



CITY COUNCIL WORK SESSION

Tuesday, April 9, 2024 | 4:00 PM
Council Chamber- City Hall
900 Church Street
Lynchburg, VA 24504

AGENDA

- I. **Welcome** *Stephanie T. Reed, Mayor*
- II. **Work Session Agenda Overview** *Wynter C. Benda, City Manager*
- III. **Business Item Briefing(s)**
 - III.1. Rezoning: R-1, Low Density Residential District to R-4, High Density Residential District - 717 & 725 Leesville Road
 - III.2. Request to amend the Lynchburg City Schools Major Classification Funding for FY 2024
- IV. **Work Session Agenda Items**
 - IV.3. FY 2025 Proposed Budget Reconciliation
- V. **Roll Call**
- VI. **Closed Session**



AGENDA ITEM SUMMARY

MEETING DATE

April 9, 2024

PRESENTED BY

Donna Witt, Chief Financial Officer

AGENDA ITEM # III.1

Request to amend the Lynchburg City Schools Major Classification Funding for FY 2024

RECOMMENDATION

City Council will consider this item at its regular meeting on April 23, 2024. Consideration of adopting a resolution to amend FY 2024 Schools Operating Budget by major classification.

SUMMARY

In a letter dated March 19, 2024 Lynchburg City Schools Superintendent reported, "On March 12, 2024, the Lynchburg City School Board voted to request that the City Council transfer the remaining \$1,671,820 in the FY 2024 LCS Contingency Reserve to the Instruction category. This request is crucial for addressing several pressing financial challenges faced by our school division."

If approved, the FY 2024 Adopted Schools Operating Budget would be amended by transferring \$1,671,820 from Contingency Reserves to Instruction. This request does not change the total operating revenues appropriated by City Council but rather moves \$1,671,820 from Contingency Reserves to Instruction.

PRIOR ACTION(S)

May 23, 2023: City Council, FY 2024 Schools Operating Budget adopted by major classification
June 27, 2023: City Council, FY 2024 Schools Operating Budget amended by major classification
September 12, 2023: City Council, FY 2024 Schools Operating Budget amended by major classification
February 13, 2024: City Council, FY 2024 Schools Operating Budget amended by major classification

FISCAL IMPACT

This request does not change the total operating revenues appropriated by City Council but rather moves \$1,671,820 from Contingency Reserves to Instruction.

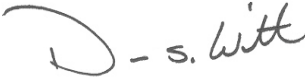
CONTACT(S)

Gregory Patrick, Deputy City Manager
Donna Witt, Chief Financial Officer

ATTACHMENT(S)

1. Contingency Reserve Request City Manager 03192024
2. Resolution to Amend FY 2024 Operating Budget - Schools 042324

REVIEWED BY



Donna Witt, Chief Financial Officer

Date: March 22, 2024

APPROVED AS TO FORM:


City Attorney/Designee

Matthew Freedman, City Attorney

Date: March 27, 2024



Gregory Patrick, Deputy City Manager

Date: April 04, 2024



Alicia Finney, Clerk of Council

Date: April 04, 2024



Office of the Superintendent

915 Court Street
P.O. Box 2497
Lynchburg, VA 24505

March 19, 2024

Wynter Benda, City Manager
900 Church Street
Lynchburg, Virginia 24504

Dear Mr. Benda:

On March 12, 2024, the Lynchburg City School Board voted to request that the City Council transfer the remaining \$1,671,820 in the FY 2024 LCS Contingency Reserve to the Instruction category. This request is crucial for addressing several pressing financial challenges faced by our school division.

Despite receiving additional FY 2024 revenue of \$3.7 million from the state, it is imperative to note that this revenue is restricted exclusively to support the Governor's All In program. The ALL In spending plans which can be found on the [VDOE website](#), require that revenue be allocated and spent as follows: 70% for tutoring, 20% for implementing the Virginia Literacy Act, and 10% for addressing chronic absenteeism. As such, this revenue cannot be utilized to meet our other operational needs that are expressed in this letter.

The decision to seek a transfer of the remaining contingency funds stems from several mitigating factors outlined below:

1. The Governor's recent budget amendment (Jan 2024) to the FY 2024 LCS sales tax revenue resulted in a **reduction of \$1,214,657**.
2. The updated VDOE calc tool (Jan 2024) also indicates a reduction in the Grocery Tax Hold Harmless Funds by \$81,565.
3. Given the rise of utilities costs, LCS estimates the FY 2024 expenditures associated with electric, water, and gas to be approximately \$2.0 million over the current FY 2024 operating budget allocation.
4. Given the costs of monthly health insurance claims, LCS estimates that FY 2024 claims will exceed employee contributions by \$1.5 million in the current year, despite an increase of employee contributions beginning in January 2024.

To address the deficit caused by reduction in State revenue and the projected increases in healthcare and utilities during the current school year, the school division has canceled all purchase orders not directly associated with immediate and direct student learning or experiences, frozen all non-grant funded hiring and travel, implemented an overtime reduction plan, and instituted an electricity consumption reduction



Office of the Superintendent

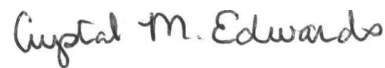
915 Court Street
P.O. Box 2497
Lynchburg, VA 24505

challenge for schools and facilities. We have also redirected some ESSER/CARES funds that were identified for important, but not as immediately critical needs.

LCS believes that the successful completion of the current fiscal year relies on our combined efforts, encompassing both expenditure reductions by LCS and the transfer of the remaining contingency revenue by the City Council.

Thank you for your time, consideration, and support in this matter. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Crystal M. Edwards, EdD
Superintendent

cc: Members, Lynchburg City School Board

Amy Pugh, Deputy Superintendent of Instruction and Programs

Reid Wodicka, Deputy Superintendent of Operations & Strategic Planning

Sonia Jammes, Chief Financial Officer

RESOLUTION:

#R-24-_____

BE IT RESOLVED that by majority vote of the Lynchburg City Council, the FY 2024 Adopted Schools Operating Budget is hereby amended by transferring \$1,671,820 from *Contingency Reserves* to *Instruction* with the FY 2024 Adopted Schools Operating Budget, beginning July 1, 2023, through June 30, 2024, pursuant to Sections 22.1-94 and 22.1-115 of the Code of Virginia, 1950, as amended, being amended, readopted, and appropriated by major classification as follows:

SCHOOLS INCOME		SCHOOLS EXPENDITURES BY MAJOR CLASSIFICATION	
State	\$68,137,129	Instruction	\$77,563,338
Federal	925,000	Administration, Attendance and Health	7,723,076
Local - Operating	39,375,355	Pupil Transportation	6,599,342
Miscellaneous	888,000	Operation and Maintenance	12,474,168
		School Food Services and Other Noninstructional Operations	42,145
		Facilities	25,210
		Debt and Fund Transfers	0
		Technology	4,898,205
		Contingency Reserves	0
Total	<u>\$109,325,484</u>	Total	<u>\$109,325,484</u>

Introduced:

Adopted:

Certified: _____
Clerk of Council



AGENDA ITEM SUMMARY

MEETING DATE

April 9, 2024

PRESENTED BY

Rachel Frischeisen, City Planner

AGENDA ITEM # III.2

Rezoning: R-1, Low Density Residential District to R-4, High Density Residential District - 717 & 725 Leesville Road

RECOMMENDATION

This item will appear for City Council vote on the April 23, 2024, Public Hearing agenda. Approval of the petition to rezone 717 and 725 Leesville Road from R-1, Low Density Residential District to R-4, High Density Residential District.

