



CITY COUNCIL WORK SESSION

Tuesday, March 25, 2025 | 4:00 PM
2nd Floor Training Room- City Hall
900 Church Street
Lynchburg, VA 24504

AGENDA

- I. **Welcome** *Larry Taylor, Mayor*
- II. **Work Session Agenda Overview** *Wynter C. Benda, City Manager*
- III. **Work Session Agenda Items** *Wynter C. Benda, City Manager*
 - III.1. Water, Sewer, and Stormwater FY 2026 Operating and Capital Budgets and Proposed Rates Presentation
- IV. **Business Item Briefing(s)**
 - IV.2. 2811 Campbell Avenue - CUP - Pawn Shop
- V. **Roll Call**
- VI. **Closed Session**
 - VI.3. Consideration of a closed meeting to discuss the award of a public contract involving the expenditure of public funds, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Section 2.2-3711(A)(29) of the Code of Virginia, 1950, as amended, the subject of the closed meeting being specific to a future contract between the City and CertainTeed.
 - VI.4. Consideration of a closed meeting for the purpose of a briefing by staff to Council on public safety and vulnerability, pursuant to Section 2.2-3711(A)(19), of the Code of Virginia, 1950 as amended.
 - VI.5. Consideration of a closed meeting to discuss appointments for vacancies to the following Boards and Commissions: Economic Development Authority, Historic Preservation Committee, Lynchburg Redevelopment and Housing Authority, and Planning Commission, pursuant to Section 2.2-3711(A)(1) of the Code of Virginia, 1950, as amended.
 - VI.6. Consideration of a closed session to review and/or evaluate the performance of the City Attorney pursuant to Section 2.2-3711(A)(1) of the Code of Virginia, 1950, as amended.

AGENDA ITEM SUMMARY**MEETING DATE**

March 25, 2025

PRESENTED BYTimothy Mitchell, Director of Water
Resources**AGENDA ITEM # III.1**Water, Sewer, and Stormwater FY 2026 Operating and Capital Budgets and Proposed Rates
Presentation**RECOMMENDATION**Hear a presentation regarding the FY 2026 Operating and Capital Budgets for the Water, Sewer,
and Stormwater Enterprise Funds.**SUMMARY**Staff will provide an overview of the Water, Sewer, and Stormwater Enterprise Funds FY 2026
Operating Budgets and Capital Improvement Program as well as the recommended Water, Sewer,
and Stormwater rate increases needed to fund ongoing expenses and capital needs while taking
into account increasing personnel, contractual, and inflationary expenses.**PRIOR ACTION(S)**

None

FISCAL IMPACT

Fiscal Impact will depend on adoption of the budget, rates, and capital program.

CONTACT(S)

Timothy Mitchell, Director of Water Resources

ATTACHMENT(S)

1. FY26 Budget Rates Presentation
2. FY 2026 Budget UPDATE

REVIEWED BY

Timothy Mitchell, Director of Water Resources

Date: March 14, 2025



Gregory Patrick, Deputy City Manager

Date: March 20, 2025



Alicia Finney, Clerk of Council

Date: March 20, 2025

LYNCHBURG WATER RESOURCES BUDGET & RATE UPDATES

March 25, 2025

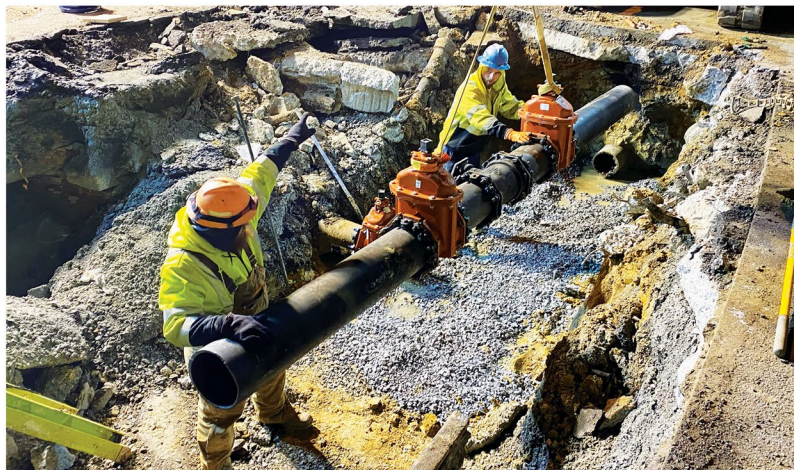


DEPARTMENT OVERVIEW



LYNCHBURG
WATER
RESOURCES

Clean Water. Clear Streams. Thriving Community.



PROPOSED RATE SUMMARY



Water

Proposed rate
\$3.45 PER HCF

CURRENT RATE IS
\$3.29 PER HCF



Sewer

Proposed rate
\$8.65 PER HCF

CURRENT RATE IS
\$8.30 PER HCF



Stormwater

Proposed rate
\$5.15 PER SFU

CURRENT RATE IS
\$4.93 FOR SFU



Average residential bill
increase per month:

\$2.90

Water: +\$0.84 / month
Sewer: +\$1.84 / month
Stormwater: +\$0.22 / month

Based on 5.25 HCF average usage
in FY 2024



HCF = Hundred Cubic Feet (748 gallons)

SFU: Single Family Unit (2,672 square feet)

WATER & SEWER: HOW WE COMPARE

How the water and sewer cost for a Lynchburg household using 5,000 gallons/month compares with the Va. average, other localities:



LYNCHBURG

\$85.16*

Water: \$24.53 per month
Sewer: \$60.63 per month



VIRGINIA AVERAGE

\$95.90

Water: \$42.06 per month
Sewer: \$53.84 per month

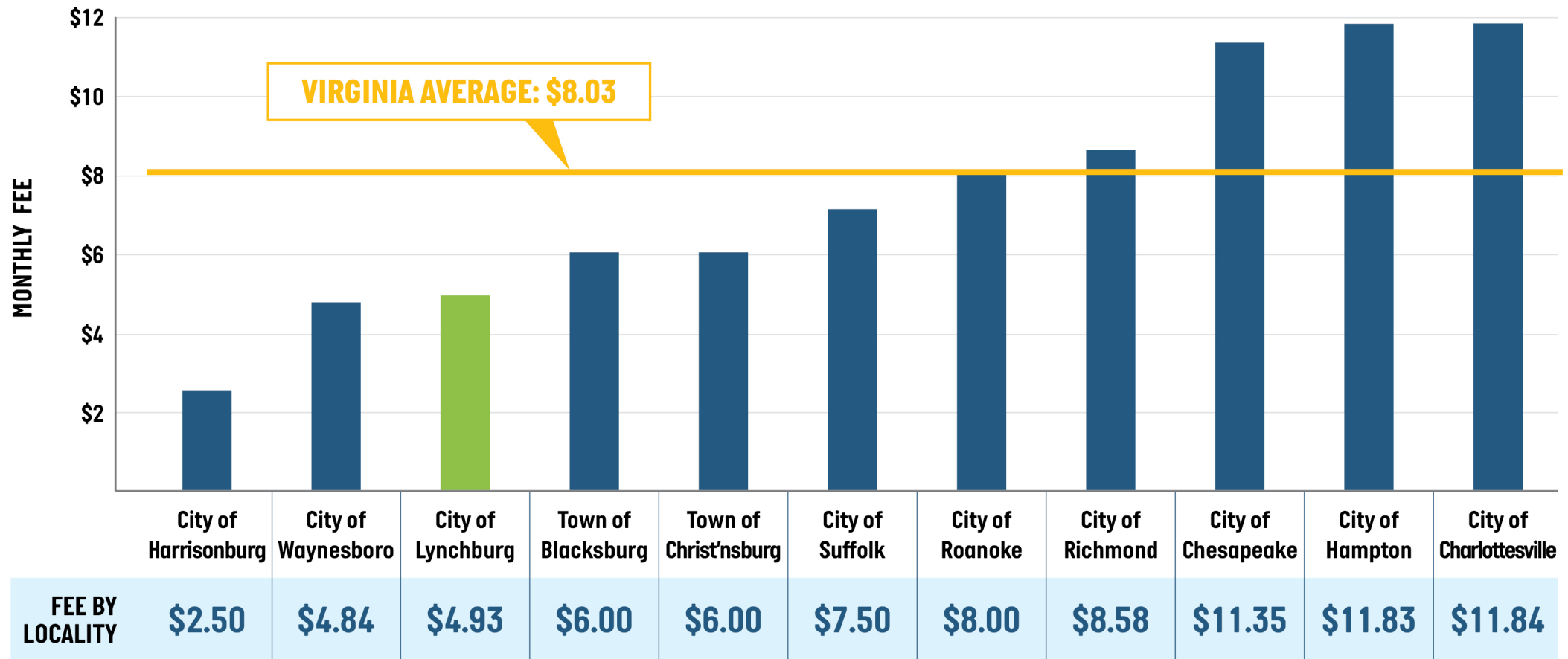
Other Virginia localities

Amherst County	\$138.08
Bedford County	\$133.00
Town of Bedford	\$133.00
City of Charlottesville	\$129.39
City of Richmond	\$127.39
Town of Appomattox	\$123.57
Town of Amherst	\$115.95
City of Salem	\$101.35
Campbell County	\$92.02
----- LYNCHBURG (\$85.16) -----	
Roanoke City/County	\$77.40
City of Harrisonburg	\$76.08

* The average Lynchburg residence uses 3,927 gallons/month (\$68.54 average for water, sewer)
- Numbers based on FY 2025 rates; data from localities' published water and sewer rates

