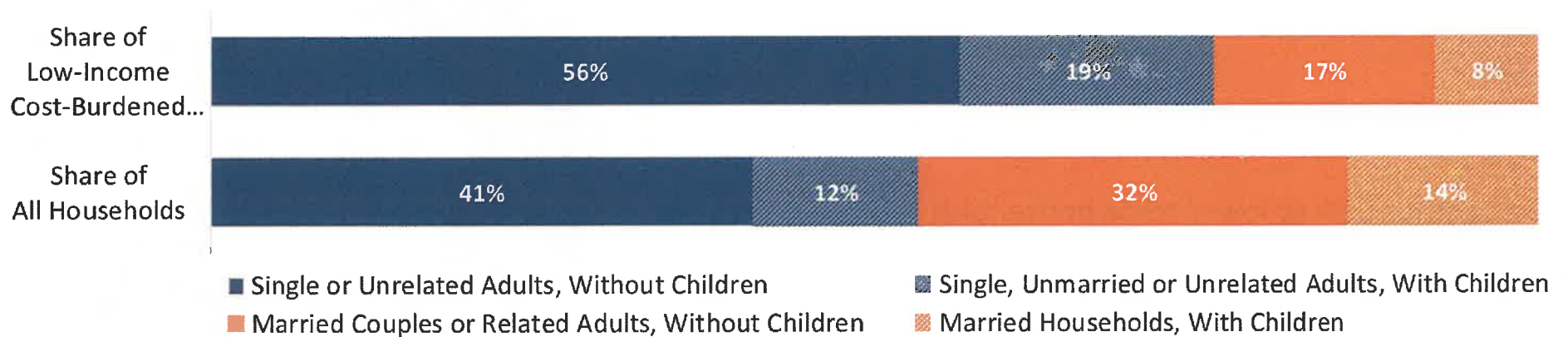
In Lynchburg, 3,437 households are headed by an adult without a high school diploma.

Nearly half of these households are cost-burdened—spending more than 30% of their income on housing.



Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

Housing Stability and Family Type



Single adults and single-parent families are disproportionately affected.

In 2016, 53% of Lynchburg households were single adults or single parents, but they made up 75% of low-income, cost-burdened households.

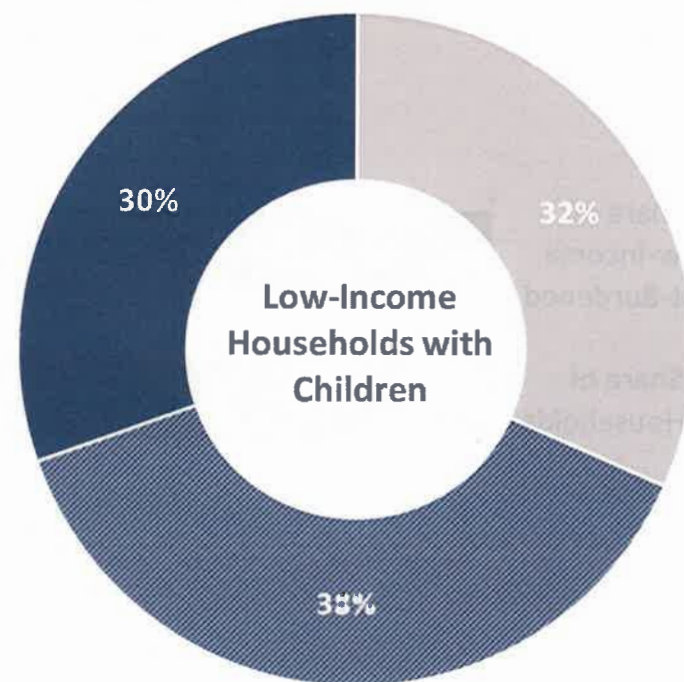
Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

Housing Stability and Families with Children

Low-income families with children pay large portions of their income on rent or mortgage.

Altogether, 25% of low-income households in Lynchburg (3,600) have children.

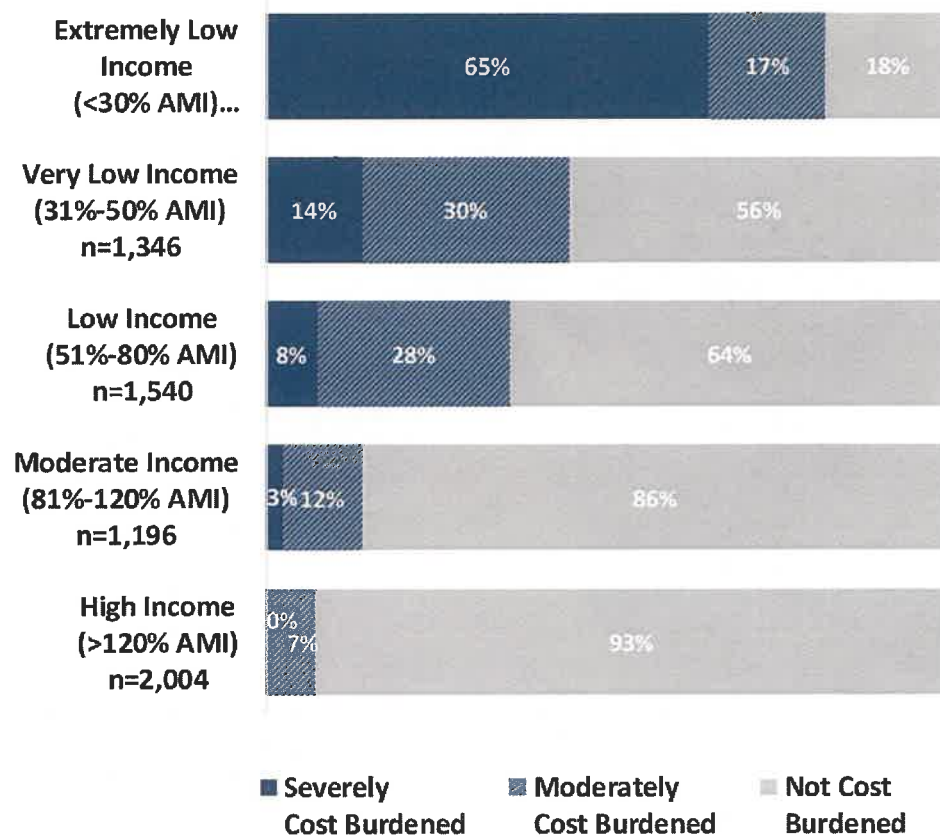
Of those, 68% are housing cost-burdened, and 30% are severely cost-burdened—spending more than half their income on housing.



■ Not Cost-Burdened ■ Moderately Cost-Burdened ■ Severely Cost-Burdened

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

Senior Households



Housing Stability and Seniors

Poor seniors face high levels of housing instability.

There are 7,048 households in Lynchburg headed by a senior over the age of 65, of which 32 percent (2,255) are cost-burdened.

Extremely low-income seniors face high levels of instability, and 65 percent are severely cost-burdened.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data.

Housing Stability and Seniors

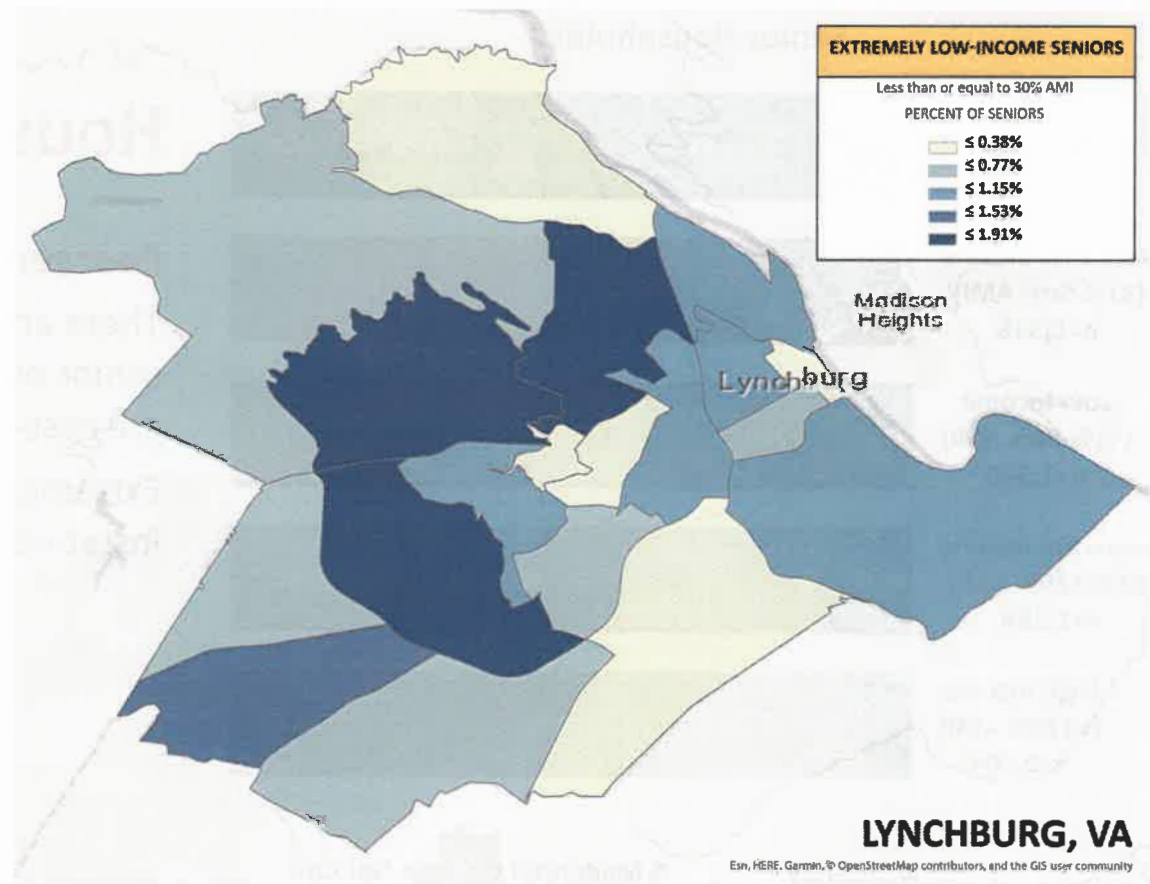
The City of Lynchburg's seniors tend to live in some neighborhoods more than others.*

This map shows the location of Lynchburg's extremely low-income seniors.