SUMMARY

Abundant Life Estates, LLC, is petitioning to rezone approximately forty-eight hundredths (0.48) of an acre located at 717 & 725 Leesville Road from R-1, Low Density Residential District to R-4, High Density Residential District. The purpose of the rezoning petition is to allow the construction of an entrance to a twenty-six (26) unit residential development. The “duplex” style residential units and associated parking would be located in Campbell County and accessed via property in the City of Lynchburg.

The portion of the project located in Campbell County was rezoned in 2023 from Business – General Commercial to Residential – Multi Family, and the County’s Future Land Use Map was amended from Urban Development Area Commercial to Medium to High Density Mixed. The proposed residential development would create a transition between the single household homes along Leesville Road and the more intense commercial development that may occur in Campbell County in the future.

PRIOR ACTION(S)

March 13, 2024: The Planning Commission recommended approval (6-0, with 1 absent; Gammon) of the rezoning petition.

March 13, 2024: The Planning Division recommended approval of the petition.

FISCAL IMPACT

N/A

CONTACT(S)

Rachel Frischeisen, City Planner

ATTACHMENT(S)

1. Planning Commission Minutes, Report, and Attachments

REVIEWED BY



William Martin, Community Development Director

Date: March 28, 2024



Kent White, Assistant City Manager

Date: April 01, 2024



Alicia Finney, Clerk of Council

Date: April 03, 2024

MINUTES OF THE MARCH 13, 2024 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):

Petition of Abundant Life Estates, LLC to rezone approximately forty-eight hundredths (0.48) of an acre located at 717 and 725 Leesville Road from R-1, Low Density Residential District to R-4, High Density Residential District to allow the construction of an entrance to a thirteen (13) duplex, twenty-six (26) unit, residential development.

Ms. Rachel Frischeisen, City Planner, provided the following summary to the Commission. The subject property is comprised of two (2) parcels located at 717 and 725 Leesville Road totaling approximately forty-eight hundredths (0.48) of an acre. If the petition is approved, an entrance to a twenty-six (26) unit residential development would be constructed. The units would be "duplex" style, with two units in each building. The residential units and parking for the units would be located in Campbell County and accessed via property in the City of Lynchburg. The City's Zoning Ordinance would consider these apartments, since the buildings will be on one common parcel, rather than individual lots. The property is recommended for Low Density Residential uses on the City's Future Land Use Map (FLUM). These areas are dominated by single family detached housing at densities of up to four (4) dwelling units per acre. The portion of the project located in Campbell County was rezoned in 2023 from Business – General Commercial to Residential – Multi Family, and the County's Future Land Use Map was amended from Urban Development Area Commercial to Medium to High Density Mixed. The City Traffic Engineer has requested a trip generation report to determine whether a turn lane and/or turn taper would be required, and noted that the entrance may need to be limited to right-in/right-out access only. The "duplex" style residential development would create a transition between the single household homes along Leesville Road and the more intense commercial development that would have occurred in Campbell County if the rezoning there had not been pursued, as well as the remaining commercial that surrounds the parcel. The Technical Review Committee (TRC) reviewed the petition on February 6, 2024. Comments were minor in nature and would be addressed prior to final plan approval. The Planning Division recommends approval of the petition.

Chair Johnson asked if anyone was present to speak on behalf of the petition.

Ms. Amy Seipp, PE, of Accupoint Surveying & Design, LLC, was present to represent the application. This project is on the City-County boundary. The structures would be in Campbell County. Access would be through the City. This project would keep a buffer between the single-family properties on Leesville Road in the City and the heavy commercial uses on Compson Way in Campbell County. The project would establish a transitional area and be consistent with Campbell County's multi-family housing designation. The project would also go through the County's Technical Review Committee to meet their regulations, such as stormwater, and the developers would coordinate with both the City and County, as needed. The project has no structures in the City, only an entrance. The project would include buffers along all boundaries in the City. The width of the proposed sidewalk has been updated from five (5) feet to six (6) feet. The traffic analysis was recently submitted to City staff for review. It does not appear to warrant a turn lane or taper. The proposed units mimic duplex structures in appearance – two units, side by side, under one roof. The units are all on one parcel. They are not for sale. The project would include sidewalks throughout and a dumpster on site. Sewer would be through Campbell County, constructed at the rear of the property; the owner has obtained an easement from the adjacent property owner for sewer. Water would be provided through the City but coordinated with Campbell County Utility and Service Authority (CCUSA) for billing purposes.

Chair Johnson asked if there was anyone present to speak in favor or opposition of this petition. With there being none, Chair Johnson closed the public hearing.

Commissioner Rogers asked if Bud Drive is a public road.

Ms. Seipp responded that research suggests it is City right-of-way. The title search was inconclusive. It has the appearance of a gravel driveway, but is shown on GIS as City right-of-way.

Commissioner Marion asked if the petitioner would be improving the road.

Ms. Seipp responded that the developer would be required to improve Bud Drive for fire safety purposes, so as not to dead-end the property. Bud Drive would be improved at least to the standard to be able to support the weight of a fire truck to traverse and enter the rear of the property. The fire department would have access through a fire gate on Bud Drive, if the main entrance were blocked. At this point, the road is treated as public, but neither the City nor the County is maintaining it.

Commissioner Marion asked for confirmation that the residents would not be able to use the road to access the property.

Ms. Seipp clarified that the gate to the property would block residents from accessing the property from Bud Drive. Access would only be for emergency/fire response purposes.

Chair Johnson asked for more information about the proposed shared access drive with neighboring 727 Leesville Road.

Ms. Seipp replied that portions of the driveway for 727 Leesville Road encroach on the subject property, 725 Leesville Road. All parties have agreed to the proposed commercial entrance, which includes a shared driveway, with an improved parking area for 727 Leesville Road, and safer egress for all.

Chair Johnson asked the City Planner about the possibility of whether any units could be constructed in the proposed R-4 rezoned area within the City.

Ms. Frischeisen said that constructing another building located in the small green space along the driveway within the City would be a tight fit, it may be within the realm of possibility. *(Note: After the meeting, Planning staff reviewed the Zoning Ordinance and found that a building could not be constructed there, due to City Code Section 35.2-61.1(j))*

Commissioners discussed the possibility.

Commissioner Perault asked the City Planner to provide more information about review of the recently received traffic study.

Ms. Frischeisen explained that the information was received after the Planning Commission report packet was distributed. The developer has indicated that the trip generation data does not indicate the need for a turn lane or taper. The City's Traffic Engineer will review the data; any requirements would be enforced at the site plan phase and the developer would have to comply. *(Note: After reviewing the submitted materials, the City's Traffic Engineer concurred with the findings of the trip generation data. Neither a turn lane nor a taper is required in this case.)*

Commissioner Marion asked how the developer would handle a turn lane or taper, if required.