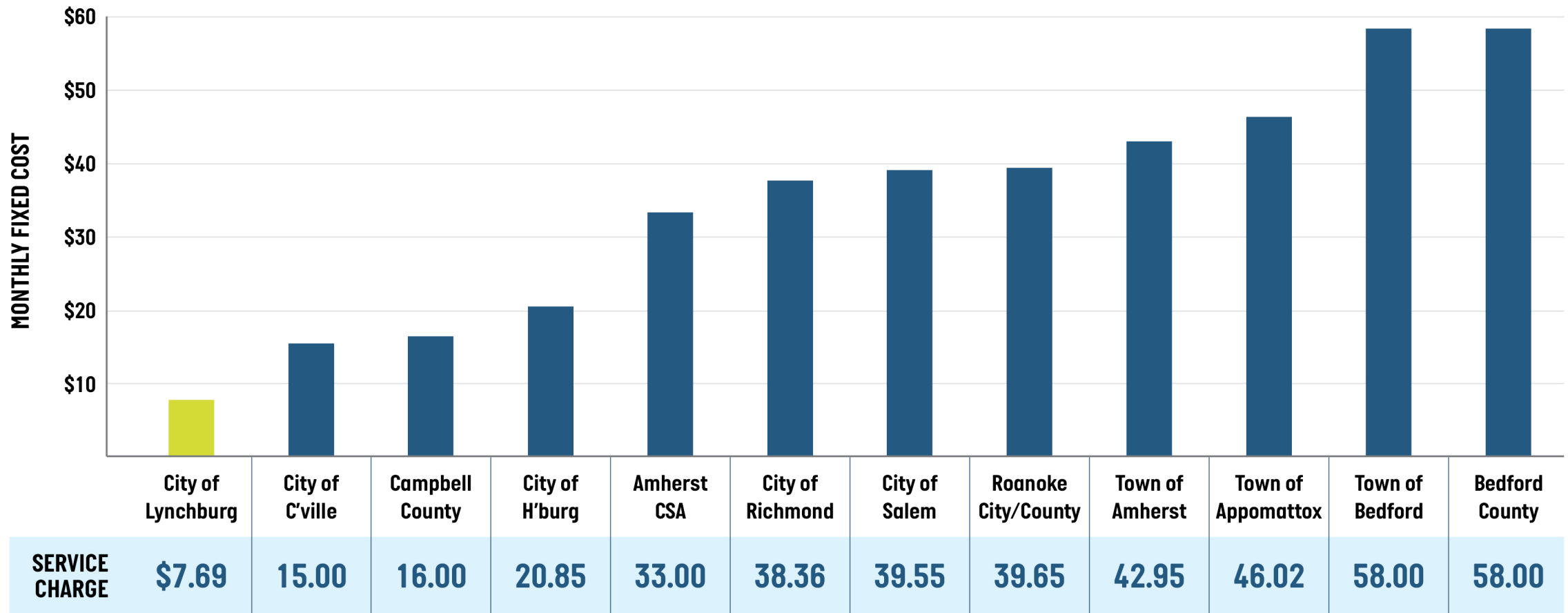
STORMWATER: HOW WE COMPARE

LOCAL STORMWATER FEE COMPARISON



SERVICE CHARGE: HOW WE COMPARE

COMPARING MONTHLY MINIMUM SERVICE CHARGE TO AREA LOCALITIES



BEST RATE PRACTICES & GOALS

Best Practices

- Rates are fair
- Rates reflect true cost of providing services
- Rate structures charge customers receiving certain services the actual cost of those services

Our Goals

- Minimize rate increases
- Provide quality water, sewer, stormwater services to every resident, business, and visitor every single day
- Meet extensive regulatory requirements
- Efficiently operate and maintain water, sewer, and stormwater infrastructure
- Comply with Council's fiscal policies
- Comply with the State of Virginia's CSO Consent Special Order's financial requirements



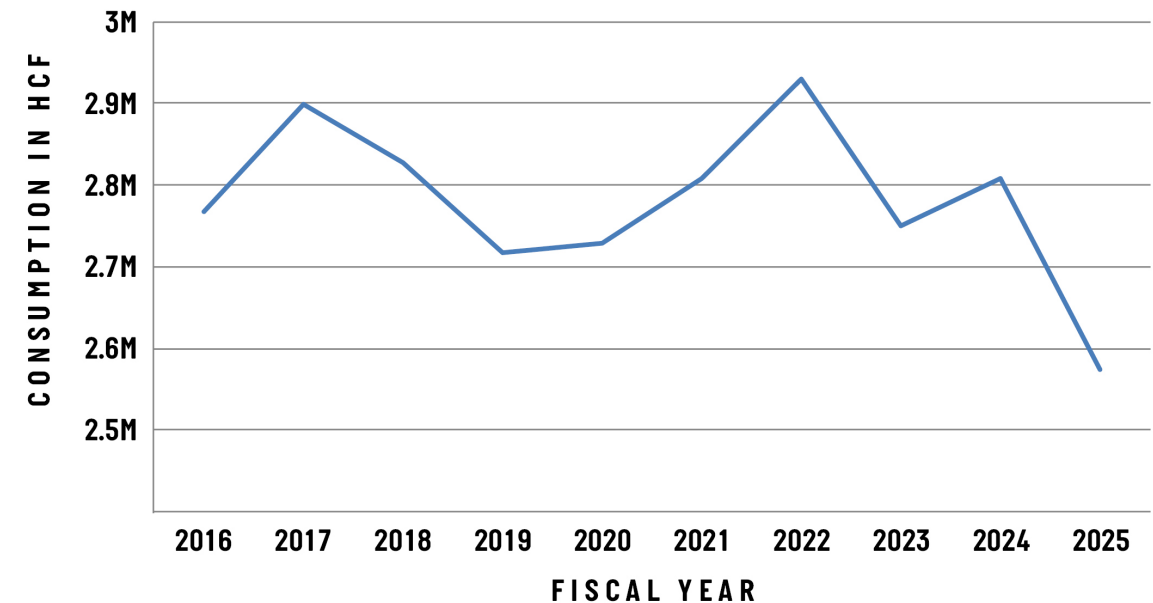
BUDGET AND RATE CHALLENGES

Predicting the unknowns

- **Weather**
 - Wet weather can decrease water consumption revenues; increase septic hauler revenue; WRRF operation cost increases
 - Dry weather can increase water plant chemical and electrical costs; increase water consumption revenue
- **Economics**
 - Top purchasers' consumption can vary widely from year to year
 - Number of new water and sewer connections varies widely year to year
- **Repair costs**
 - Main breaks, sewer line repairs

TOTAL WATER CONSUMPTION

Through the first 7 months of fiscal year



A FOCUS ON INFRASTRUCTURE

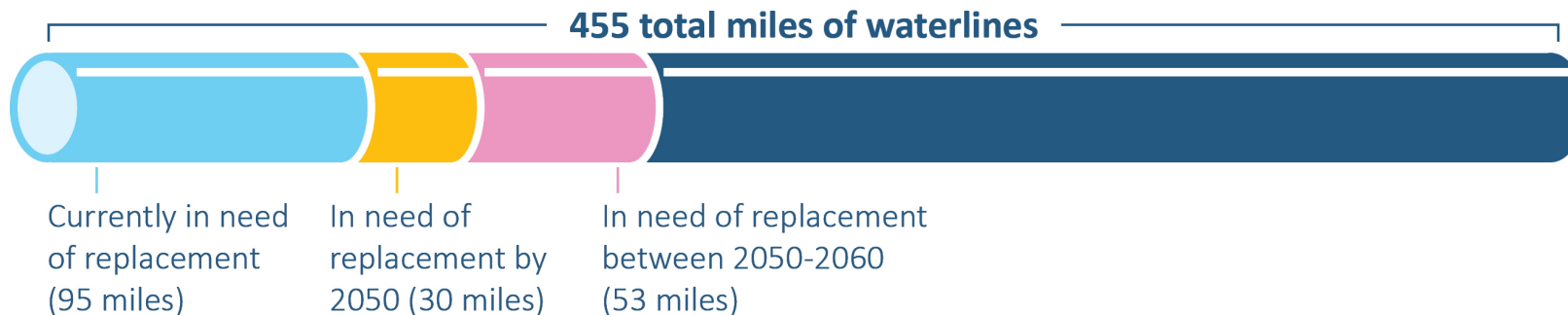


- We are responsible for over 1,100 miles of water, sewer, and storm pipes serving Lynchburg, equal to the travel distance from here to Dallas
- Our water system includes 475 miles of pipe, 2 treatment plants, 12 water tanks, 9 pump stations, 3,293 fire hydrants, 20,000+ meters, and the Pedlar Reservoir
- Our sewer system includes 455 miles of pipe, 1 treatment plant, 12,000+ manholes
- Our stormwater system includes 183 miles of pipe, 6,900 storm inlets, 2,700+ outfalls, 900+ BMPs

WATER SYSTEM PRIORITIES

Renew Lynchburg's aging infrastructure

- Prioritizing pipes in need of replacement
 - 100-year-old cast iron (susceptible to corrosion, breaks)
 - Undersized pipe (inadequate fire flow)
 - Asbestos cement pipe (inferior pipe; special handling)
- Last year, Council approved capital spending plan with goal of 1% replacement each year (4.55 miles/year)



LWR crews have repaired 47 main breaks across the city this fiscal year.

WATER SYSTEM PRIORITIES

Comply with increasing regulations

- EPA's Lead & Copper Rule Revisions & Improvements
 - Field investigations to identify lead line, update inventory
 - Thousands of service line replacements
 - New requirements regarding customer notifications
- New regulations in the works around water sources, water emergency reporting, and PFAS

Strengthen system's redundancy and resiliency

- Review and address any potential vulnerabilities in water system in wake of Richmond water crisis



Lead & Copper Rule water service line investigations will continue in FY 2026.