In 2015, these families tended to live in just three census tracts. These tracts concentrated near the city's central neighborhoods.

* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of extremely low-income senior households in the city.

Source: 2015 ACS 5-year Consolidated Planning/Chas Data



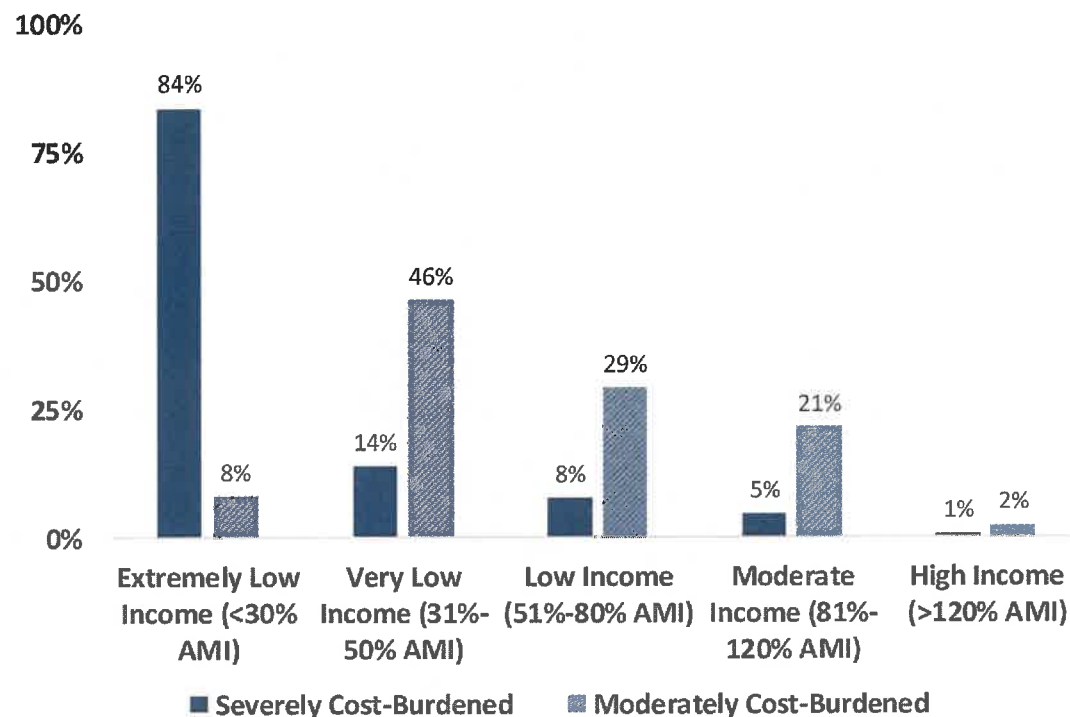
Housing Stability and Veterans

Poor veterans face high levels of housing instability.

There are 3,241 veteran headed households in Lynchburg, of which 32 percent (1,033) have an income of 80 percent AMI or less.

Extremely low-income veterans face high levels of instability, and 84 percent of them are severely cost-burdened.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data

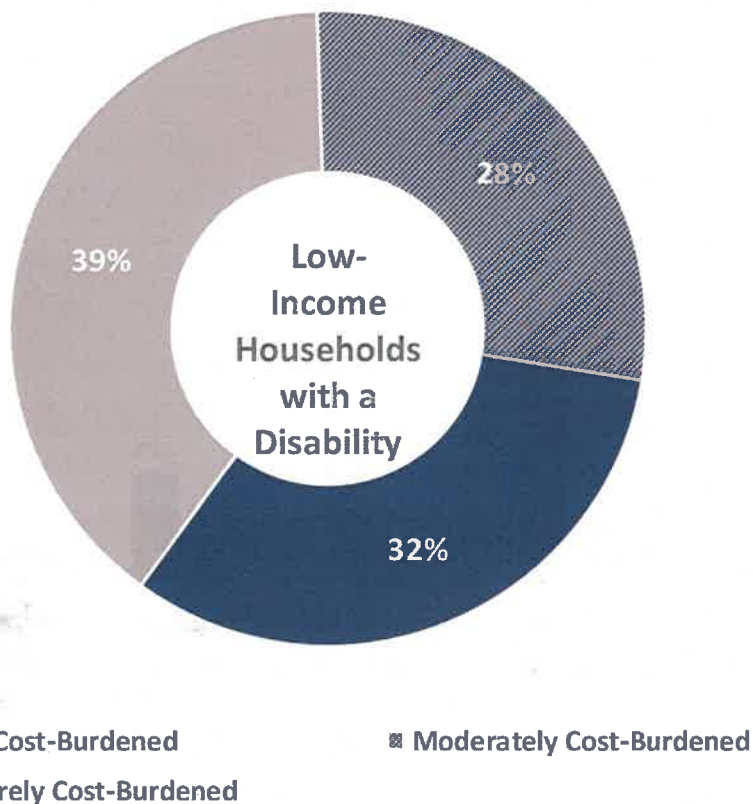


Housing Stability and Households with Disabilities

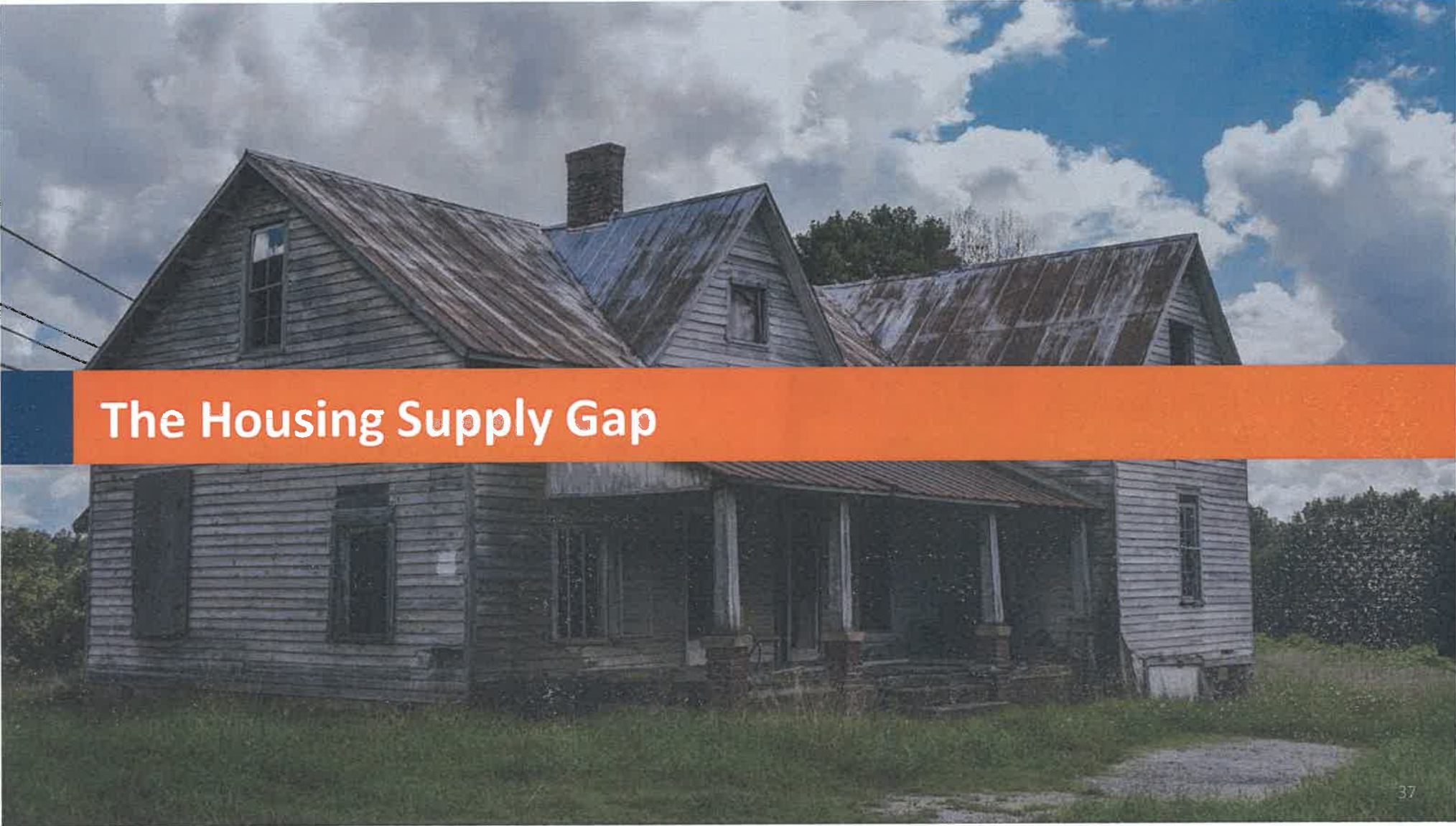
A majority of Lynchburg's low-income households with disabilities pay large portions of their income on rent or a mortgage.

In Lynchburg, 4,972 households are headed by a person with at least one disability. A majority of these households (68%) have a low income.

Among these low-income households, 60% are cost-burdened. This includes 32% of them who spend more than half of their income on housing.



Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data.