Ms. Seipp explained that the developer would comply by configuring the entrance at their adjacent property.

Commissioner Perault commented that if this project were in the City, there would be more discussion.

Commissioners generally discussed traffic and development on Leesville Road.

Chair Johnson noted that this project takes away an R-1 zoned lot.

Commissioner Perault noted that since the petition is only to grant access for a County development, he doesn't want stand in the way of the County project.

Commissioner Rogers remarked that there will eventually be a need for the Commission to revisit Leesville Road development. At some point, people will not want R-1 parcels along this section of the road, with the development that is currently happening there. Land use recommendations in the developing Comprehensive Plan will come into play. Commissioner Rogers indicated that he would support this petition.

Commissioner Perault remarked that Leesville is in good shape, referencing the success of the Timberlake and Airport intersections.

Commissioner Rogers made the following motion, seconded by Commissioner Bowden, and approved by the following vote:

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the request of Abundant Life Estates, LLC to rezone approximately forty-eight hundredths (0.48) acres at 717 and 725 Leesville Road from R-1, Low Density Residential District to R-4, High Density Residential District.

AYES: Bowden, Henderson, Johnson, Marion, Perault, Rogers	6
NOES:	0
ABSTENTIONS:	0
ABSENT: Gammon	1

The Department of Community Development

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

To: Planning Commission
From: Planning Division
Date: March 13, 2024
Re: **Rezoning: R-1, Low Density Residential District to R-4, High Density Residential District – 717 & 725 Leesville Road.**

I. PETITIONER

Abundant Life Estates, LLC, 7700 Timberlake Rd, Lynchburg, Virginia 24502

Representative: Amy Seipp, PE, Accupoint Surveying & Design, LLC, 6200 Fort Avenue, Lynchburg, Virginia 24502.

Property Owner: Same as Petitioner.

II. LOCATION

The subject property is comprised of two (2) parcels located at 717 & 725 Leesville Road totaling approximately forty-eight hundredths (0.48) of an acre.

III. PURPOSE

The purpose of the rezoning petition is to allow the construction of an entrance to a twenty-six (26) unit residential development. The “duplex” style residential units and associated parking would be located in Campbell County and accessed via property in the City of Lynchburg.

IV. SUMMARY

- The portion of the project located in Campbell County was rezoned in July 2023 from Business – General Commercial to Residential – Multi Family, and the County’s *Future Land Use Map* was amended from Urban Development Area Commercial to Medium to High Density Mixed.
- The property is recommended for Low Density Residential uses on the City’s *Future Land Use Map (FLUM)*.
- The “duplex” style residential development would create a transition between the single household homes along Leesville Road and the more intense commercial development that may occur in Campbell County in the future.

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

- 1. Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends a Low Density Residential use for the area. These areas are dominated by single family detached housing at densities of up to four dwelling units per acre. In addition to residential uses, they may include public and institutional uses compatible in scale with single family residential homes. Private recreation uses, including country clubs and swim and racquet clubs, and private open space are also appropriate for Low Density Residential areas. (p.72)
- 2. Zoning.** The subject property was annexed into the City in 1976. The existing R-1, Low Density Residential District zoning was established in 1978.

3. **Proffers.** The petitioner has not submitted proffers for this petition.
4. **Board of Zoning Appeals (BZA).** The Zoning Administrator has determined that no variances are needed for the development of the property as proposed.
5. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On May 22nd, 1979, City Council approved the Timberlake Road Study's Proposed Zoning, rezoning 701 and 713 Leesville Road to B-1, Limited Business District.
 - On July 14th, 1981, City Council approved Phillip Coffey's petition to rezone sixteen and eight tenths (16.8) acres at 762 Leesville Road from R-1, Low-Density Single-Family Residential District to R-4C, Medium-High Density, Multi-Family Residential District (Conditional) to allow the construction of twenty-seven (27) four (4) and six (6) unit apartments.
 - On May 14th, 1985, City Council approved Virginia Baptist Hospital's CUP petition for the construction of a residential care center at Leesville Road and Del Ray Circle.
 - On August 13th, 1991, City Council approved Tree of Life Pentecostal Holiness Church's CUP petition for the construction of a sanctuary and parking lot at 742 Leesville Road.
 - On June 13th, 1995, City Council approved Virginia Baptist Hospital's CUP petition for the construction of a dining facility and building additions for Bridges Treatment Center at 693 Leesville Road.
 - On April 19th, 1996, City Council approved Virginia Baptist Hospital's CUP petition for cottages and parking areas for Bridges Treatment Center at 693 Leesville Road.
 - On August 13th, 1996, City Council approved Tree of Life Ministry's CUP petition for the expansion of existing church facilities at 742 Leesville Road.
 - On August 14th, 2001, City Council approved Centra Health's CUP petition for the construction of modular classrooms, additional classrooms, residential cottages and parking for Bridges Treatment Center at 693 Leesville Road.
 - On December 11th, 2001, City Council approved Tree of Life Ministry's CUP petition for Master Plan Development of a sanctuary, multi-purpose building, parking and athletic fields at 742 & 752 Leesville Road.
 - On December 10th, 2002, City Council approved Centra Health's CUP petition to retain modular classrooms and construct additional classrooms/residential cottages and a nature walk for Bridges Treatment Center at 693 Leesville Road.
 - On February 10th, 2004, City Council approved Luther Shepard's petition to rezone approximately three and eighty-nine hundredths (3.89) acres from R-1, Low-Density Single-Family Residential District to R-3C, Medium-Density, Two-Family Residential District (Conditional) at 800 Middle Street, to allow the construction of five (5) duplexes, in addition to three (3) existing duplexes.
 - On November 9th, 2004, City Council approved Joe Gantt's petition to rezone approximately six and one tenth (6.1) acres from R-1, Low-Density Single-Family Residential District to R- 3C, Medium-Density, Two-Family Residential District (Conditional) and for a CUP at 716, 718 and 726 Leesville Road to allow the construction of fifty-nine (59) townhomes and associated parking.
 - On November 13th, 2007, City Council denied the petition of Lynchburg Renting, LLC to rezone approximately seven and thirteen hundredths (7.13) acres from R-1, Low-Density Single-Family Residential District to R-3C, Medium-Density, Two-Family Residential

District (Conditional) and for a CUP at 714 Leesville Road disallowing the construction of seventy-six (76) townhomes and associated parking.