WATER FUND BUDGET SUMMARY

FY 2025: \$18.8 M | FY 2026: \$19.6 M

FY 2026 Operating Fund Outlook

No new positions or major initiatives

COST INCREASES

- Salaries and benefits: \$379,000
- Debt service: \$285,000
- Contractual services: \$140,000
- Supplies and materials: \$70,000
- Utilities: \$69,000

COST DECREASE

- Capital outlay: \$186,000



WATER CAPITAL BUDGET SUMMARY

Ongoing Projects

- \$6.15 million, Downtown Renewal, Phase IV
- \$5.25 million, 6th/Madison Waterline Replacement
- \$3 million, Lead Service Line Inventory & Replacements
- \$1.8 million, Cellular Meter Replacements

New Projects in FY 2026

- \$4.2 million, Daniel's Hill Water Improvements
- \$3.5 million, Fillmore Waterline Replacement
- \$2.5 million, Abert & James River Pump Station



Pictured: 6th & Madison
Waterline Replacement Project



SEWER SYSTEM PRIORITIES

Complete Lynchburg's CSO program

- Fulfill obligations of CSO consent order
- Complete Blackwater CSO Tunnel in 2027
- Only a few smaller CSO projects remain

Maintain existing infrastructure; extend sewer access

- Continue existing sewer line maintenance & rehab program
- Extend sanitary sewer lines to unsewered areas
- Incentivize connections with Septic-to-Sewer program

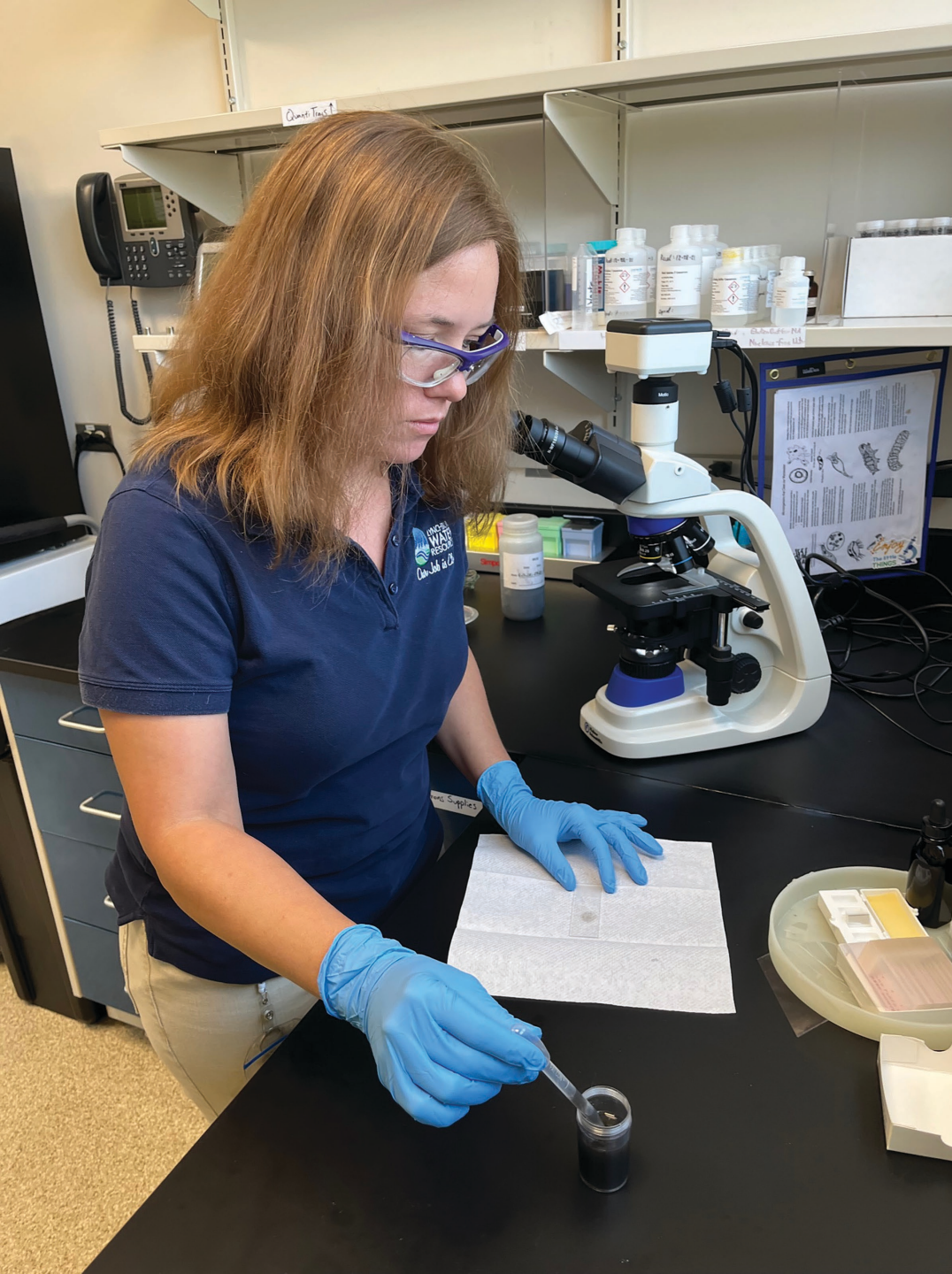
Comply with future regulations

- PFAS, biosolids, land application

Prepare for landfill changes



LYHBeyond, the Blackwater CSO Tunnel project, began construction in FY 2025.



SEWER FUND BUDGET SUMMARY

FY 2025: \$29.9 M | FY 2026: \$31.2 M

FY 2026 Operating Fund Outlook

No new positions or major initiatives

COST INCREASES

- Contractual services: \$820,000*
- Salaries and benefits: \$296,000
- Admin/payments to water fund: \$115,000
- Chemicals: \$95,000

* James River
Interceptor cleaning

COST DECREASES

- Indirect funds and self-insurance
to general fund: \$119,000
- Debt service: \$118,000



THE CITY OF
LYNCHBURG



SEWER CAPITAL BUDGET SUMMARY

Ongoing Projects

- \$104 million, Blackwater CSO Tunnel
- \$6.8 million, Richland Hills Sewer (Phase 1)
- \$6.1 million, WRRF Sludge Holding Tank

New Projects in FY 2026

- \$3.3 million, Golf Park CSO
- \$2.2 million, Rivermont CSO Separation
- \$1.6 million, Garnett St Building Demolition
- \$1.5 million, SSES Area Evaluations/Construction
- \$500,000, Tate Springs Sewer Replacement

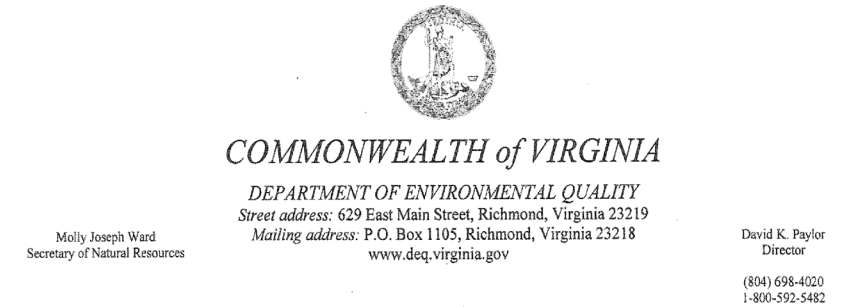


Pictured: Richland Hills
Sewer Extension Project



MEDIAN HOUSEHOLD INCOME CALCULATION

- CSO Consent Order requires that the average annual sewer bill must equal or exceed 1.25% of Median Household Income (MHI)
- Calculated MHI increased this year from \$59,290 to \$62,519, leading to \$0.35 sewer rate increase
- MHI compliance July 1, 2024: \$8.30 per HCF
- MHI calculation for compliance on July 1, 2025: \$8.65 per HCF



**STATE WATER CONTROL BOARD
ENFORCEMENT ACTION - CONSENT SPECIAL ORDER
ISSUED TO
THE CITY OF LYNCHBURG
FOR
LYNCHBURG REGIONAL WASTEWATER TREATMENT PLANT
AND COMBINED SEWER COLLECTION SYSTEM
VPDES PERMIT No. VA0024970**

SECTION A: Purpose

This is a Consent Special Order issued under the authority of Va. Code § 62.1-44.15(8a), between the State Water Control Board and the City of Lynchburg. This Order supersedes and terminates the Consent Special Order issued by the Board to the City on August 19, 1994, regarding implementation of a plan to control combined sewer overflow discharges to the James River and its tributaries.

OUR STORMWATER HISTORY

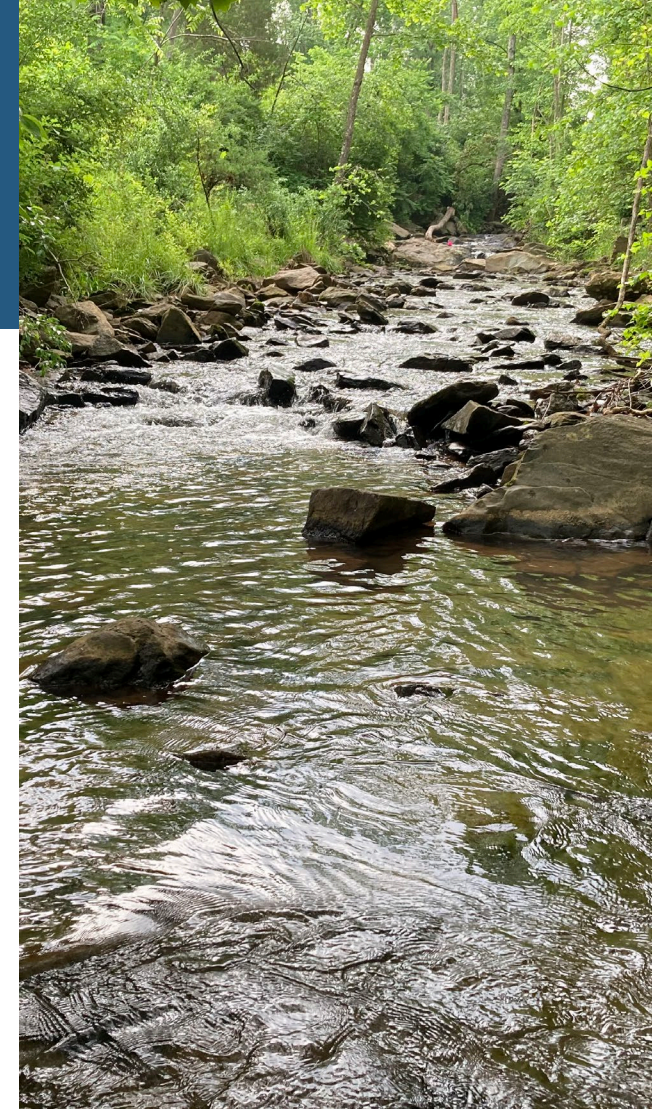
Lynchburg's Stormwater Utility was created July 1, 2012

Why was it created?