The Housing Supply Gap



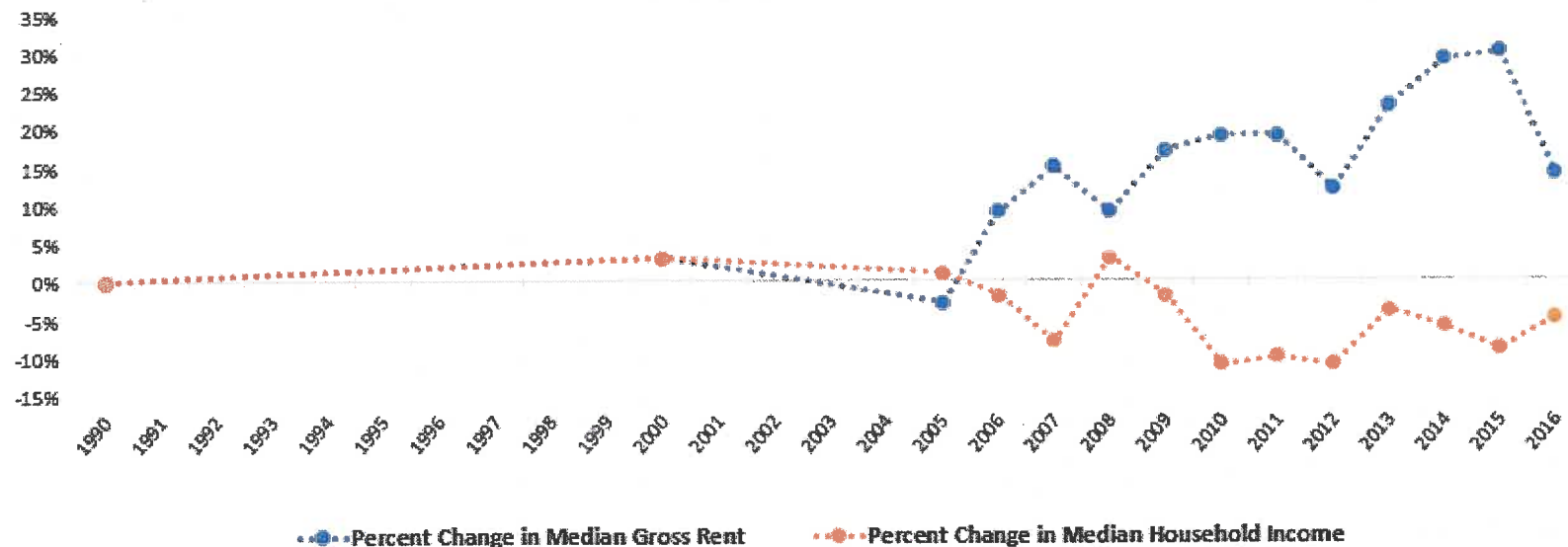
Why Are So Many Families Struggling to Keep a Roof Over Their Heads?

They are caught between declining wages, rising rents and a shortage of low-cost homes.

In fact, the National Low-Income Housing Coalition found that there is no state in America where the estimated average wage of a renter (\$16.38 an hour), working full-time, covers the cost of an average two-bedroom apartment.

Source: National Low-Income Housing Coalition, Out of Reach 2017. <http://nlihc.org/oor>

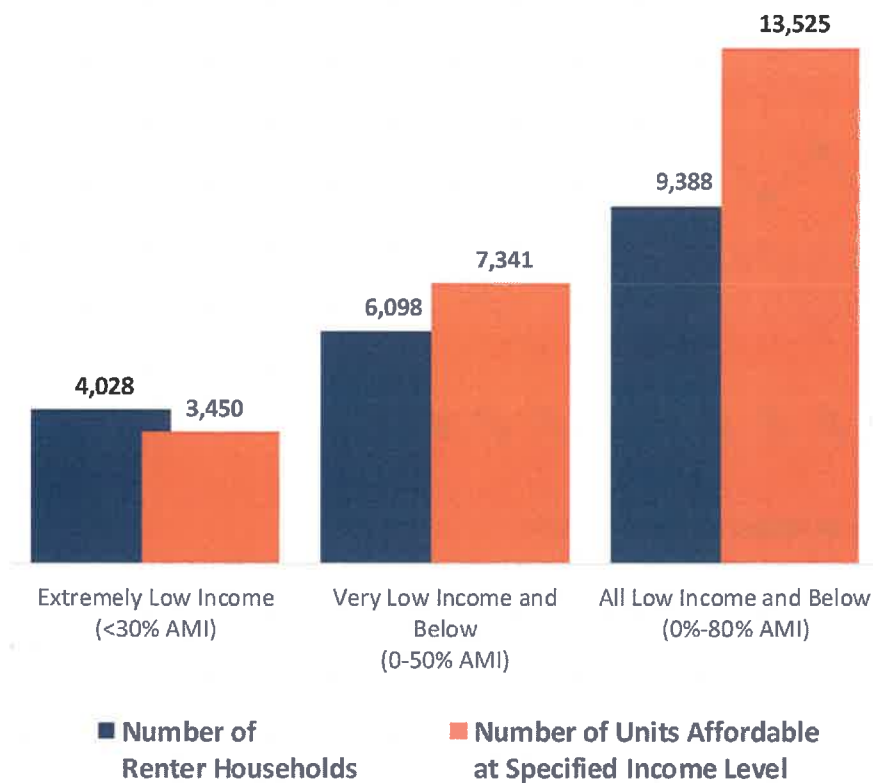
Rents are Rising, Relative to Wages in Lynchburg



Rising rents have outpaced incomes in cities across the country, and Lynchburg is no exception.

Since 1990, median rents in Lynchburg have risen 14 percent, while median income has declined—decreasing 5 percent from 1990 to 2016 (adjusted for inflation).

Source: 1990, 2000, 2010 Decennial Census; 2005-2016 1-year American Community Survey



High Demand, Short Supply

Renters at the lowest end of the market face the biggest squeeze.

There are 13,525 units affordable to all 9,388 low-income renter households in Lynchburg.

But renters at the lowest end of the market face a supply gap. For 4,028 extremely low-income renters (earning below 30 percent of the area median income), there are only 3,450 units they can afford.

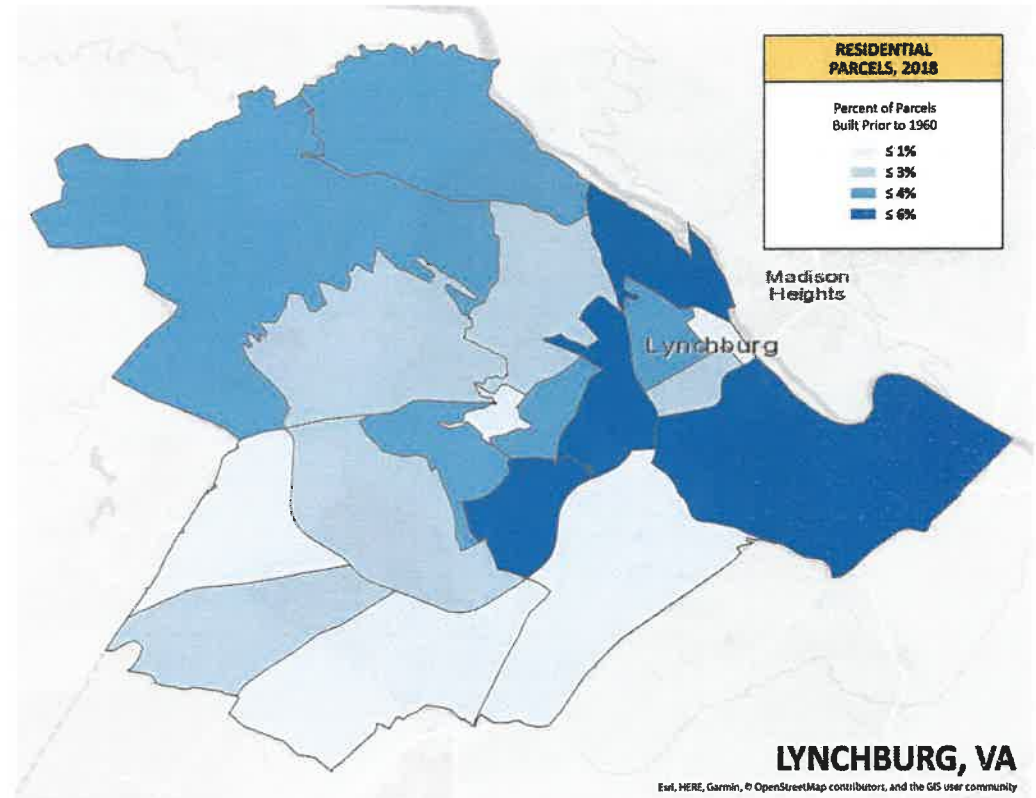
Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data. A unit is considered "affordable" if it consumes no more than 30% of the household's income.

Older Homes in the City of Lynchburg

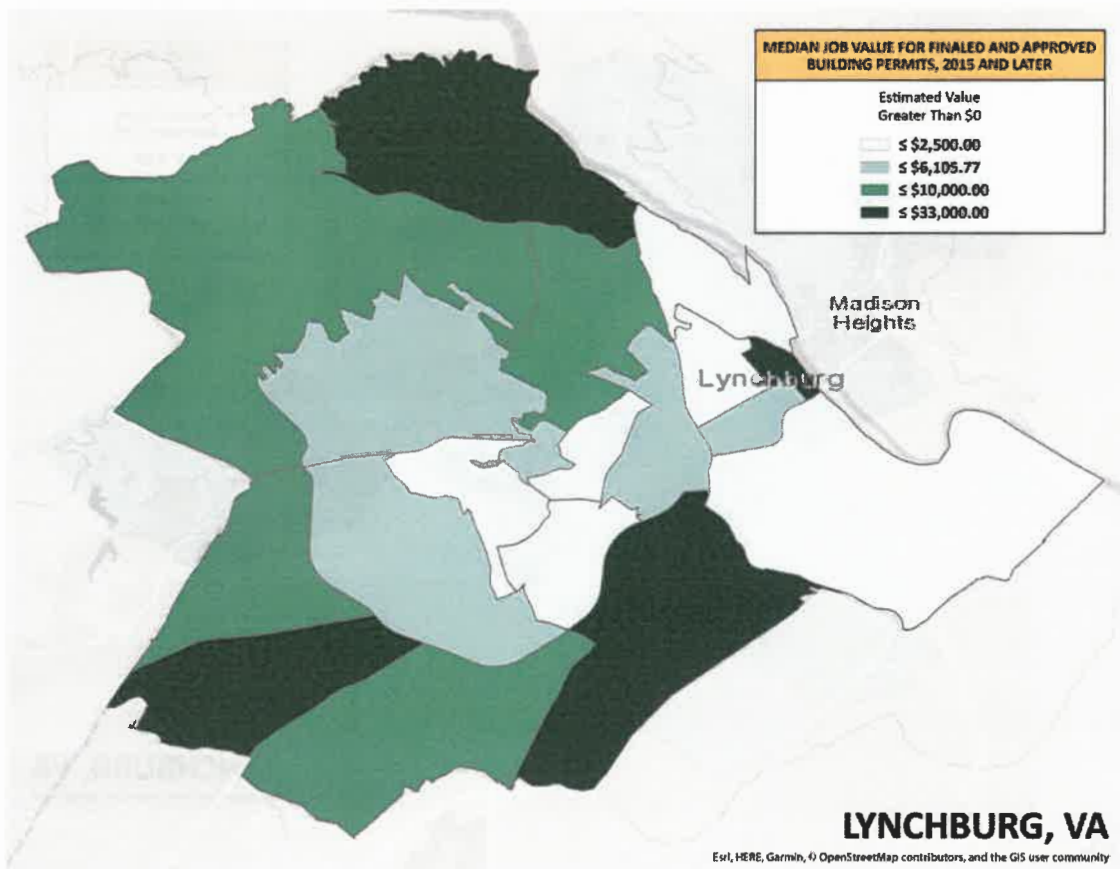
Some of the homes available to Lynchburg's low-income renters may be older, especially in its eastern neighborhoods.