- On April 13, 2010, City Council approved the Future Land Use Map (FLUM) amendment, Low Density Residential to Office and rezoning from R-1, Low Density Residential to B-2C, Neighborhood Business District (Conditional) (now B-1, Limited Business District) petitions of SFB, LLC at 623 Leesville Road to allow the construction of a business park.
 - On September 8, 2015, City Council denied the petition of Lynchburg Renting, LLC to rezone approximately seven and thirteen hundredths (7.13) acres from R-1, Low-Density Single-Family Residential to R-3C, Medium-Density, Two-Family Residential District (Conditional) and for a CUP at 714 Leesville Road disallowing the construction of a sixty-eight (68) unit townhomes and associated parking.
 - On September 13, 2016, City Council approved the petition of Kristie Napier to rezone approximately one (1) acre at 630 & 636 Leesville Road from R-3, Medium Density Residential District to B-1C, Limited Business District (Conditional) to allow the reuse of an existing building as a business.
 - On September 24, 2019, City Council approved the petition of Lynchburg Renting, LLC, for a CUP allow the construction of an eighty-seven (87) unit townhome development with one hundred fifty-seven (157) parking spaces and to rezone approximately eight (8) acres from R-1, Low Density Residential District and R-3, Medium Density Residential District to R-3C, Medium Density Residential District (Conditional) at 710 and 714 Leesville Road.
 - On April 11, 2023, City Council approved the petition of Lynchburg Renting, LLC, for a CUP at 710 and 714 Leesville to allow the construction of eighty-seven (87) townhomes. (The CUP granted on September 24, 2019 had expired.)
 - On September 26, 2023, City Council approved the petition of Centra Health, Inc. to rezone approximately two and forty-seven hundredths (2.47) acres from R-1, Low Density Residential District to B-5C, General Business District (Conditional), and to amend the Future Land Use Map (FLUM) from Low Density Residential to Community Commercial at 759 Leesville Road to allow the construction of an entrance and parking area to serve the rehabilitation facility and behavioral health hospital that will be built on the portion of the property within Campbell County.
6. **Site Description.** The subject property is comprised of two (2) parcels located at 717 & 725 Leesville Road totaling approximately forty-eight hundredths (0.48) of an acre. 717 Leesville Road is currently vacant. 725 Leesville Road contains a mobile home and driveway.

The property is bound to the north and south by single-household homes, to the east (across Leesville Road) by a cemetery and a townhouse development, and to the west by single-household homes and vacant land in Campbell County.

7. **Proposed Use of Property.** If the petition is approved, an entrance to a twenty-six (26) unit residential development would be constructed. The units would be “duplex” style, with two units in each building. The residential units and parking for the units would be located in Campbell County and accessed via property in the City of Lynchburg. The City’s Zoning Ordinance would consider these apartments, since the buildings will be on one common parcel, rather than individual lots.

The entrance drive would also contain a small parking area to serve the property at 727 Leesville Road, which currently has a shared driveway with 725 Leesville Road.

8. **Traffic, Parking and Public Transit.** The submitted concept plan indicates the construction of thirteen “duplex” style buildings, with a total of twenty-six (26) units and sixty (60) parking spaces. The number of parking spaces proposed is above the Zoning Ordinance requirement of one (1) space per unit, although the development would be subject to Campbell County’s development requirements since parking and residential units would be constructed within the County.

The City Traffic Engineer has requested a trip generation report to determine whether a turn lane and/or turn taper will likely be required, and noted that the entrance would likely be limited to right-in/right-out access only. *(Note: This data was submitted by the petitioner after this Planning Commission report was distributed. Upon reviewing the submitted materials, the City’s Traffic Engineer concurred with the findings of the trip generation data. Neither a turn lane nor taper is required in this case.)*

The area is served by the Greater Lynchburg Transit Company (GLTC) Route 7 with the nearest bus stop located about two hundred (200) feet away, across the street at the entrance to the Wyndors Place townhouse development (716 Leesville Road).

9. **Stormwater Management.** An Erosion & Sediment Control Plan will be required prior to site plan approval. A stormwater management plan would be required if the disturbed area within the City exceeds five thousand (5,000) square feet. The submitted concept plan shows stormwater management facilities located at rear of the property in Campbell County.
10. **Emergency Services.** The City’s Fire Marshal and Police Department had no comments of concern regarding the proposal.
11. **Impact.** The proposed rezoning would facilitate the construction of a multifamily residential development in Campbell County. The property within the County was previously zoned for commercial use, which would likely have had a more significant negative impact on the adjoining residential area if it were to be developed as the previous zoning would have allowed. In July 2023, the portion within the County was rezoned from Business – General Commercial to Residential – Multi Family, and the *Future Land Use Map* was amended from Urban Development Area Commercial to Medium to High Density Mixed. The property surrounding the proposed development remains as Business – General Commercial zoning and Urban Development Area Commercial on the *Future Land Use Map*. The “duplex” style residential development would create a transition between the single household homes along Leesville Road and the more intense commercial development that may occur in Campbell County in the future.
12. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the petition on February 6, 2024. Comments were minor in nature and would be addressed prior to final plan approval.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the request of Abundant Life Estates, LLC to rezone approximately forty-eight hundredths (0.48) acres at 717 and 725 Leesville Road from R-1, Low Density Residential District to R-4, High Density Residential District.

This matter is respectfully offered for your consideration.



Rachel Frischeisen
City Planner

pc: Wynter Benda, City Manager
Greg Patrick, Deputy City Manager
Kent White, Assistant City Manager
Tom Martin, Director of Community Development
Matthew Freedman, City Attorney
J. Lee Newland, City Engineer
Cynthia Kozerow, Lynchburg Police Department
Thomas Goode, Fire Marshal
Doug Saunders, Building Official
Kevin Henry, Zoning Administrator
Amy Seipp, PE, Representative
Abundant Life Estates, LLC, Petitioner & Property Owner