- Chesapeake Bay Total Maximum Daily Load (TMDL) compliance requirements, and future Local TMDL needs
- Municipal Separate Storm Sewer System (MS4) ongoing permit compliance
- Anticipated infrastructure maintenance, replacement needs

How was it created?

- Stormwater Advisory Committee comprised of City stakeholders
- Discussed options for funding unfunded stormwater mandates
- Committee recommended new utility to proportionately distribute costs



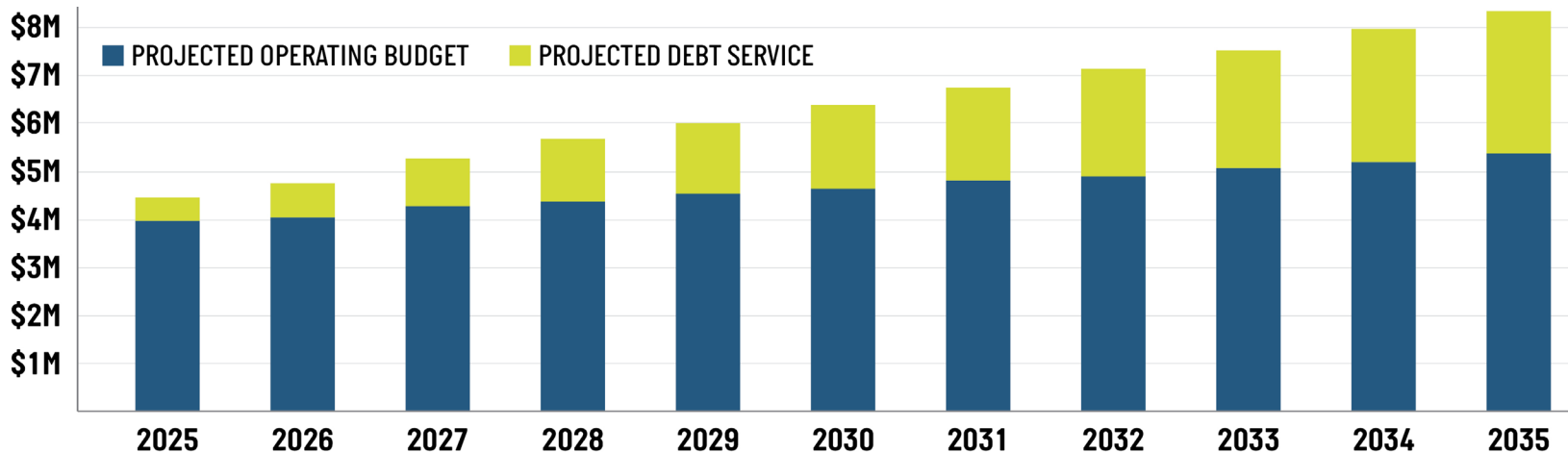
STORMWATER CHALLENGES

Address significant infrastructure needs

- Currently over 300 outfalls need to be repaired or replaced
- Fort Avenue improvements estimated to cost \$10M+

Growing debt service

- Utility's first debt issued in 2017; debt service in 2019
- Unlike other funds, debt is not falling off each year



This is one of over 300 outfalls in the city in need of repair or replacement.



STORMWATER BUDGET SUMMARY

FY 2025: \$4.5 M | FY 2026: \$4.6 M

FY 2026 Operating Fund Outlook

No new positions or major initiatives

COST INCREASES

- Debt service: \$67,000
- Salaries and benefits: \$59,000
- Contracted services: \$49,000
- Community Development charges: \$22,000

COST DECREASES

- Indirect costs/self-insurance: \$60,000
- Public Works: \$41,000
- Capital outlay: \$40,000





STORMWATER CAPITAL SUMMARY

Ongoing Projects

- \$3.1 million, College Park Storm Improvements

New Projects in FY 2026

- \$750,000, Heath Ave Storm Improvements
- \$440,000, Moseley BMP Improvements
- \$410,000, Hill Street Storm Improvements
- \$280,000, Graves Mill Rd Outfall
- \$208,000, Chesterfield Rd Storm Improvements



Pictured: College Park



IN SUMMARY

- Water is an essential service and vital for a healthy, safe, and thriving community.
- All 3 funds – water, sewer, and stormwater – face significant infrastructure needs, rising project and operational costs, staffing challenges, and increasing regulatory demands.
- Despite these challenges, Lynchburg residents will continue to pay below the state average for these essential services even with the proposed increases.





THE CITY OF LYNCBURG

FY 2026 BUDGET UPDATE

March 25, 2025



OVERVIEW

- Updates and Response to Questions
 - Proposed Capital Improvement Program (CIP) - Updated
 - Impact of Reassessment on the Median Single Family homeowner
 - Wiggington Road
 - City building inventory – April 8th Work Session
 - Property Toolkit Clarification
- Tax Relief for the Elderly and Disabled – proposed modifications
- Water, Sewer, Stormwater Rates Presentation



PROPOSED CIP – UPDATED

Technical Adjustments:

- Hollins Mill Road Bridge Replacement with Bikeway Improvements
- Lynchburg Center for Industry - Phase II
- Miller Park Pool

Updates to the Proposed FY 2026-2030 Capital Improvement Program have been posted on the City's website here:
<https://www.lynchburgva.gov/337/Budget>.



REAL ESTATE ASSESSMENT

In February, City Assessor Jeff Bandy presented preliminary findings on 2025 reassessments to City Council. In calculating the median increase, the Assessor presented sales data from properties sold during those years, rather than the citywide reassessment data. The chart below was shared in the March 4th memo in response to a question from Dr. Wilder.

All Residential Properties			
Property Type	2023 Median Sales Value	2025 Median Sales Value	Increase
Condo	\$156,100	\$220,300	\$571.38
Single Family Detached	\$182,300	\$273,750	\$813.91
Townhouse	\$141,400	\$222,950	\$725.80

The chart below shows the median assessment increase for each property type and associated impact. These are the median dollar values that property owners will see as a result of the reassessment process. As an example, the median single family detached homeowner can expect a \$299 increase, not an \$813 increase, as previously discussed.

All Residential Properties			
Type	2023 Median Assessed Value	2025 Median Assessed Value	Increase
Condo	\$163,500	\$217,000	\$476.15 [32.7%]
Single Family Detached	\$185,500	\$219,100	\$299.04 [18.1%]
Townhouse	\$152,900	\$191,150	\$340.43 [20.0%]

WIGGINGTON ROAD

Five-year plan estimate is \$3,780,286

(Funding: \$3,109,181 local, \$671,105 developer contribution)

- \$2,925,382 - Wiggington Road Intersection Improvements at Wiggington Road and Old Forest Rd (FY 2026)
- \$854,904 - Improvements to Ramp at Route 501 and Wiggington Road (signal or roundabout)
- Revenue share funding is not available until the FY 2029 application cycle
- The addition of the Wiggington Road projects will result in the removal of the Bedford Avenue Corridor Improvements (\$1.4M) and the Peaks View Park Athletic Field Lighting (\$1.6M) projects



PROPERTY TOOLKIT CLARIFICATION

Investment in tools to redevelop and rehabilitate property will:

- Improve public safety (fire, police and animal control)
- Encourage redevelopment of structures
- Create buildable lots for new construction
- Improve neighborhood identity and aesthetic, thereby improving environment for neighbors and businesses
- Create affordable housing opportunities

PROPERTY TOOLKIT CLARIFICATION

Five Year Proposed Appropriations by Activity						
Activity	Budget FY 2026	Planned FY 2027	Planned FY 2028	Planned FY 2029	Planned FY 2030	Program Period Estimate
Construction	500,000	300,000	500,000	300,000	500,000	\$2,100,000
Miscellaneous	250,000	500,000	500,000	500,000	500,000	\$2,250,000
Total	\$750,000	\$800,000	\$1,000,000	\$800,000	\$1,000,000	\$4,350,000

Activities in proposed property toolkit will:

- Rehabilitation of structures
- Strategic property acquisition
- Demolition of vacant condemned, derelict and/or blighted structures (20+ years)
- Develop pre-approved building plans for affordable housing
- Meet long-term comprehensive plan goals for affordable housing and neighborhood revitalization

Note: \$100,000 in funding was removed from the Community Development General Fund budget. Adjustments to this CIP project may require restoring funds to the General Fund to maintain the current level of service.

TAX RELIEF FOR THE ELDERLY AND DISABLED

Real Estate Tax Relief			
Year	Number of Applicants	Amount of Relief	Average
2020	494	\$491,593	\$995
2021	518	\$556,381	\$1,074
2022	535	\$588,290	\$1,100
2023	557	\$618,385	\$1,110
2024	541	\$612,288	\$1,132

Note: 2024 will not be complete until May 1, 2025

TAX RELIEF FOR THE ELDERLY AND DISABLED – PROPOSED MODIFICATIONS

Real Estate Tax Relief				
	Current Income Limit	Proposed Income Limit	Available Funds	Citizens Impacted
Single/Multiple Owner	\$48,200	NA	\$630,000	650
Single Owner	NA	\$60,000	\$1,150,000	900
Dual Owner	NA	\$90,000		400

Current program supports an estimated 650 citizens.

Proposed program supports an estimated 1,300 citizens; this equates to \$884 per eligible citizen depending on number of applications and related parcels.