This map shows the location of residential parcels built prior to 1960 which the EPA considers as an indicator of potential exposure to lead-based paint.

In 2018, older homes were scattered across the City of Lynchburg with the largest concentrations in the city's eastern side.



Source: August 2018 City of Lynchburg Assessor's Office Parcels Dataset



Lynchburg's Uneven Investments

Investments to improve buildings in these neighborhoods are also occurring unevenly across the city. *

This map shows the estimated value of finished and approved building permits as an indicator of recent investments in Lynchburg.

It suggests large investments concentrate in just four of the Lynchburg's tracts. These tracts are all located along the city's outer boundary.

* Map only includes permits for type agreement in lieu, building, demolition, electrical, HUD, HUDNF, land disturbance, mechanical, plumbing, manufactured housing, and storm.
Source: March 2018 City of Lynchburg's Building Permits—Locations Dataset

Competition for Affordable Homes

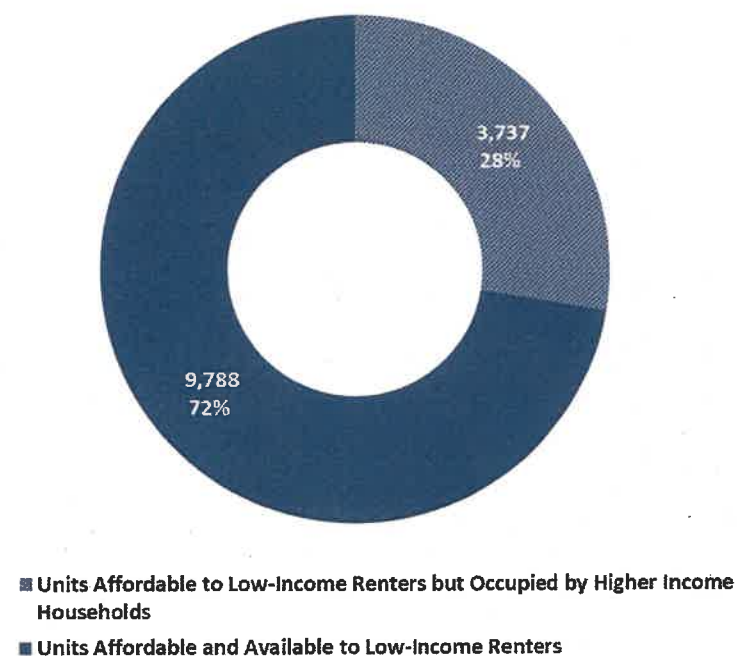
The most affordable end of the housing market is being squeezed by competition from higher income households.

For every low-income renter household in Lynchburg, there were 1.4 units priced affordably for them in 2016.

But 28% of those were, in fact, occupied by higher-income families.

Housing researchers characterize only the remaining 9,788 units as both “affordable and available” to the city’s 9,388 low-income renters.

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data.



The Gap is Projected to Widen

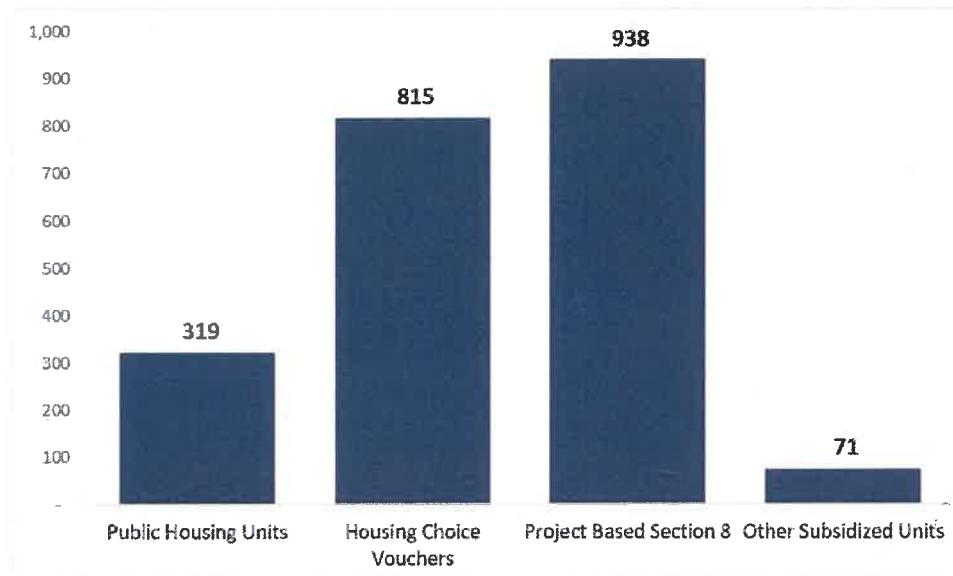
Over the next decade, the number of renter households is expected to continue growing nationwide. Yet there is little sign of turnaround in either income or rent trends.

Even using conservative assumptions, the number of renter households spending half or more of their income on rent is projected to rise at least **11 percent nationally, from 11.8 million to 13.1 million by 2025.**

Source: *Projecting Trends in Severely Cost-Burdened Renters*. Enterprise Community Partners, Harvard Joint Center for Housing Studies, 2015.
<http://www.enterprisecommunity.com/resources/ResourceDetails?ID=0100886#>



Lynchburg Households In Subsidized Rental Units



Subsidies provide critical support to a small number of low-income families.

In 2017, 1,824 households in Lynchburg received some form of rent subsidy. Slightly more than half (51 percent) of these families lived in homes supported by the Project-Based Section 8 program.

Source: HUD Picture of Subsidized Households (2017)

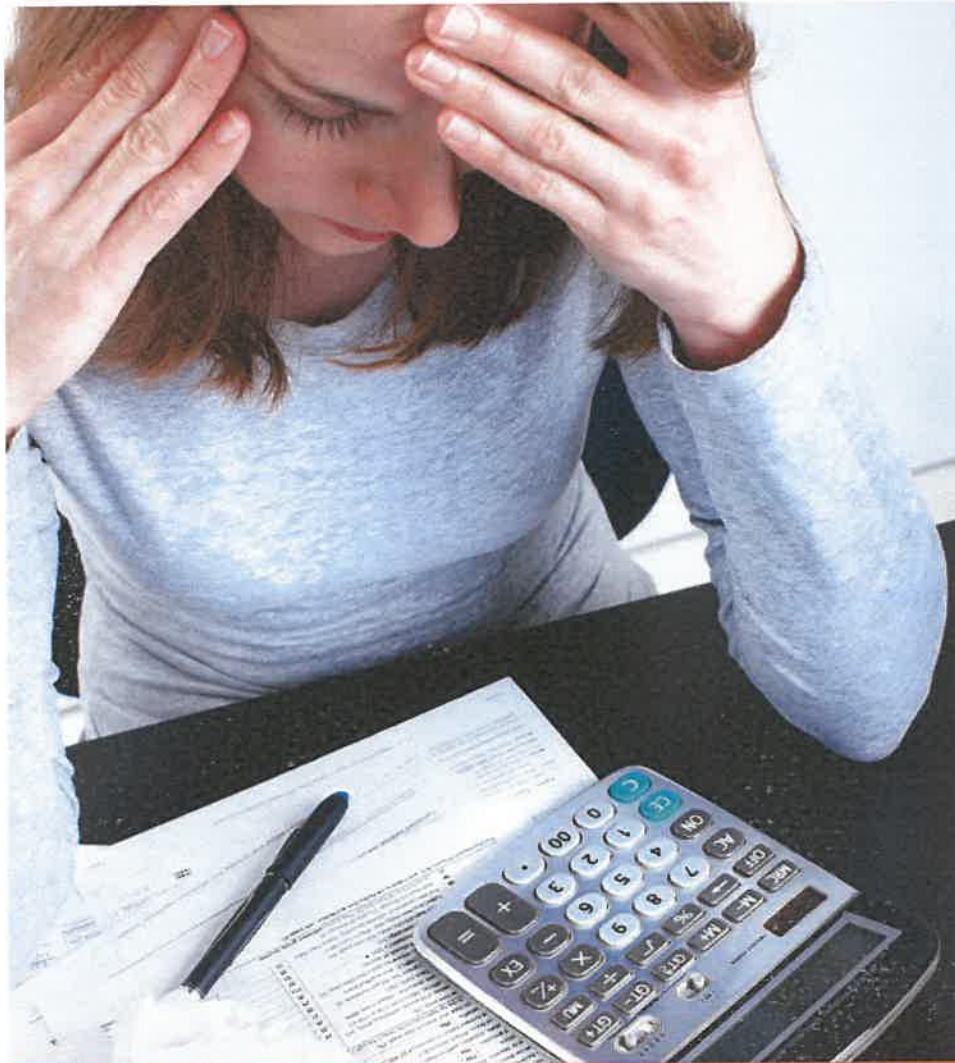
Subsidy Wait Lists are Long

Lynchburg's low-income families may wait a long time before receiving a rent subsidy.

In October 2018:

- Wait lists in Lynchburg were closed to new applicants
- **Less than 2%** of the city's public housing units were vacant
- **193 families** were waiting for a public housing unit
- **157 families** were waiting to receive a Housing Choice Voucher
- Just **10 families** participated in the State of Virginia's Rental Assistance Program (SRAP)

Source: Lynchburg Redevelopment & Housing Authority, 2018



Summary

Safe and affordable homes are the foundation of opportunity. But, many families in the City of Lynchburg struggle with housing instability

- **10,341 households** in Lynchburg spent more than 30 percent of their income on housing in 2016.
- Of these, **4,485 households were low-income and severely cost-burdened** meaning they paid more than 50 percent of their income on rent or a mortgage.
- **587 adults and 96 children** experienced homelessness

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data and the 2016 AHAR Data Summary Report for VA-508 Lynchburg Continuum of Care service area

Summary

Families of all sizes and types can experience housing instability, but the issue disproportionately affects some Lynchburg families more than others.