VII. ATTACHMENTS

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

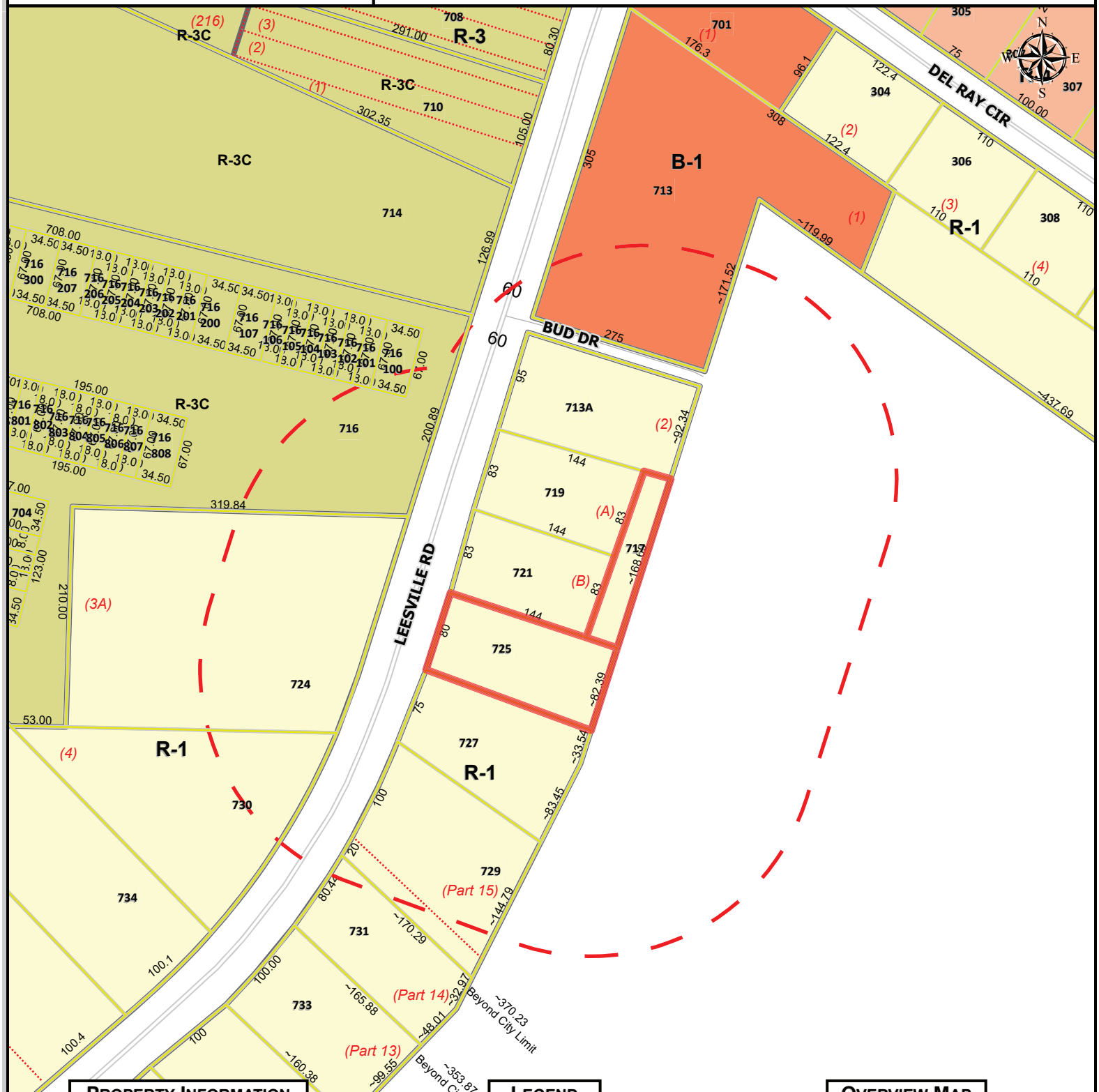
Zoning

725 LEESVILLE RD

717 LEESVILLE RD

TRC

ABUNDANT LIFE ESTATES LLC



PROPERTY INFORMATION

PARCEL ID

ADDRESS

26202018 725 LEESVILLE RD 26202017

LEGEND

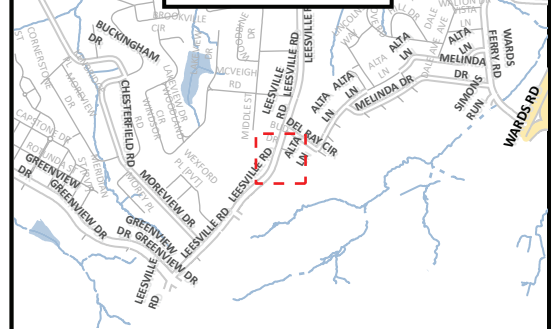
Subject Property

215 Foot Buffer

B-1	I-1	R-1
B-3	I-2	R-2
B-4	I-3	R-3
B-5	IN-1	R-4
R-C	IN-2	

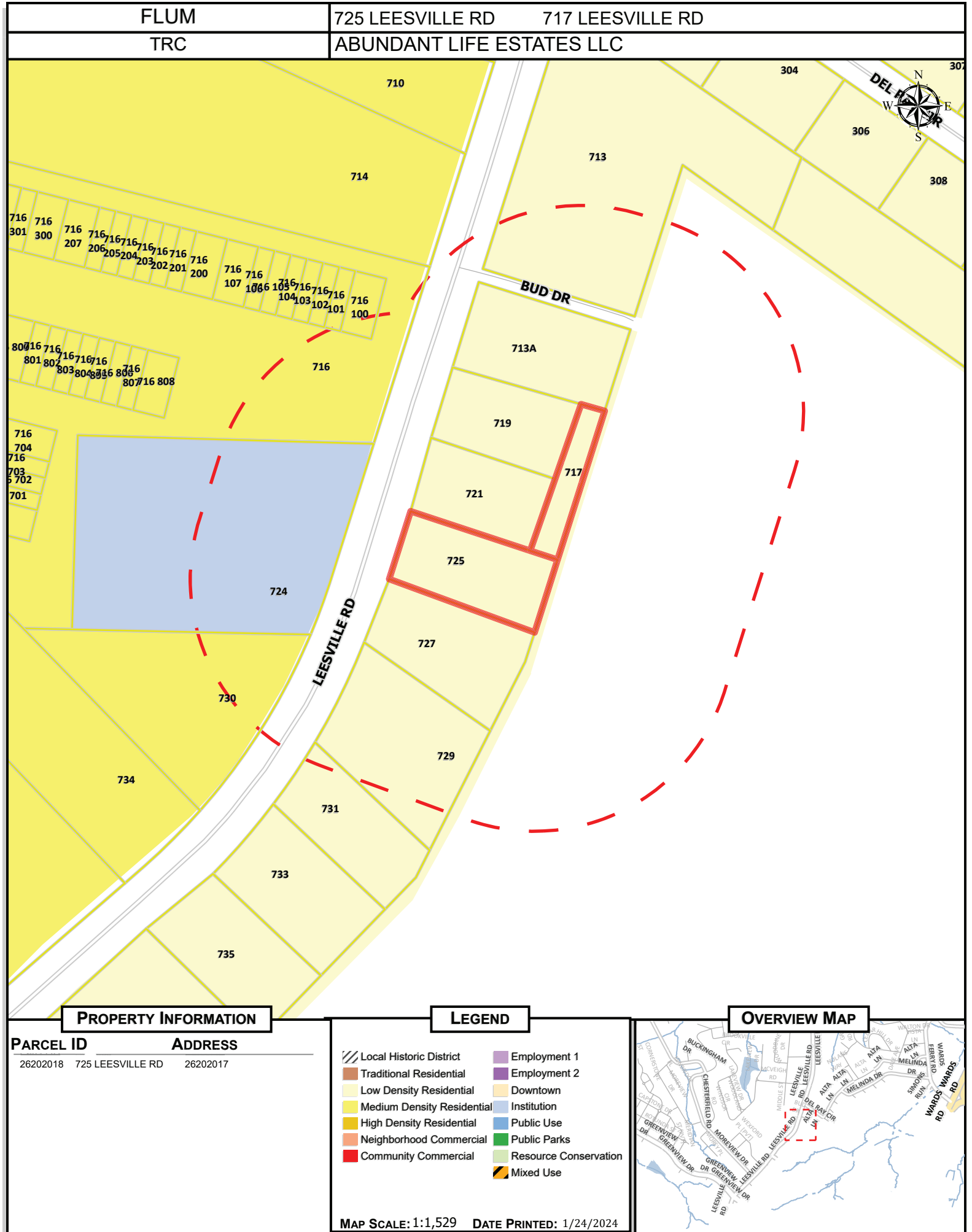
MAP SCALE: 1:1,529 DATE PRINTED: 1/24/2024