*Note: Commissioner of the Revenue's recommendation is to create the dual owner category. Owner(s) must be named on the deed.
The net worth limit remains unchanged at \$100,000.*

BUDGET & BREWS

- Held **Budget & Brews** sessions at Diamond Hill Baptist Church, Ledo Pizza, Bank of the James Stadium and Givens Books March 13-20
- 79 resident attendees
- “Frequently Asked Questions” will be answered and posted to the city’s website at <https://www.lynchburgva.gov/744/Budget-Engagement>





THE CITY OF LYNCHBURG

AGENDA ITEM SUMMARY**MEETING DATE**

March 25, 2025

PRESENTED BY

Rachel Frischeisen, City Planner

AGENDA ITEM # IV.2

2811 Campbell Avenue - CUP - Pawn Shop

RECOMMENDATION

This item will appear for City Council vote on the April 8, 2025, Public Hearing agenda. Consideration of the Conditional Use Permit (CUP) petition to amend previously approved conditions for an existing pawn shop in a R-3, Medium Density Residential District at 2811 Campbell Avenue.

SUMMARY

LPP, LLC, is petitioning to amend the conditions of the Conditional Use Permit (CUP) for the existing pawn shop at 2811 Campbell Avenue. A CUP was previously issued for the pawn shop in 2014. The petitioner has requested that the conditions of that CUP be modified to adjust operating hours and allow the sale/pawn of firearms.

The property is zoned R-3, Medium Density Residential District. The Comprehensive Plan 2013-2030 Future Land Use Map (FLUM) recommends a Traditional Residential use for the subject property. Small retail uses can be consistent with this land use designation.

The Planning Commission motion to approve the petition failed in a tie vote. The Planning Commission Bylaws, Article VII - Voting, 7.2 states: "A tie vote shall be a rejection of the motion presented."

PRIOR ACTION(S)

February 26, 2025: The Planning Commission voted on a motion to approve the petition. The motion was rejected by a tie vote (3-3, with 1 absent).

February 26, 2025: The Planning Division recommended approval of the petition.

March 25, 2014: The Board of Zoning Appeals (BZA) granted a CUP to operate a pawn shop in an existing building in an R-3, Medium Density Residential District subject to conditions, which included limiting the operating hours to certain days/times and prohibiting firearms.

FISCAL IMPACT

N/A

CONTACT(S)

ATTACHMENT(S)

1. Presentation Slides
2. Planning Commission Minutes, Report, and Attachments
3. Emails & Letters from Citizens

REVIEWED BY



William Martin, Community Development Director

Date: March 17, 2025



Kent White, Assistant City Manager

Date: March 18, 2025



Alicia Finney, Clerk of Council

Date: March 19, 2025

2811 CAMPBELL AVENUE PAWN SHOP

Tuesday, March 25, 2025



PURPOSE & ACTION

Purpose:

Amend conditions of the existing CUP by:

- Adjusting the operating hours
- Allowing the sale/pawn of firearms

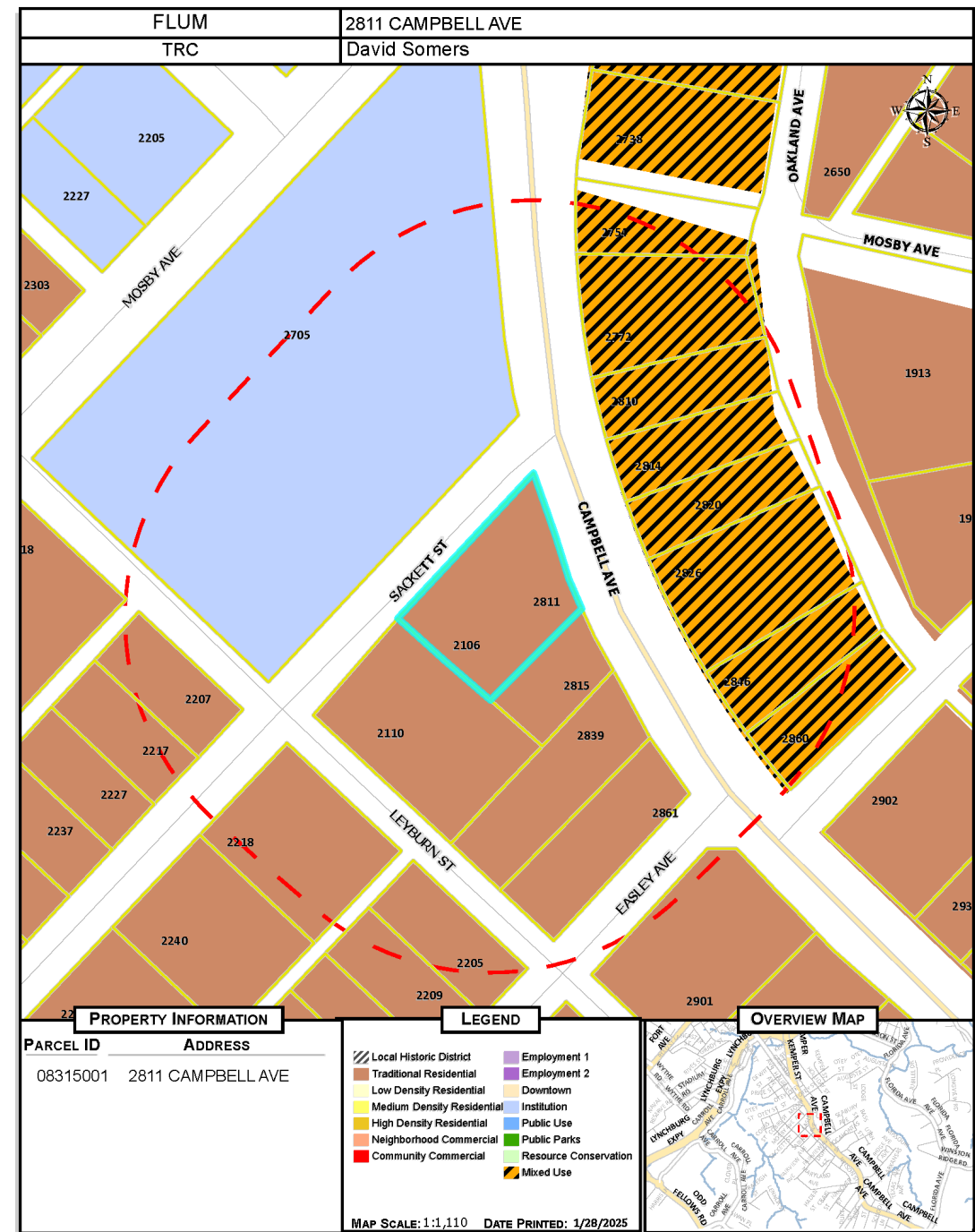
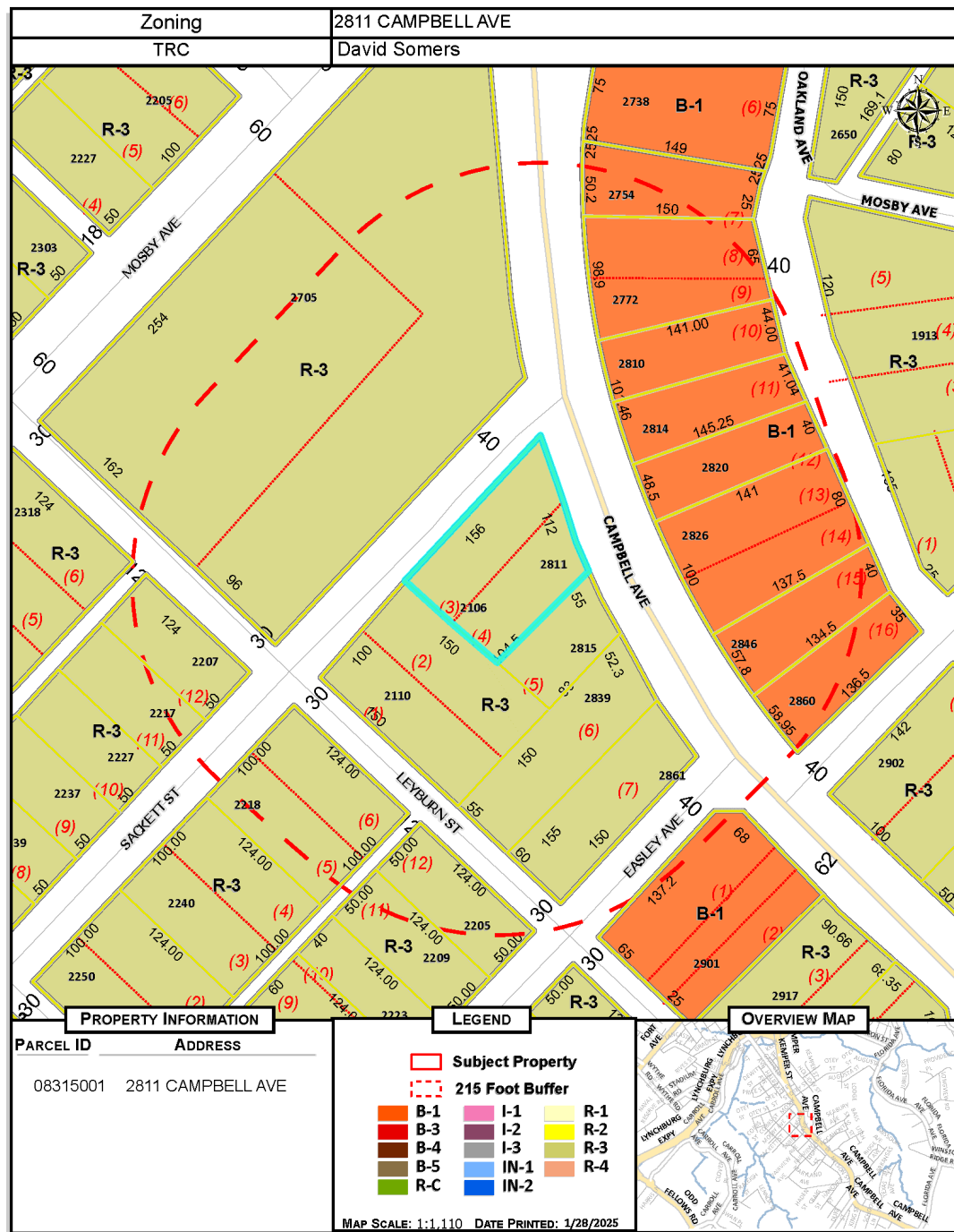
Recommendation:

The Planning Commission motion to approve the petition failed in a tie (3-3, with 1 absent). The Planning Commission Bylaws, Article VII - Voting, 7.2 states: “A tie vote shall be a rejection of the motion presented.”