- **Renters**
- **Racial minorities**
- **Households with lower levels of educational attainment**
- **Households including members of particularly vulnerable groups**
 - Single adults
 - Single-parent families
 - Low-income seniors
 - Veterans
 - Households headed by a person with a disability

Source: 2016 ACS 5-year Public Use Microdata Sample (PUMS) Data





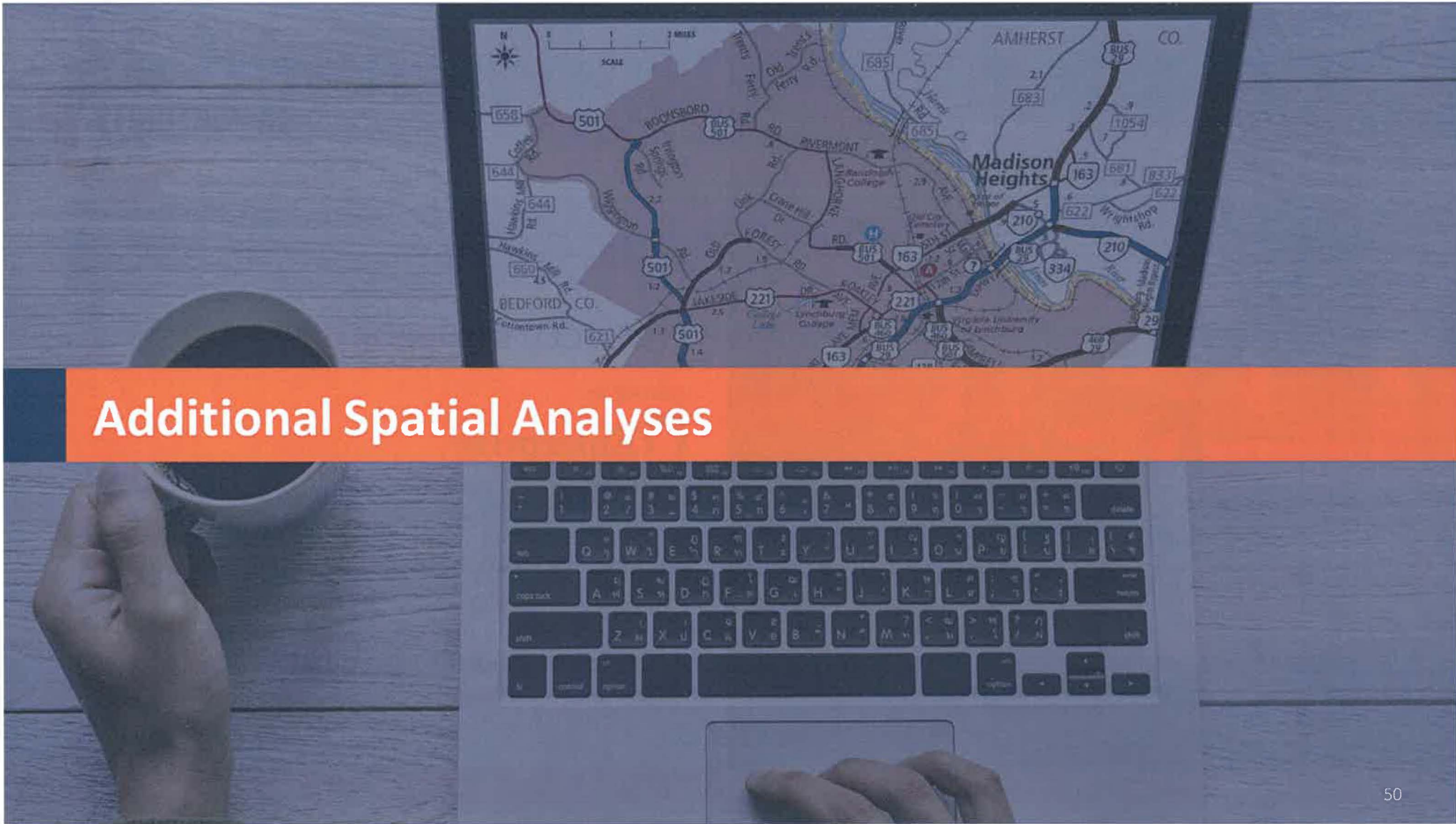
PRODUCED BY: **OPPORTUNITY360**

POWERED BY:

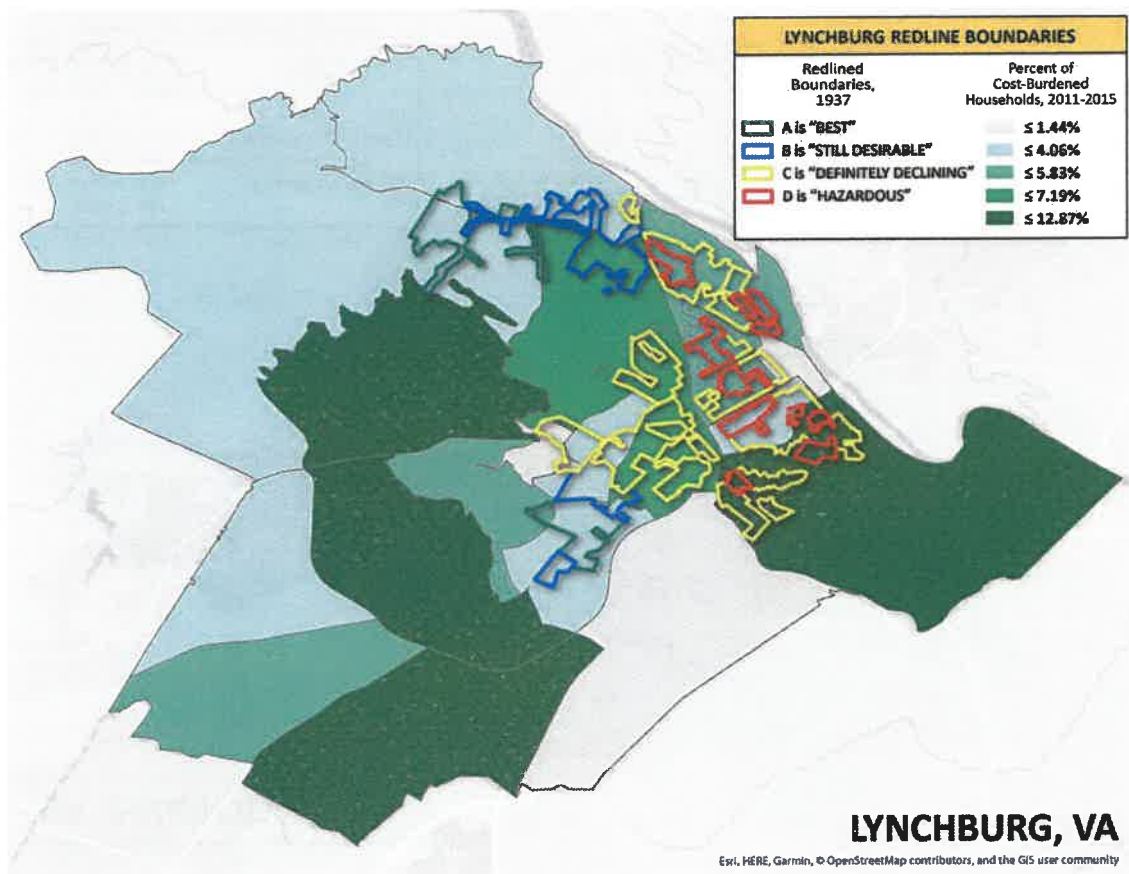


For more information about OPPORTUNITY360, visit:
opportunity360.org

For questions about this report, email:
opportunity360@enterprisecommunity.org



Additional Spatial Analyses



Home Affordability by Income and Redlining

There may be a relationship between redlining and the location of low-income, cost-burdened households.*

This map shows Lynchburg's historically redlined areas atop low-income, cost-burdened households.

It shows some overlap may exist between yellow and redlined neighborhoods and the neighborhoods in which low-income, cost-burdened households tended to live in 2015.

* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of cost-burdened households in the city. Source: 1937 Home Owners' Loan Corporation; 2015 ACS 5-year Consolidated Planning/Chas Data

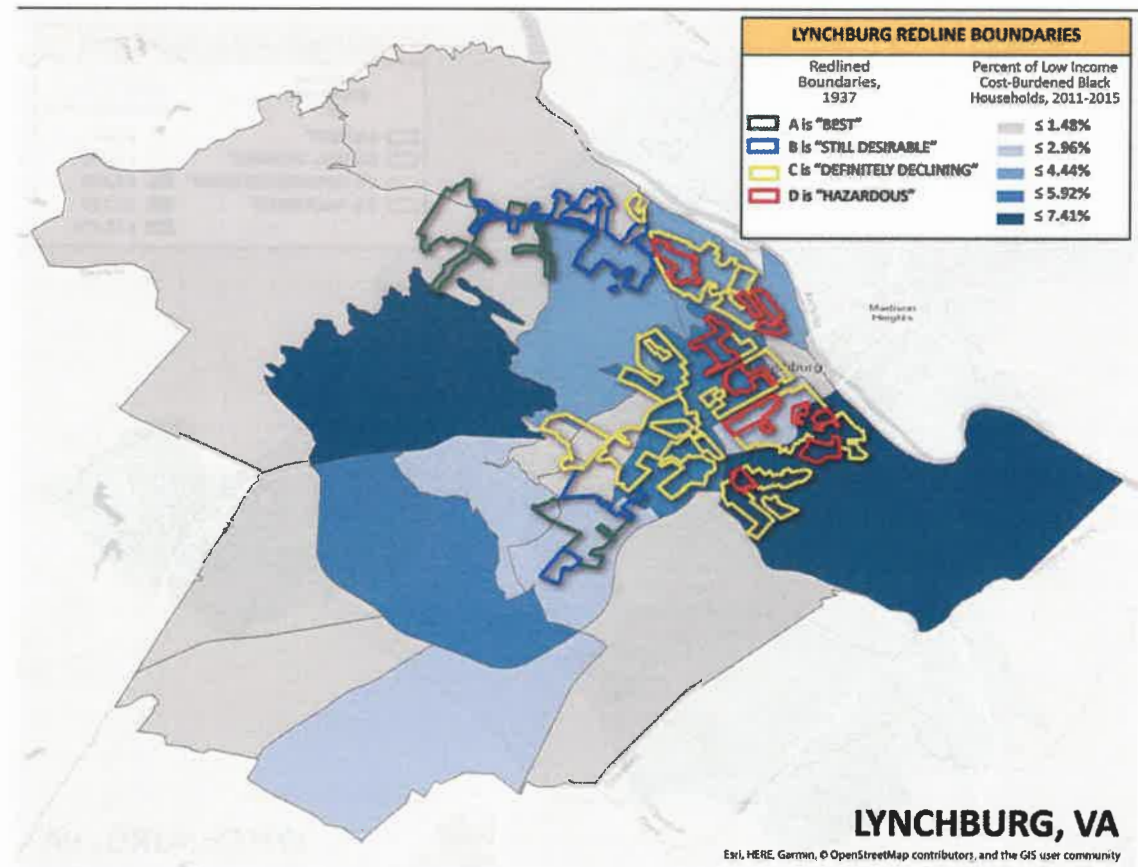
Housing Stability, Race and Redlining

There may be a relationship between redlining and the location of Lynchburg's cost-burdened, black households.*

This map shows Lynchburg's historically redlined areas atop its cost-burdened, black households.