OVERVIEW MAP



717 & 725 Leesville Road

Parcel ID	Address	Owner
26202019	727 LEESVILLE RD	HODGE, ERNEST G & SANDRA H
26202018	725 LEESVILLE RD	ABUNDANT LIFE ESTATES LLC
26202016	721 LEESVILLE RD	ABUNDANT LIFE ESTATES LLC
26202017	717 LEESVILLE RD	ABUNDANT LIFE ESTATES LLC
26202015	719 LEESVILLE RD	PICKING, BONNIE B & WILLIAM J
26202014	713 A LEESVILLE RD	WIERINGO, KEVIN D
26202010	713 LEESVILLE RD	RILEY, CLARENCE R JR
26202021	731 LEESVILLE RD	SHERWOOD, DOUGLAS R & ANNETTE K
26202020	729 LEESVILLE RD	729 LEESVILLE RD LLC
26205004	716 LEESVILLE RD 101	WILLIAMSON, CHELSEA JO & NOORDSY, VICKI JO
26205002	716 LEESVILLE RD	WYNDSOR PLACE TOWNHOMES ASSOC INC
26210003	730 LEESVILLE RD	SELLERS, GENA L & JEFFREY R
26210001	724 LEESVILLE RD	BEULAH BAPTIST CEMETERY
26205003	716 LEESVILLE RD 100	ROSS, DARREL LEE
1113200	21017 LEESVILLE RD	729 LEESVILLE RD LLC
384800	73 BUD DR	ABUNDANT LIFE ESTATE LLC
1541300	45 BUD DR	WIERINGO KEVIN
752800	96 BUD DR	OAKS VILLAGE LLC
2259800	BUD DR	ABUNDANT LIFE ESTATES LLC
1094600		ABUNDANT LIFE ESTATES LLC
1712600		RILEY CLARENCE R JR
963800		HODGE ERNEST G & SANDRA H
		CAMPBELL COUNTY ADMINISTRATOR FRANK ROGERS
		VDOT LYNCHBURG DISTRICT OFFICE



Watershed

TRC

725 LEESVILLE RD

717 LEESVILLE RD

ABUNDANT LIFE ESTATES LLC



PROPERTY INFORMATION

PARCEL ID	ADDRESS
26202018 725 LEESVILLE RD	26202017

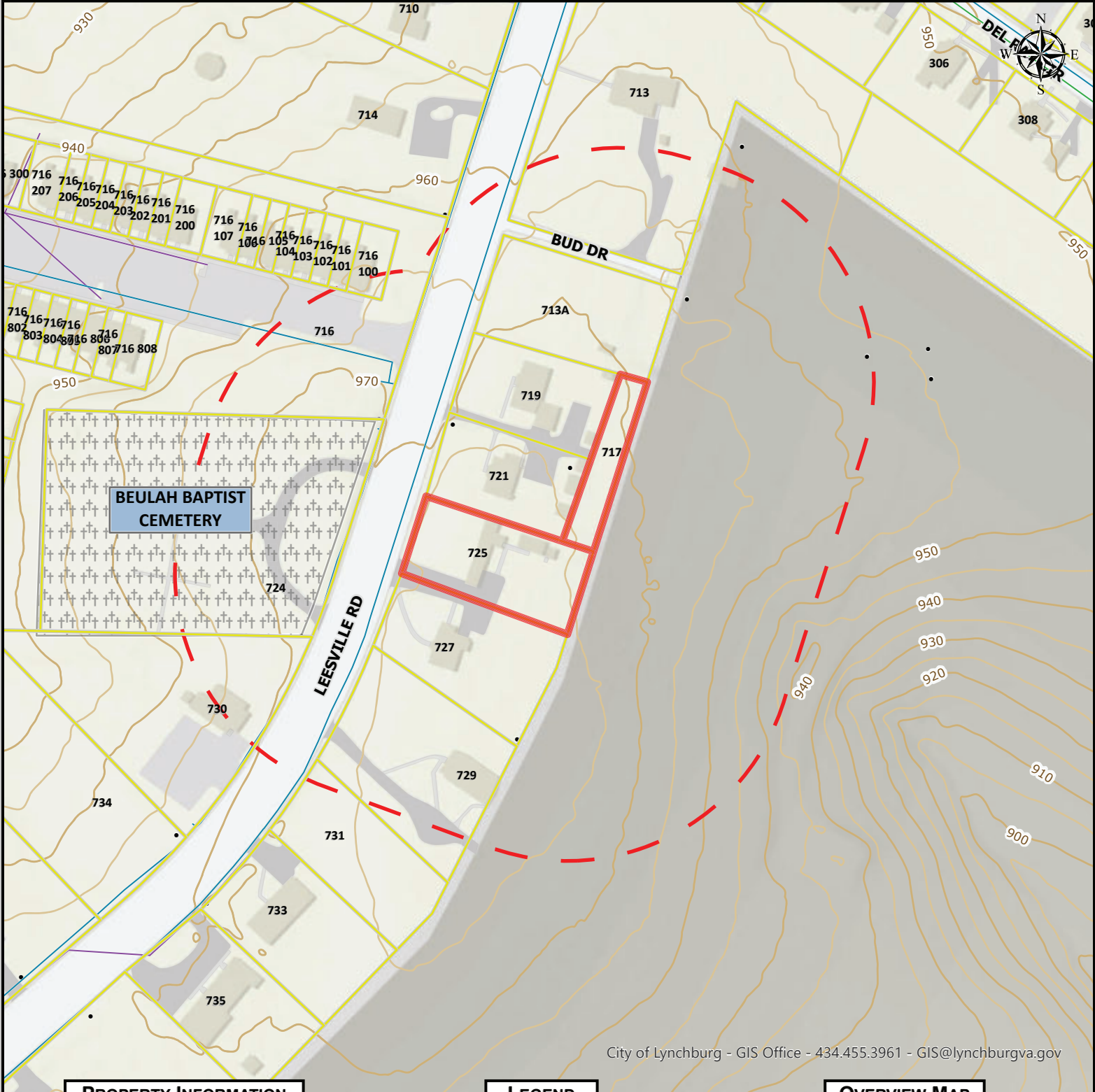
LEGEND

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

MAP SCALE: 1:1,529 DATE PRINTED: 1/24/2024

OVERVIEW MAP



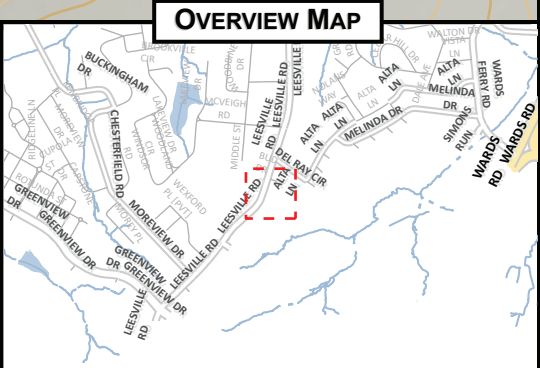


City of Lynchburg - GIS Office - 434.455.3961 - GIS@lynchburgva.gov

PROPERTY INFORMATION		
PARCEL ID	ADDRESS	
26202018	725 LEESVILLE RD	26202017

		LEGEND		
		Active	Proposed	Abandoned
Utilities	Water	—	---	---
	Sanitary	—	---	---
	Storm	—	---	---
Planimetrics		Paved	Unpaved	Other
	Structure	 	 	
	Roadway	 	 	
	Parking	 	 	
	Sidewalk	 	 	
Topography	Driveway	 	 	
	Contour	100' — 20' --- 5' ---	50' --- 10' --- 1' ---	