Action:

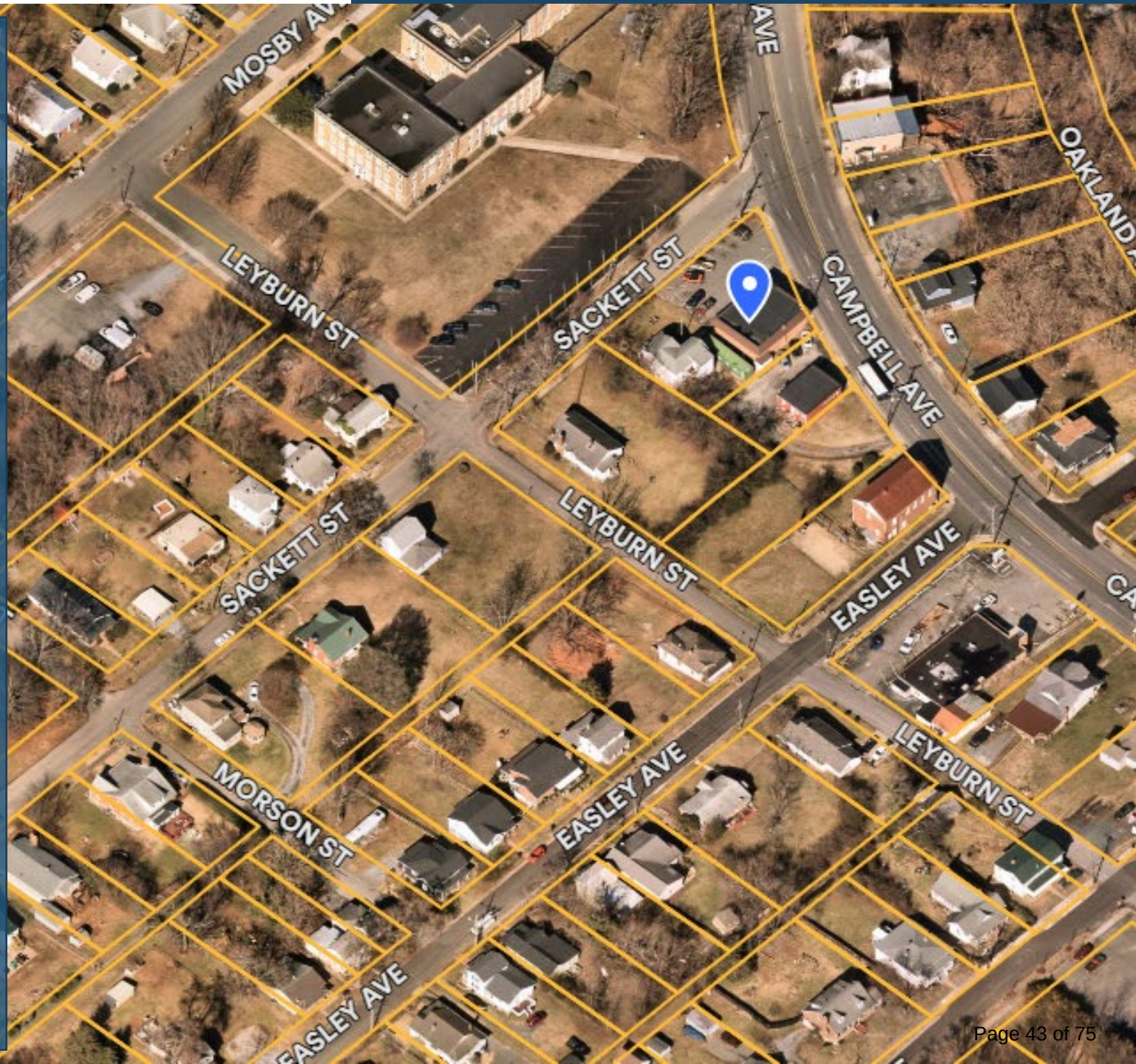
A City Council Public Hearing will be held on April 8, 2025.





TIMELINE

- A CUP was issued to previous owner for the pawn shop in 2014.
- Current owner rented the pawn shop in 2016 and later purchased it in 2020.
- ATF issued a firearms license in 2021.
- Zoning became aware of firearm sales in December 2024.
- Petitioner submitted CUP request in January 2025.



REQUESTED CONDITIONS

1. Operating hours are limited to Monday - Saturday ~~10:00 AM - 5:00 PM~~ **9:30 AM – 5:30 PM**; no operation on Sunday.
2. No outdoor storage of any items, including motor vehicles.
3. ~~No firearms are allowed.~~
4. Signage posted for "No Loitering."
5. Comply with all guidelines and regulations as set forth by Police Department; meet requirement for bond and registration for license to permit resale of precious metals.

MINUTES OF THE FEBRUARY 26, 2025 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):

Petition of LPP, LLC for a Conditional Use Permit in a R-3, Medium Density Residential District to alter previously approved conditions at 2811 Campbell Avenue, which is an existing pawn shop. This pawn shop was approved by the Board of Zoning Appeals on March 25, 2014 and is subject to conditions limiting the operating hours to certain days/times and prohibiting firearms. The applicant has requested the conditions be amended to adjust operating hours and allow the sale/pawn of firearms.

Ms. Rachel Frischeisen, City Planner, provided the following summary to the Commission. The subject property located at 2811 Campbell Avenue consists of approximately three hundred twenty-four thousandths (0.324) acres. The purpose of the Conditional Use Permit (CUP) petition is to adjust operating hours and allow the sale/pawn of firearms at an existing pawn shop in an R-3, Medium Density Residential District. The Comprehensive Plan 2013-2030 Future Land Use Map (FLUM) recommends a Traditional Residential use for the subject property. Small retail uses can be consistent with this land use designation. Prior to the City's Zoning Ordinance rewrite in 2016, the Board of Zoning Appeals (BZA) was able to issue CUPs. The Board of Zoning Appeals approved a request for a CUP to operate a Pawn Shop at an existing building located at 2811 Campbell Avenue at their March 25, 2014 meeting. The BZA approved the request with conditions. The current owner then purchased this property in 2020. The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) issued a firearms license to this location in 2021. The Zoning Division recently became aware of the firearms sales at this location when investigating a sign ordinance violation complaint. Once the owner, who purchased the property in 2020, became aware of the existing conditions on the CUP, they submitted a public hearing application to revise the conditions. The proposed amendments to the CUP should have limited impact on the surrounding area. The existing pawn shop has been in operation since 2014, and has held a firearms license from ATF since 2021. Because the BZA can no longer issue CUPs, the matter should be considered by Planning Commission and the final decision made by City Council, as is the normal process for other CUPs. The Comprehensive Plan 2013-2030 Future Land Use Map (FLUM) recommends a Traditional Residential use for this property. Within Traditional Residential neighborhoods, small retail, personal service, office, and restaurant uses are often found. These uses may continue, although expansion is not recommended unless supported by a recommendation in a Neighborhood Conservation Area Plan. The proposed amended conditions would not expand or substantially alter the way the existing business is currently functioning. The planning division recommends approval of the petition.

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

Mr. Ryan Somers of LPP, LLC, was present to represent the petition. Extending the opening and closing hours by thirty (30) minutes will give people more opportunity around their work schedules to pawn or pick up their property. The second change would be the ability to pawn, buy, and sell firearms. Being able to do so lets the pawn shop help people who need money quickly for bills and daily life. It also keeps firearms out of illegal markets and helps to make the neighborhood and City safer. Operating as a licensed dealer and pawn shop means they are subject to federal, state, and local law enforcement audits. All customers complete a full background check through the Virginia State Police if they are buying or picking up a pawned firearm. To ensure safety in the community they work closely with the ATF, Virginia State Police, and local law enforcement, and have security cameras. Since 2016, they have operated King Pawn and have become a reliable place for people to come to for a variety of reasons. They have also put up signs to help prevent pawn shop customers from parking in the church parking lot.

Chair Rogers asked if there was anyone present to speak in favor of the petition.

Chair Rogers asked if there was anyone present to speak in opposition to the petition. With there being none, he closed the public hearing.

Commissioner Bowden asked about the background check process for purchase of firearms.

Mr. Somers replied that customers buying a firearm or picking up their pawned firearm have to undergo a background check. With pawned firearms, no matter how many times someone has pawned their firearm, they have to go through a background check each time to pick it up. At night, records of pawned firearms are sent to LeadsOnline, which all law enforcement has access to.

Commissioner Henderson asked how long Mr. Somers had been in the pawn shop business.

Mr. Somers replied he has been in the business for over twenty (20) years.

Commissioner Henderson asked how many pawn shops Mr. Somers had owned and/or operated.

Mr. Somers replied two (2) pawn shops, which includes L. Oppleman on Main Street and King Pawn at 2811 Campbell Avenue.

Commissioner Henderson asked for clarification regarding the discrepancy of Mr. Somers saying he had operated King Pawn since 2016 and the records showing a transfer of property in 2020.

Mr. Somers replied that he had rented the building from 2016 until 2020, when he bought it.

Commissioner Henderson asked if it was after acquiring the pawn shop that ATF approved the license.

Mr. Somers replied that was correct.

Commissioner Henderson asked if from 2016 to 2020 if there were no gun sales.

Mr. Somers replied that there were no gun sales from 2016 to 2020.

Commissioner Henderson asked about the security system at the pawn shop.

Mr. Somers replied that they have twelve (12) to fourteen (14) cameras at the location and within the last year they had upgraded the system. Physical security on the property includes bars on the windows, a metal gate for the front door, and a metal door for the basement.

Commissioner Henderson asked if he participated in the Lynchburg Police Department's camera sharing program.