It shows some overlap may exist between its redlined neighborhoods and the neighborhoods in which these households tended to live in 2015.

* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of low-income, cost-burdened black households in the city. Source: 1937 Home Owners' Loan Corporation; 2015 ACS 5-year Consolidated Planning/Chas Data

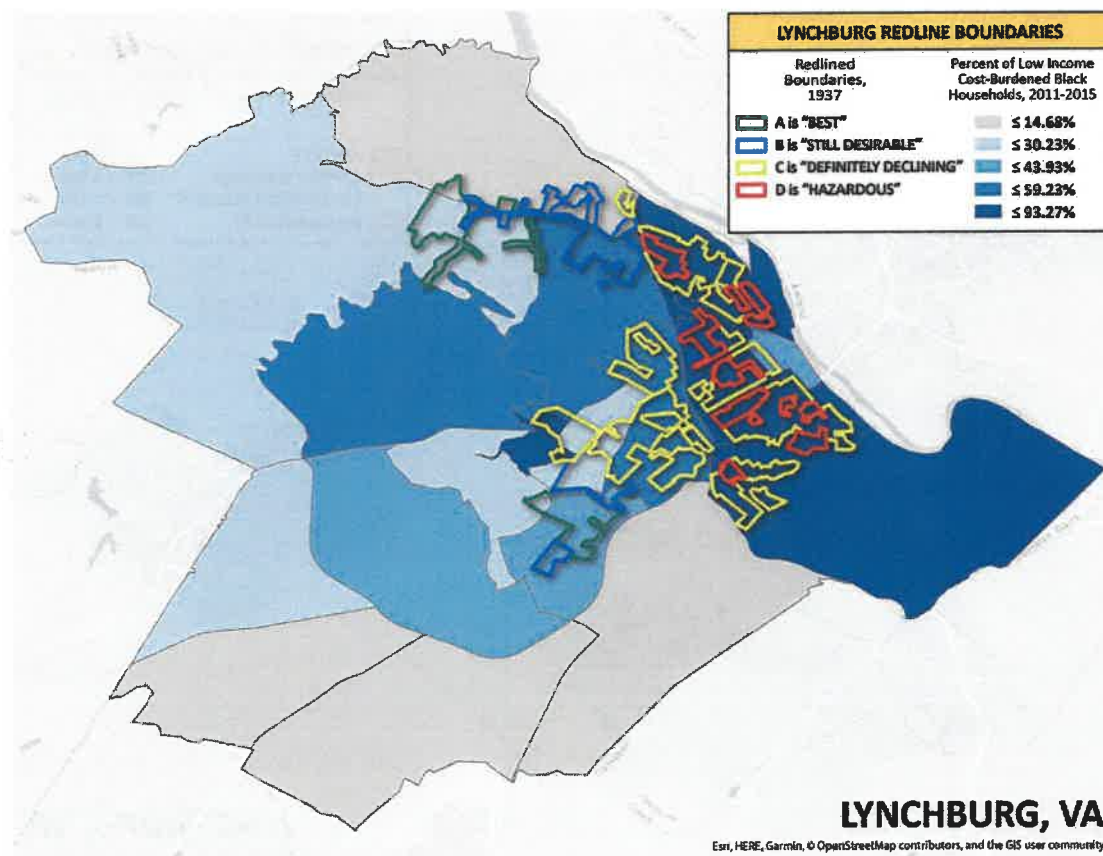


Housing Stability, Race and Redlining

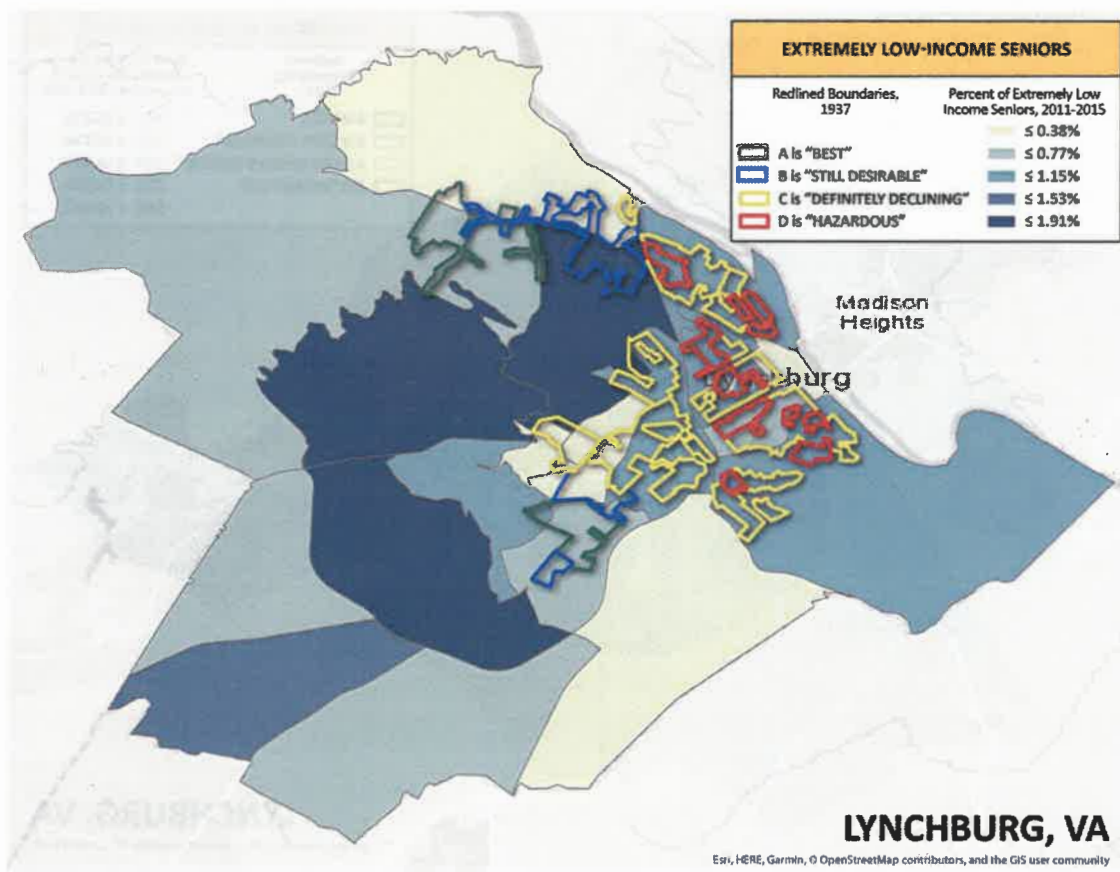
There may be a relationship between redlining and the location of Lynchburg's cost-burdened, black households.*

This map shows Lynchburg's historically redlined areas atop its cost-burdened, black households.

The darker shaded areas show that black low-income, cost-burdened households are more concentrated in these areas than throughout the rest of the city.



* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of low-income, cost-burdened black households in each tract.
Source: 1937 Home Owners' Loan Corporation; 2015 ACS 5-year Consolidated Planning/Chas Data



Housing Stability, Seniors and Redlining

There may be a relationship between redlining and the location of Lynchburg's extremely low-income seniors.*

This map shows Lynchburg's historically redlined areas atop its extremely low-income seniors.

It shows some overlap may exist between its redlined neighborhoods and the neighborhoods in which these households tended to live in 2015.

* Map includes majority university tracts which may influence results.

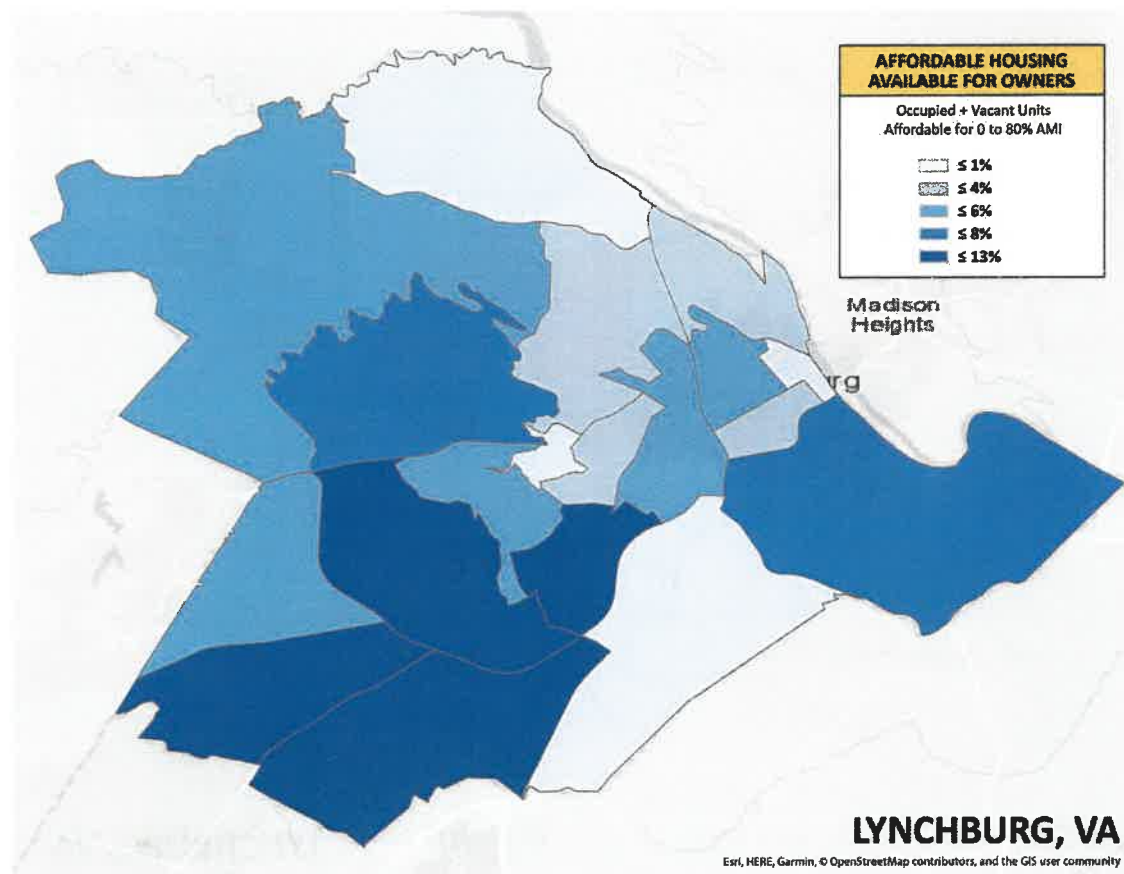
Each tract's percentage represents its share of extremely low-income senior households in the city. Source: 1937 Home Owners' Loan Corporation; 2015 ACS 5-year Consolidated Planning/Chas Data