MAP SCALE: 1:1,529 DATE PRINTED: 1/24/2024





March 12, 2024

Department of Community Development
City of Lynchburg
900 Church Street
Lynchburg, VA 24504

RE: Project Narrative
725 Leesville Road, Lynchburg, VA 24502
Parcel ID# 26202018

Dear City of Lynchburg Department of Community Development,

Accupoint Surveying & Design, LLC (ASD) is requesting, on behalf of Karl Miller Realty LLC, a petition to rezone Parcel ID#'s: 26202018 & 26202017. The request is for the rezoning of these two (2) parcels from "R-1 – Low Density Residential" to "R-4 – High Density Residential." These parcels serve as the entrance access and water service connection to the duplex development only. The building structures are proposed in Campbell County and water service will be coordinated between Campbell County Utilities and Service Authority (CCUSA) and the City of Lynchburg Water Resources. A rezoning application was submitted and approved in Campbell County for the adjoining properties to maintain the overall continuity of residential use in the area and the recently adopted Future Land Use Map zoning of Medium to High-Density Residential.

Please let us know if you have any questions or concerns, thank you for your time.

Best Regards,

Amy K. Seipp, PE
Partner, Principal Engineer
Accupoint Surveying & Design, LLC

REVISION/DATE			
ASD JOB #:	2022-464		
FILE #:	2022-464 CONCEPT		
PARCEL ID:	26202018		
DATE:	DECEMBER 19, 2023		

C-1
COVER SHEET

LEESVILLE DUPLEX PARK

725 LEESVILLE ROAD
LYNCHBURG, VA 24502
DECEMBER 19, 2023

GENERAL NOTES

- THIS PLAN WAS PREPARED AT THE REQUEST OF KARL MILLER REALTY LLC.
- NO DELINEATION OF WETLANDS WAS REQUESTED OR MADE AS PART OF THIS PLAN.
- BY GRAPHIC SCALING ONLY, THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY FEMA AND SHOWN ON THEIR MAP NUMBER 510930104D BEARING AN EFFECTIVE DATE OF JUNE 3, 2008 IN THE CITY OF LYNCHBURG AND MAP NUMBER 51031C010SD BEARING AN EFFECTIVE DATE OF AUGUST 28, 2008 IN CAMPBELL COUNTY.
- THIS EXISTING CONDITIONS PLAN WAS PREPARED FROM AN ACTUAL AND CURRENT FIELD SURVEY MADE UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS AND LANDSCAPE ARCHITECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- THIS PROPERTY IS ZONED R-1 - LOW DENSITY RESIDENTIAL (CITY OF LYNCHBURG) & B-GC - BUSINESS, GENERAL COMMERCIAL (CAMPBELL COUNTY).
- THIS PARCEL IS CURRENTLY SERVED BY CITY OF LYNCHBURG WATER.
- EXISTING UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATION AND DEPTHS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE CITY ENVIRONMENTAL REVIEWER, THE CITY CONSTRUCTION COORDINATOR, CAMPBELL COUNTY, AND MISS UTILITY (811) AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION ACTIVITY AND ADVISE THE NATURE AND LOCATION OF WORK.
- NO SITE WORK, LOGGING, GRUBBING OR GRADING IS PERMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBING PERMIT.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF LYNCHBURG MANUAL OF SPECIFICATIONS AND STANDARD DETAILS, AND CAMPBELL COUNTY REQUIREMENTS.
- THE LIMITS OF CLEARING AND GRADING AND ALL CRITICAL AREAS SHOULD BE CLEARLY MARKED/FLAGGED IN THE FIELD PRIOR TO THE PRE-CONSTRUCTION CONFERENCE.
- THE CONTRACTOR SHALL BE FULLY LIABLE FOR ANY DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY CONSTRUCTION OPERATION AND SHALL RESTORE DAMAGED PROPERTY TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL GRASSED AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND PROTECTED WITH EROSION CONTROL PRACTICES AND AS SHOWN ON THE PLAN HEREIN.
- VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED FOR ALL DISTURBED AREAS IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS AND THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED BEFORE EXCAVATION BEGINS.
- THE CONTRACTOR SHALL REPLACE ALL DISTURBED SURFACES IN KIND, INCLUDING PAVEMENT, STONE, DITCHES, MAILBOXES, SHRUBS, ETC. AND/OR AS SHOWN ON THIS PLAN.
- ALL PROPERTY PINS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED LAND SURVEYOR.
- HORIZONTAL CONTROL IS BASED ON NAV 83 VA SOUTH ZONE. VERTICAL CONTROL IS BASED ON NAV88 GEOID 18.
- MAINTAIN OVERHEAD AND UNDERGROUND ELECTRICAL, TELEPHONE, AND GAS SERVICES AND ALL OTHER UNDERGROUND UTILITIES DURING ENTIRE CONSTRUCTION PERIOD. OUTAGES WILL NOT BE ALLOWED. SHOULD OUTAGES BECOME NECESSARY, CONTACT THE ENGINEER OF RECORD IMMEDIATELY.
- ANY SITEWORK AND DETAILS NOT COVERED BY THESE PLANS, CAMPBELL COUNTY, OR THE CITY OF LYNCHBURG MANUAL OF SPECIFICATIONS AND STANDARD DETAILS SHALL CONFORM TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE SPECIFICATIONS, CURRENT EDITIONS.
- THIS ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES AS SHOWN HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE PROJECT AREA BEFORE CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
- WATER SERVICE CONNECTIONS SHALL NOT BE USED FOR DEMOLITION, CONSTRUCTION, OR LANDSCAPING PURPOSES UNTIL THE APPROPRIATE BACKFLOW PREVENTION ASSEMBLY HAS BEEN INSTALLED AND APPROVED AND A PASSING TEST HAS BEEN SUBMITTED TO THE DEPARTMENT OF WATER RESOURCES AND CAMPBELL COUNTY UTILITIES AND SERVICE AUTHORITY. THIS INCLUDES NEW AND EXISTING WATER SERVICE CONNECTIONS, AS WELL AS TEMPORARY AND PERMANENT WATER SERVICE CONNECTIONS.
- ALL LIGHTING SHALL BE SHIELDED, NON-GLARE TYPE LIGHTING AND SHALL NOT EXCEED ZERO CANDLEPOWER AT THE PROPERTY LINES.
- ALL CONNECTIONS TO PUBLIC WATER AND SANITARY SEWER SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF LYNCHBURG MANUAL OF SPECIFICATIONS AND STANDARD DETAILS, LATEST EDITION.
- ALL EXPOSED SOILS SHALL BE PERMANENTLY SEEDED AND STABILIZED IN ACCORDANCE WITH VIRGINIA E&S REGULATIONS IMMEDIATELY AFTER REACHING FINISHED GRADE. FINISHED GRADE IS FINAL GRADE OF THE SITE AFTER EXCAVATING OR FILLING WHICH CONFORMS TO THE APPROVAL FINAL GRADING PLAN. THE FINISH GRADE IS ALSO THE GRADE AT THE TOP OF A PAVED SURFACE.
- APPROXIMATE EARTH QUANTITIES MAY DIFFER FROM ACTUAL CONDITIONS AND THE CONTRACTOR SHALL ENSURE PROPER SHRINK FACTORS.
- SOIL MATERIALS SHALL BE FREE OF DEBRIS, ROOTS, WOOD, SCRAP MATERIAL, VEGETATION, REFUSE, SOFT UNSOUND PARTICLES, AND FROZEN DELETERIOUS OR OBJECTIVE MATERIAL. THE MAXIMUM PARTICLE DIAMETER SHALL BE ONE-HALF THE LIFT THICKNESS. COMMON FILL MATERIAL SHALL BE UNCLASSIFIED SOIL MATERIAL WITH THE CHARACTERISTICS REQUIRED TO COMPACT TO THE SOIL DENSITY SPECIFIED FOR THE INTENDED LOCATION. BACKFILL AND FILL MATERIAL: ASTM D 2487, CLASSIFICATION GW, GP, SW, SP WITH A MAXIMUM OF 10 PERCENT BY WEIGHT PASSING ASTM D 1140, NO. 200 SIEVE.