Mr. Somers replied no, but now that he is aware of it he will be looking into the program.

Commissioner Henderson asked what the difference in price for firearms are between regular market sales and pawn shop.

Mr. Somers replied that used firearms, depending on the condition, could be a twenty (20) to thirty (30) percent discount to retail.

Commissioner Perault asked what the current firearm license allows them to do.

Mr. Somers replied that the license allows them to buy, sell, and trade. They don't have a class three license, which allows silencers and things like that.

Commissioner Perault asked what this request would change since they are already allowed to sell firearms.

Ms. Frischeisen clarified that the pawn shop is allowed to sell and pawn firearms through ATF, but not

according to zoning. When the Zoning Division went to investigate a sign complaint, the sign said firearms. Per the conditions of the existing CUP, no gun sales are allowed.

Chair Rogers asked what zoning would allow for pawn shops to sell firearms.

Ms. Frischeisen replied that a B-3, Community Business District zoning and above would allow for it. When staff considered the best option to address this, rezoning was not the best option. A B-3 zoning requires an additional fifty (50) foot set back when a commercial use adjoins a residential use. This is a small parcel surrounded by residential uses. Amending the CUP was the simpler, more straight-forward approach. Additionally, rezoning might allow other uses that would be more of a nuisance in a residential area.

Commissioner Henderson said that many of the letters from citizens expressed concern over having more firearms on the streets. He asked Mr. Somers what role pawn shops played in that.

Mr. Somers replied that people have to provide their ID, which is recorded, and there are regulations they have to follow. Pawning firearms helps to get unwanted firearms off of the streets and background checks are required. If someone pawns a firearm they weren't supposed to have, they will not be able to get it back when they come to retrieve it.

Commissioner Henderson asked if the pawn shop sells any of their firearms online.

Mr. Somers replied some of the firearms do get sold online and then are typically shipped out of state. The sold gun would go to another Federal Firearms License (FFL) holder and that shop would have to run a background check in their state.

Commissioner Bowden asked what the requirements were to get an FFL and how often the license needs to be renewed.

Mr. Somers replied to get an FFL you can't be a felon, have a record of domestic violence, have drug charges, or have been committed. The license must be renewed every four (4) years.

Commissioner Henderson asked if he had ever had any issues reregistering.

Mr. Somers replied that he had not.

Commissioner Perault stated that the Commission was evaluating whether or not this was the right location for a pawn shop to sell firearms as it is surrounded by residential zoning. The Commission was not questioning whether or not it was right for a pawn shop to sell firearms in general.

Chair Rogers asked if the pawn shop sold firearms before Mr. Somers started using the building.

Mr. Somers replied no, previously it was a pawn shop that didn't sell, pawn, or trade firearms.

Commissioner Henderson asked what would happen if the CUP were granted and Mr. Somers were to sell the property.

Ms. Frischeisen replied that whatever decision Council makes would continue to apply to the property.

Commissioner Johnson asked if there had been any break-ins to King Pawn since Mr. Somers owned it.

Mr. Somers replied there had not been any break-ins.

Commissioner Henderson asked how much of the pawn shop's revenue comes from the selling, pawning, and trading of firearms.

Mr. Somers replied firearms are twenty (20) to thirty (30) percent of their sales.

Chair Rogers said this zoning issue seemed to be a lapse of enforcement on the part of the City.

Ms. Frischeisen replied that most zoning enforcement is done on a complaint basis. It has to be brought to the division's attention as there is not enough staff to be out constantly looking for violations.

Commissioner Bowden said he was at a loss regarding knowing how much of a role a pawn shop plays in a community. For people who have a need for short-term loans, pawn shops may fill a need. This pawn shop provides available loans, has security, and is an important service, but firearms are a sensitive topic, which makes this difficult.

Chair Rogers said other than the lack of parking, there doesn't seem to have been an issue in the past.

Commissioner Henderson asked if there was a possibility of restricting it so that future owners could not sell firearms.

Ms. Frischeisen replied that CUPs go with the land rather than the owner.

Commissioner Bowden noted that if a future owner doesn't have a Federal Firearm License (FFL) then they can't sell firearms.

Commissioner Henderson said there are good and bad business operators and that is a concern.

Commissioner Bowden asked if the FFL would automatically go to the next person to own the business.

Mr. Somers replied that it would not. The owner would have to apply for one.

Commissioner Bowden said getting an FFL was a rigorous process and would help weed out bad business operators. He asked Ms. Frischeisen if firearms aren't sold for two (2) years would the CUP would go away.

Ms. Frischeisen replied that it would not. She noted that City Council does have the ability to revoke a CUP through a public hearing.

Commissioner Johnson asked if Mr. Somers previously knew about the CUP and its restrictions.

Mr. Somers replied that he did not.

Commissioner Henderson stated that he respected Mr. Somers' business practices.

Commissioner Henderson made the following motion, seconded by Commissioner Bowden. The motion failed by the following vote:

"Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of LPP, LLC, to amend previously approved conditions at 2811 Campbell Avenue. The conditions shall be amended as follows:

- 1. Operating hours are limited to Monday - Saturday ~~10:00 AM – 5:00 PM~~ 9:30 AM – 5:30 PM; no operation on Sunday.**
- 2. No outdoor storage of any items, including motor vehicles.**
- ~~3. No firearms are allowed.~~**

4. Signage posted for "No Loitering".

5. Comply with all guidelines and regulations as set forth by Police Department; meet requirement for bond and registration for license to permit resale of precious metals."

AYES: Bowden, Henderson, Young-Jefferson	3
NOES: Johnson, Perault, Rogers	3
ABSTENTIONS:	0
ABSENT: Gammon	1

The Planning Commission motion to approve the petition failed in a tie. The Planning Commission Bylaws, Article VII - Voting, 7.2 states: "A tie vote shall be a rejection of the motion presented."

Commissioner Perault noted for the record that he was fine with amending the CUP to extend the hours.

Chair Rogers asked how the other commissioners felt about the extended hours.

The Commissioners were all in agreement that the extended hours were fine.

The Department of Community Development

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

To: Planning Commission
From: Planning Division
Date: February 26, 2025
Re: **CONDITIONAL USE PERMIT (CUP) – Pawnshop – 2811 Campbell Avenue**

I. PETITIONER

David Somers, 1365 Woodcock Drive, Lynchburg, VA, 24503

Representative: Ryan Somers, 1695 Trents Ferry Road, Lynchburg, VA, 24503

Property Owner: LPP, LCC, 909 Main Street, Lynchburg, VA, 24504

II. LOCATION

The subject property located at 2811 Campbell Avenue and consists of approximately three hundred twenty-four thousandths (0.324) acres.

III. PURPOSE

The purpose of the CUP petition is to adjust operating hours and allow sale/pawn of firearms at an existing pawn shop in an R-3, Medium Density Residential District.

IV. SUMMARY

- The property is zoned R-3, Medium Density Residential District.
- The *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends a Traditional Residential use for the subject property. Small retail uses can be consistent with this land use designation.
- Prior to the City's Zoning Ordinance rewrite in 2016, the Board of Zoning Appeals (BZA) was able to issue Conditional Use Permits (CUPs). A CUP was issued for the pawn shop in 2014. The petitioner has requested that the conditions of the CUP be modified to adjust operating hours and allow the sale/pawn of firearms.

The Planning Division recommends approval of the CUP petition.

V. FINDINGS OF FACT

- 1. Comprehensive Plan.** The *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends a Traditional Residential use for this property. This land use category has been applied to the City's older neighborhoods, generally built before World War II and before the City was zoned. The City's historic districts are located in the traditional residential area. Consequently, for many of the houses here, lot sizes, setbacks, and/or building heights do not conform to the standards of the City's residential zoning districts. Most of these neighborhoods are identified as Neighborhood Conservation Areas on the Plan Framework Map and are planned for further study for appropriate zoning changes, public investment, and community building efforts. Infill residential development in these neighborhoods should be designed to complement the style and type of housing there and to utilize comparable setbacks, yards, and building heights. Large new or expanded public and institutional uses are not appropriate for these areas unless they can be designed to blend into the existing urban fabric through landscaping or architectural treatments. Within Traditional Residential neighborhoods, small

retail, personal service, office, and restaurant uses are often found. These uses may continue, although expansion is not recommended unless supported by a recommendation in a Neighborhood Conservation Area Plan. (p. 75)

2. **Zoning.** The subject property was annexed into the City in 1926. The existing R-3, Medium Density Residential District zoning was established in 1978.
3. **Board of Zoning Appeals (BZA).** The Board of Zoning Appeals, at their March 25, 2014 meeting, heard the request of Jason Hinds for a Conditional Use Permit to operate a Pawn Shop at an existing building located at 2811 Campbell Avenue. The Board of Zoning Appeals approved the request with the following conditions:
 1. Operating hours are limited to Monday - Saturday 10:00 AM - 5:00 PM.; no operation on Sunday.
 2. No outdoor storage of any items, including motor vehicles.
 3. No firearms are allowed.
 4. Signage posted for "No Loitering".
 5. Comply with all guidelines and regulations as set forth by Police Department; meet requirement for bond and registration for license to permit resale of precious metals.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On January 8, 1980, City Council approved Fairview Christian Church's CUP petition at to allow for a child care center at 2314 Mosby Avenue.
 - On March 13, 1984, City Council approved Fairview Christian Church's CUP petition to allow the construction of a parking lot at 2205 Mosby Avenue.
 - On April 14, 1992, City Council approved the Church of God of Prophecy's CUP petition for additional parking for approximately eighteen (18) vehicles at 2205-2213 Cobbs Street.
 - On October 12, 1993, City Council approved the Church of God of Prophecy's CUP petition to allow the construction of five (5) classrooms, two (2) restrooms, a multi-use facility and additional parking for approximately five (5) vehicles at 2600 Garfield Avenue and 2205-2213 Cobbs Street.
 - On September 12, 1995, City Council approved the Fairview United Methodist Church's CUP petition for a day care center for 50 children and adjacent playground at 3041 Campbell Avenue.
 - On May 9, 2000, City Council approved the Church of God of Prophecy's CUP petition for use of the property at the intersection of Otey Street and Cobbs Street to allow for the construction of a fellowship hall and a parking lot.
 - On October 11, 2011, City Council approved the First Baptist Church of South Lynchburg's CUP petition to allow construction of a church and parking lot at 2503 Tazewell Avenue and Parking Lot at 2431, 2438, 2458, and 2467 Tazewell Avenue.
 - On November 8, 2011, City Council approved the Virginia University of Lynchburg's CUP petition to allow the conversion of dwellings into office uses in R-3 Medium-Density residential district at 2147 and 2460 Campbell Avenue.
 - On September 11, 2012, City Council approved Fairview Christian Church's CUP petition to allow for a twenty-two (22) square foot sign, eighteen (18) square feet of which would be a digital reader board at 2705 Campbell Avenue.