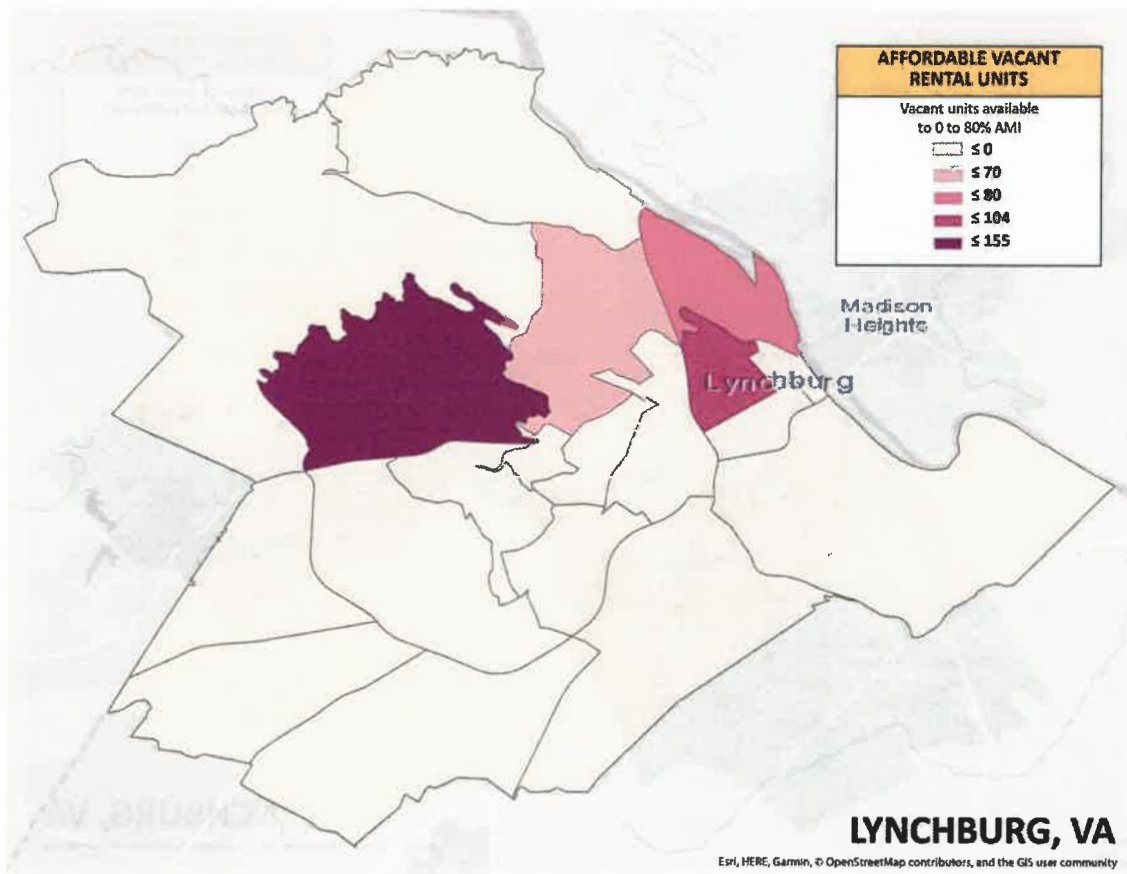
Owner Occupied Units

Owner occupied units affordable for households that earned 0-80% AMI

In 2015, 6,158 of the City of Lynchburg's 14,460 owner occupied units were affordable to 0 to 80% AMI households. Of these units 3,959 (64%) were affordable for households that earned 50-80% of AMI. In comparison, only 2,199 (36%) of those units were affordable for households that earned 0-30% AMI.

* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of affordable owner-occupied households in the city. Source: 1937 Home Owners' Loan Corporation; 2015 ACS 5-year Consolidated Planning/Chas Data





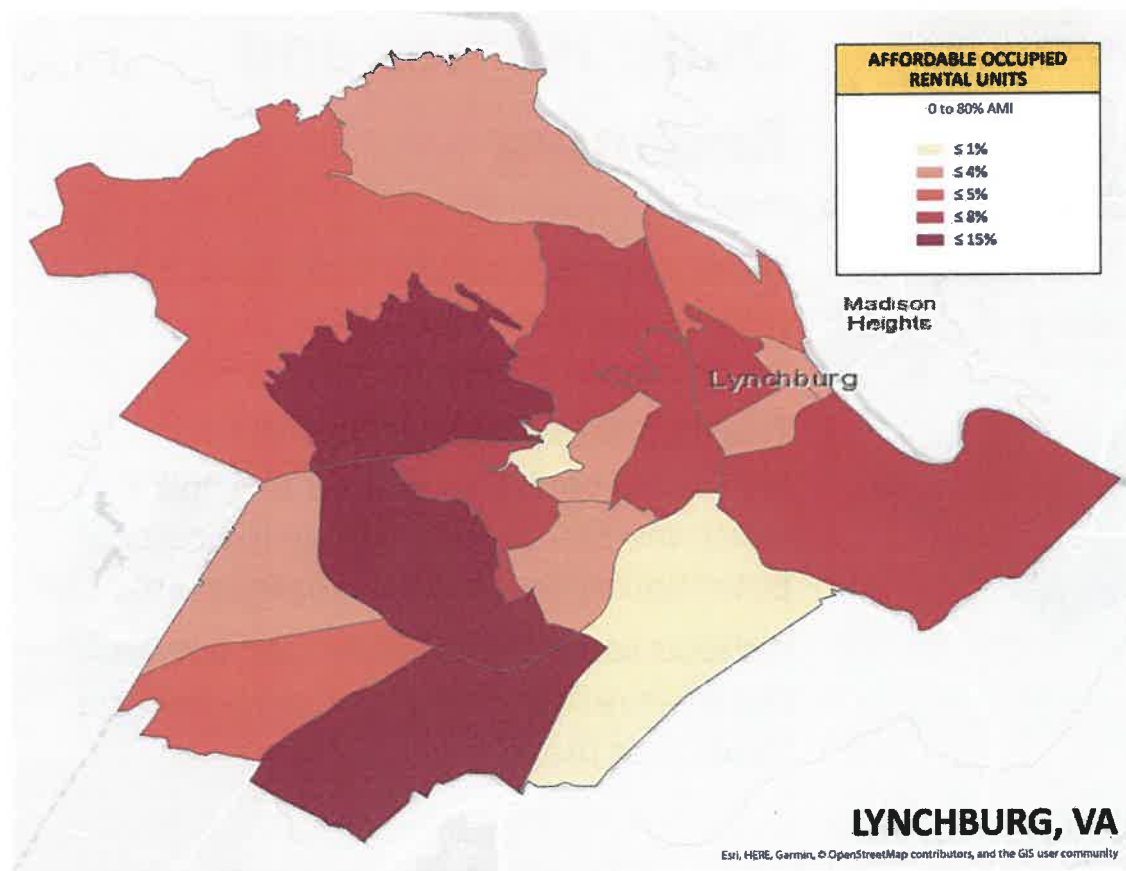
Affordable Vacant Units

Lynchburg has just a small number of affordable vacant units for low-income households.

Vacant units make up 3% of the 12,420 total affordable units for households that earned from 0-80% AMI. In 2015, there were 409 affordable vacant rental units available for low-income households.

According to this map, these units concentrate in just 4 of Lynchburg's 19 census tracts.

* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of vacant affordable units in the city. Source: 2015 ACS 5-year Consolidated Planning/Chas Data