VICINITY MAP
SCALE: NTS

DRAWING INDEX

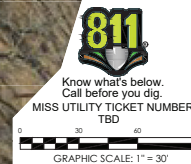
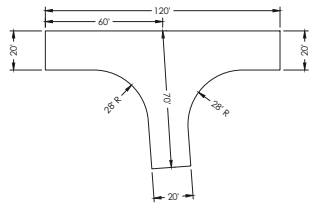
- | | |
|-----|--------------------------------|
| C-1 | COVER SHEET |
| C-2 | CONCEPTUAL SITE PLAN |
| C-3 | FIRE TRUCK TURNAROUND TEMPLATE |
| C-4 | INTERSECTION SIGHT DISTANCE |

GENERAL INFORMATION

OWNER INFORMATION:		
NAME:	ABUNDANT LIFE ESTATES LLC	
ADDRESS:	7700 TIMBERLAKE ROAD LYNCHBURG, VA 24502	
EMAIL:	KARL@KARLMILLERTEAM.COM	
DESIGNER INFORMATION:		
NAME:	ACCUPOINT SURVEYING & DESIGN, LLC	
ADDRESS:	6200 FORT AVENUE LYNCHBURG, VA 24502	
PROJECT DESIGNER:	AMY K. IGARTA-SEIPP, PE	
REGISTRATION NUMBER:	0402 036952	
PHONE:	434-610-4334	
E-MAIL ADDRESS:	ASEIPP@ACCUPOINTSURVEYING.COM	
SOURCE OF SURVEY:	ACCUPOINT SURVEYING & DESIGN, LLC	
SOURCE OF TOPOGRAPHY:	ACCUPOINT SURVEYING & DESIGN, LLC	
COUNTY/CITY, STATE:	CITY OF LYNCHBURG, VIRGINIA CAMPBELL COUNTY, VIRGINIA	
TAX MAP REFERENCES:	CITY OF LYNCHBURG 26202018 26202017	CAMPBELL COUNTY 13C-4-2 13C-4-4 13C-5-C
EXISTING ZONING:	CITY OF LYNCHBURG R-1 - LOW DENSITY RESIDENTIAL	CAMPBELL COUNTY B-GC - BUSINESS, GENERAL COMMERCIAL
PROPOSED ZONING	CITY OF LYNCHBURG R-4 - HIGH DENSITY RESIDENTIAL	CAMPBELL COUNTY R-4F - RESIDENTIAL MULTIFAMILY
PROPOSED PROPERTY USE:	TWO-UNIT RESIDENTIAL COMPLEX	



Know what's below.
Call before you dig.
MISS UTILITY TICKET NUMBER:
TBD



C-3 FIRE TRUCK TURNAROUND TEMPLATE

LEGEND

--- PROPERTY LINE

--- SETBACK

PROPOSED BUILDING

CONCRETE



ACCUPOINT
SURVEYING & DESIGN
SURVEYORS • ENGINEERS • SOIL EVALUATORS
10000 WOODBRIDGE BLVD
PH 434.610.4344 WWW.ACCUPOINTSURVING.COM

CONCEPTUAL SITE PLAN
FOR
KARL MILLER
CITY OF LYNCHBURG, VIRGINIA
CAMPBELL COUNTY, VIRGINIA



REVISION/DATE			

SCALE:	1" = 50'
ASD JOB #:	2022-664
FILE #:	2022-664 CONCEPT
DATE:	DECEMBER 19, 2023

C-4
INTERSECTION
SIGHT DISTANCE



**Rezoning: R-1 to R-4
717 & 725 Leesville Road
March 13, 2024**

PLEASE PRINT CLEARLY

[illegible]

FY 2025 PROPOSED BUDGET UPDATE

April 9, 2024



FY 2025 BUDGET PROCESS UPDATE

- December 1, 2023 – City Council Retreat
- February 27, 2024 – CIP Introduction
- March 12, 2024 – CIP Presentation and FY 2025 Budget Reconciliation
- March 12, 2024 – Introduction of FY 2025 Proposed Budget
- March 19, 2024 – Water Resources Rate Study Briefing and FY 2025 Budget Reconciliation
- March 26, 2024 – Joint Council/School Board Meeting

SUMMARY OF PREVIOUS Q & A

Answers Provided to City Council Regarding Questions On the following topics:

- **CIP**
- **Utilities**
- **Lynchburg City Schools**

SCHOOLS FUNDING REQUEST

- \$43.7 million School Board Request
- \$39.4 million FY 2025 Proposed Budget
- \$4.3 million above Proposed

Includes:

- Funding on-going cost of the Restore Program
- One-Time funding for a 1% staff bonus based on the Governor's Budget

SCHOOLS FUNDING - STATE

Based on the March Calc Tool regarding FY 2025

School Funding:

State Sales Tax - \$393,118

SOQ Programs - (\$3,684,366)

Incentive Programs - \$7,605,631

Lottery Funded Programs - \$415,235

Net Additional State Funding - \$4,729,618

SCHOOLS FUNDING – ADM

- Schools Submitted Proposed Budget based on projected enrollment – 7,376
- State ADM projects – 7,161.35
- Difference – 214.65

Schools Submitted Proposed Budget used the State ADM for projected State Revenues

- If the projected enrollment is realized the State will provide an additional \$1.6 million in support

REAL ESTATE TAX RATE INCREASED TO \$1.00

- Each penny on the real estate tax rate equals \$773,187
- A \$1.00 Real Estate Tax Rate realizes \$8.5 million in additional revenue
- Additional Revenue could be used:
 - \$4.3 million to fund School Board Request
 - \$4.2 million to fund additional CIP projects

OTHER ITEMS

- Lynchburg City Schools Elementary School Security Projects - \$3 million
- Downtown Lynchburg Association - \$50,000 for Bright Nights