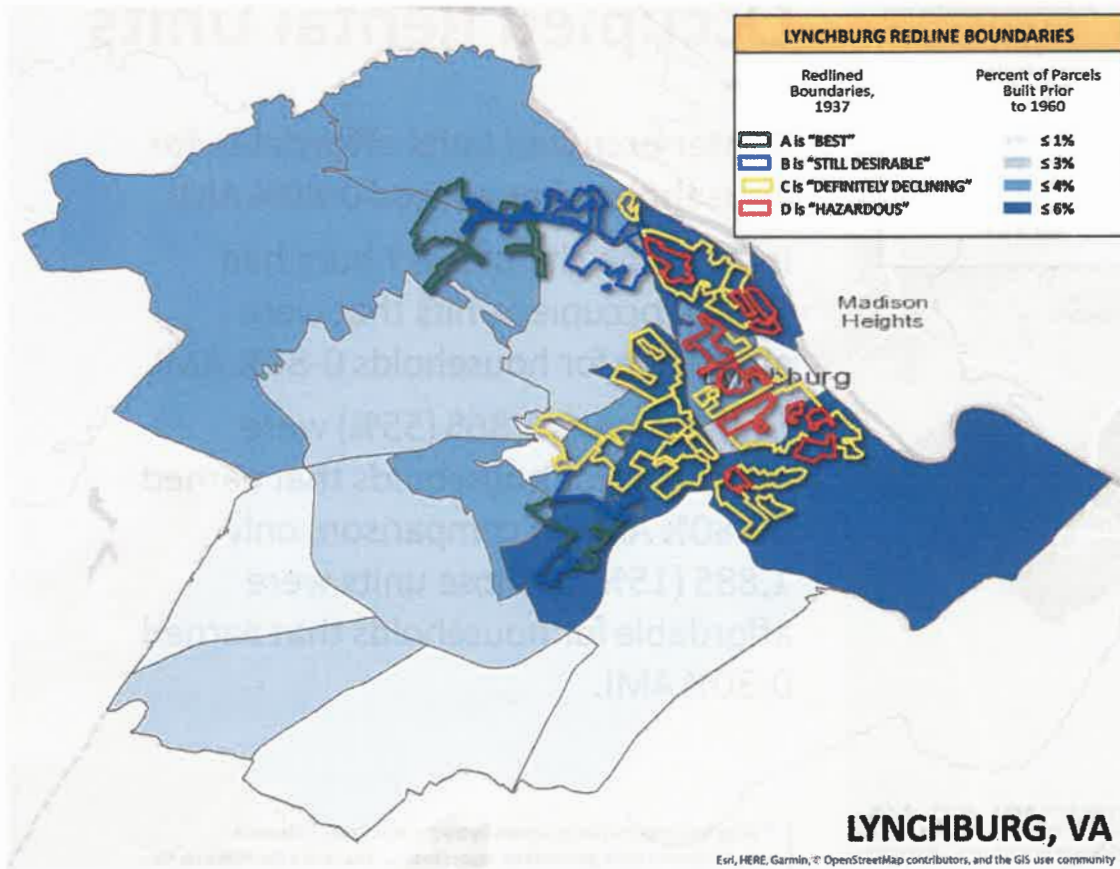
Occupied Rental Units

Renter occupied units affordable for households that earned 0-80% AMI

In 2015 the city of Lynchburg had 12,420 occupied units that were affordable for households 0-80% AMI.

Of these units 6,865 (55%) were affordable for households that earned 50-80% AMI. In comparison, only 1,885 (15%) of those units were affordable for households that earned 0-30% AMI.

* Map includes majority university tracts which may influence results. Each tract's percentage represents its share of affordable renter-occupied households in the city. Source: 2015 ACS 5-year Consolidated Planning/ChasData



Older Homes and Redlining

There may be a relationship between redlining and the location of Lynchburg's older homes.

This map shows the location of residential parcels built prior to 1960 which the EPA considers as an indicator of potential exposure to lead-based paint. It shows some overlap may exist between the city's redlined neighborhoods and the location of the its older homes.

Source: 1937 Home Owners' Loan Corporation; August 2018 City of Lynchburg Assessor's Office Parcel's Dataset

Recent Investments and Redlining

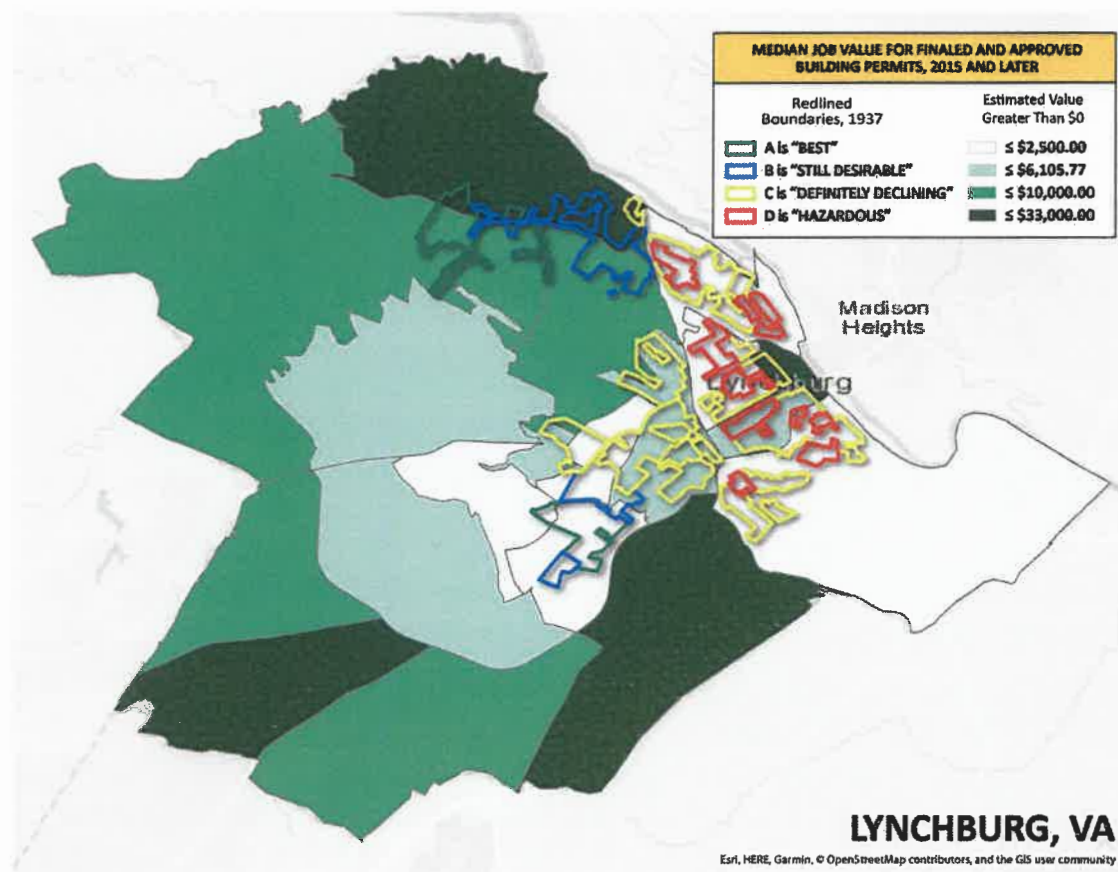
There may be a relationship between redlining and the location of Lynchburg's recent investments.

This map shows the estimated value of finalized and approved building permits as an indicator of recent investments in Lynchburg.

It shows the city's recent largest investments may have been made outside its historically redlined neighborhoods.

* Map only includes permits for type agreement in lieu, building, demolition, electrical, HUD, HUDNF, land disturbance, mechanical, plumbing, manufactured housing, and storm.

Source: 1937 Home Owners' Loan Corporation; March 2018 City of Lynchburg's Building Permits – Locations Dataset



In May, 2018, Lynchburg Regional Housing Collaborative (LRHC), commissioned Enterprise Community Partners to study affordable housing in Lynchburg. Funding for the \$20,000 study was provided by Virginia Housing Development Authority. The purpose of the housing study was to provide, as up to date as possible, base data on the status of affordable housing in Lynchburg in terms of the following:

- The amount and distribution of affordable housing in Lynchburg related to household income as well as various populations (race, age, veteran status, disability, etc.). Cost Burden for household
- Effects of affordable housing on homelessness
- Economic impacts of affordable housing on household stability as well as the greater Lynchburg community

LRHC sought to affirm our collective experience of a serious shortage of quality, affordable housing in Lynchburg in order to initiate and support a progressive affordable housing movement.

LRHC “members” are Lynchburg Redevelopment and Housing Authority, Rush Homes, Miriam’s House, Greater Lynchburg Habitat for Humanity, and Lynchburg Community Action Group.

Summary Points from Housing Stability Study, Lynchburg VA

- Many low income households in Lynchburg faced extreme conditions of housing stability in 2016 including 4,497 spending 50% or more of their income on housing.
- Affordable housing is in short supply. There are at least 578 fewer affordable housing units than needed for people with extremely low incomes.
- Many Lynchburg families are “hypermobile.” Of 7900 households that changed residences in 2016, 5,530 were households incomes lower \$25,000 per year changed residences. The median income of those that moved was \$12,728.
- Affordable housing positively impacts household economic security, health (both physical and mental), employment opportunities, and child development/educational outcomes, all at a financial cost to our community.
- Affordable housing boosts local economies without any negative effect on neighboring property values.

Summary of LRHC Desired Outcomes

- Focused City attention on and planning processes for meeting the affordable housing need. Proactive rather than reactive.
- Funding for affordable housing and efforts to support/acquire funding from private, state, and federal funding sources
- Policy changes that positively impact the creation of affordable housing including inclusionary zoning, zoning ordinances requiring developers to provide a percentage of affordable housing, priority funding for homeless intervention, private/public partnerships, etc.
- Task force to investigate affordable housing and related programs development as well as and develop a progressive plan and vision that promotes low income household stability via affordable housing.

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **January 8, 2019**

AGENDA ITEM #: **11**

CONSENT:

REGULAR: **X**

WORK SESSION:

CLOSED SESSION:

ACTION: **X**

INFORMATION:

(Confidential)

ITEM TITLE: Mutual Aid Agreement with Centra Health

KEY ELEMENTS:

___Economic Development ___Excellent Government ___Natural and Built Environment **X** Safe Community ___Vibrant Community

RECOMMENDATION: Adopt the attached resolution approving the City's participation in a mutual aid agreement with Centra Health for the transportation of individuals for temporary detention or emergency custody orders for mental health evaluations and treatment.

SUMMARY: Over the years the Police Department and Centra Health have developed mutually agreeable procedures to handle situations in which individuals need to be served with emergency custody orders and temporary detention orders, and procedures that cover the transportation of individuals for temporary detention or emergency custody orders for mental health evaluations and treatment. Centra Health has requested that these procedures be formalized in a written mutual aid agreement. The state code authorizes such an agreement, but provides that the agreement must be approved by the local governing body. Centra Health requested that the mutual agreement be signed before the end of 2018, and in order to comply with Centra Health's request, the Police Department went ahead and signed the mutual aid agreement and is requesting that City Council approve the mutual aid agreement in order to satisfy the requirements of the state code.

PRIOR ACTION(S): None

FISCAL IMPACT: None

CONTACT(S): Ryan Zuidema, Police Chief, 455-6171 or Walter Erwin, City Attorney, 455-3973

ATTACHMENT(S): A resolution approving the City's participation in a mutual aid agreement with Centra Health.

REVIEWED BY: bms

RESOLUTION

BE IT RESOLVED that the Lynchburg City Council hereby approves the mutual aid agreement between the City and Centra Health for the service of emergency custody orders and temporary detention orders, and the transportation of individuals for temporary detention or emergency custody orders for mental health evaluations and treatment; authorizes the Police Chief to execute the mutual aid agreement on behalf of the City; and, declares that this authorization by the Lynchburg City Council shall be retroactive and relate back to the date the Police Chief signed the mutual aid agreement.

Adopted:

Certified:

Clerk of Council

004K