- On January 28, 2025, City Council approved Juan F. Chicas' CUP petition at 2810 Campbell Avenue to allow the use of an existing structure as a three (3) unit multi-family dwelling in a B-1, Limited Business District.

5. **Site Description.** The subject property consists of approximately three hundred twenty-four thousandths (0.324) of an acre, located at 2811 Campbell Avenue. The property contains two structures and a paved parking area. There is a one-story, fire resistant commercial structure constructed in 1950. It is approximately three thousand seventy-six (3,076) square feet in size and is currently used as a pawn shop. The paved parking area adjoins the commercial structure and is four thousand two-hundred (4,200) square feet in size. There is a two-story, multi-residential apartment constructed in 1900. It is approximately two thousand, two hundred twenty-six (2,226) square feet in size.

The property is bounded to the north by the Fairview Christian Church campus; to the south by Mt. Zion Temple of Love Church campus, to the east (across Campbell Avenue) by residential uses and undeveloped land, and to the west by residential uses.

6. **Proposed Use of Property.** If the petition is approved, the pawn shop would adjust operating hours to Monday through Saturday, from 9:30 AM to 5:30 PM, with no operation on Sunday; and allow the sale/pawn of firearms.
7. **Traffic, Parking and Public Transit.** The petitioner was not required to conduct a traffic analysis as part of this petition.

Existing parking on site includes ten (10) paved spaces. No expansion of the business or parking area is proposed.

The area is served by the Greater Lynchburg Transit Company (GLTC) Route 2 with north- and south-bound bus stops located at the corners of Easley Avenue and Campbell Avenue.

8. **Stormwater Management.** A stormwater management / Erosion & Sediment Control Plan will not be required as there are no external improvements or modifications proposed at this time. An Erosion & Sediment Control Plan would be required if disturbed areas exceed one thousand (1,000) square feet. A stormwater management plan would be required if disturbed areas exceed five thousand (5,000) square feet.
9. **Emergency Services:** The City's Fire Marshal had no comments of concern regarding the petition. The Police Department noted that all Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) regulations must be followed and recommended that a high-quality security alarm and camera system be utilized for the best protection of the business; they recommended participation in the LPD community camera partnership, Hill City Connect. The petitioner has stated that they follow ATF regulations and have an alarm/camera system.
10. **Impact.** The proposed amendments to the Conditional Use Permit (CUP) should have limited impact on the surrounding area. The existing pawn shop has been in operation since 2014, and has held a firearms license from ATF since 2021. The Zoning Division recently became aware of the firearms sales at this location when investigating a sign ordinance violation complaint. Once the owner, who purchased the property in 2020, became aware of the existing conditions on the CUP, they submitted a public hearing application to revise the conditions.

Prior to the City's Zoning Ordinance rewrite in 2016, the Board of Zoning Appeals (BZA) had the ability to issue CUPs. The existing pawn shop is allowed by one of these CUPs. Because the BZA can no longer issue CUPs, the matter should be considered by Planning Commission and the final decision made by City Council, as is the normal process for other CUPs.

The *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends a Traditional Residential use for this property. Within Traditional Residential neighborhoods, small retail, personal service, office, and restaurant uses are often found. These uses may continue, although expansion is not recommended unless supported by a recommendation in a Neighborhood Conservation Area Plan. The proposed amended conditions would not expand or substantially alter the way the existing business has been functioning for several years.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the CUP petition on February 4, 2025. Comments were minor in nature.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of LPP, LLC, to amend previously approved conditions at 2811 Campbell Avenue. The conditions shall be amended as follows:

- 1. Operating hours are limited to Monday - Saturday ~~10:00 AM – 5:00 PM~~ 9:30 AM – 5:30 PM; no operation on Sunday.**
- 2. No outdoor storage of any items, including motor vehicles.**
- ~~3. No firearms are allowed.~~**
- 4. Signage posted for "No Loitering."**
- 5. Comply with all guidelines and regulations as set forth by Police Department; meet requirement for bond and registration for license to permit resale of precious metals.**

****The motion noted above failed in a tie****

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
Candace Brown, Fire Marshal
Doug Saunders, Building Official
Kevin Henry, Zoning Administrator
LPP LCC., Property Owner
David Somers, Petitioner

Ryan Somers, Representative

VII. ATTACHMENTS

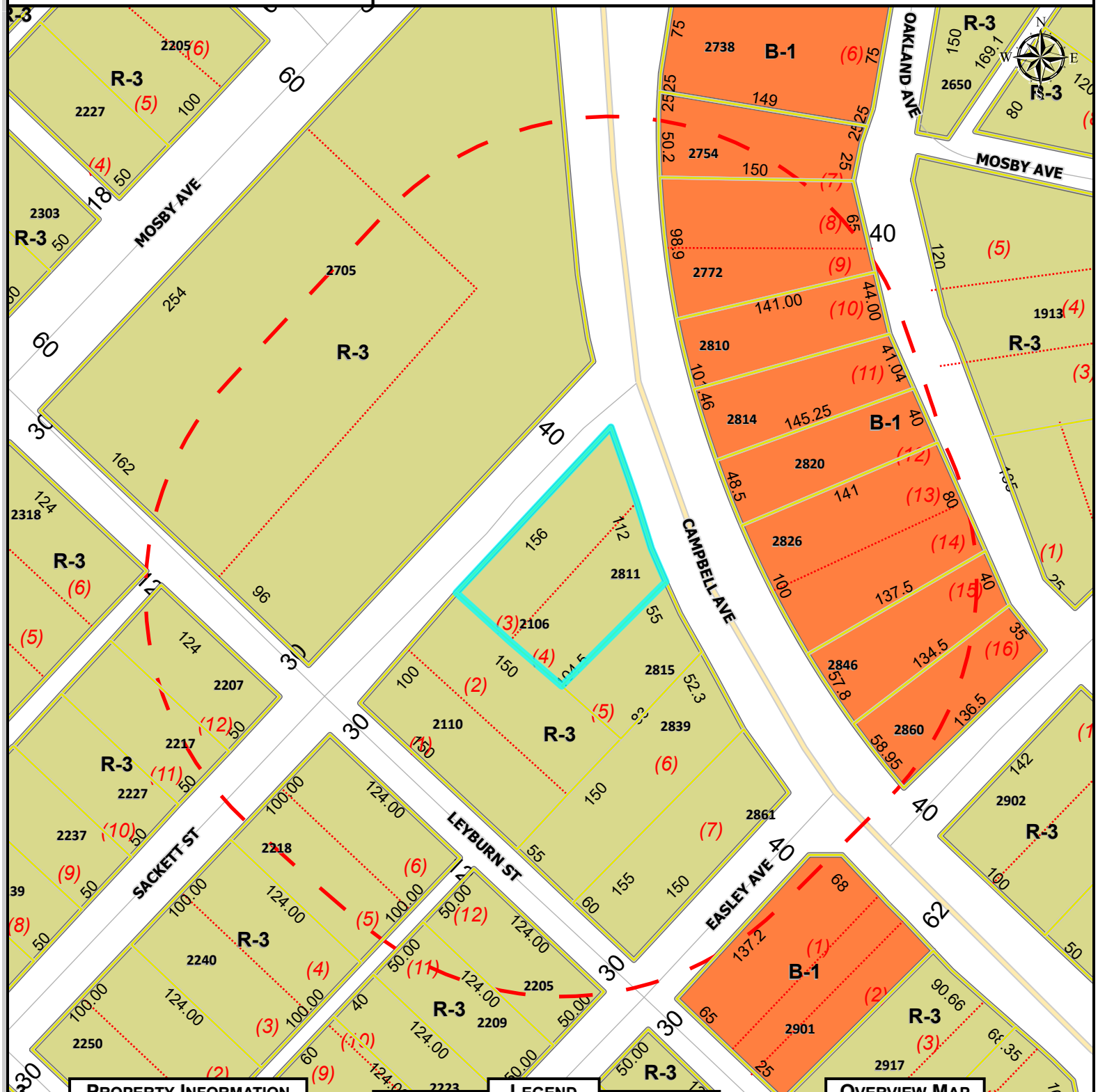
- 1. Zoning Map with Adjoining Property Owners**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Narrative**
- 6. Previous CUP Approval from BZA**
- 7. Property Photograph**

Zoning

2811 CAMPBELL AVE

TRC

David Somers



PROPERTY INFORMATION

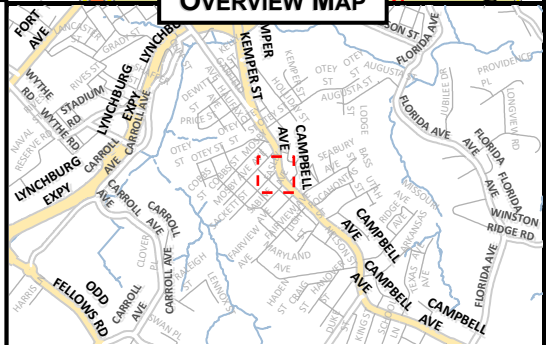
PARCEL ID ADDRESS

08315001 2811 CAMPBELL AVE

LEGEND

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

OVERVIEW MAP

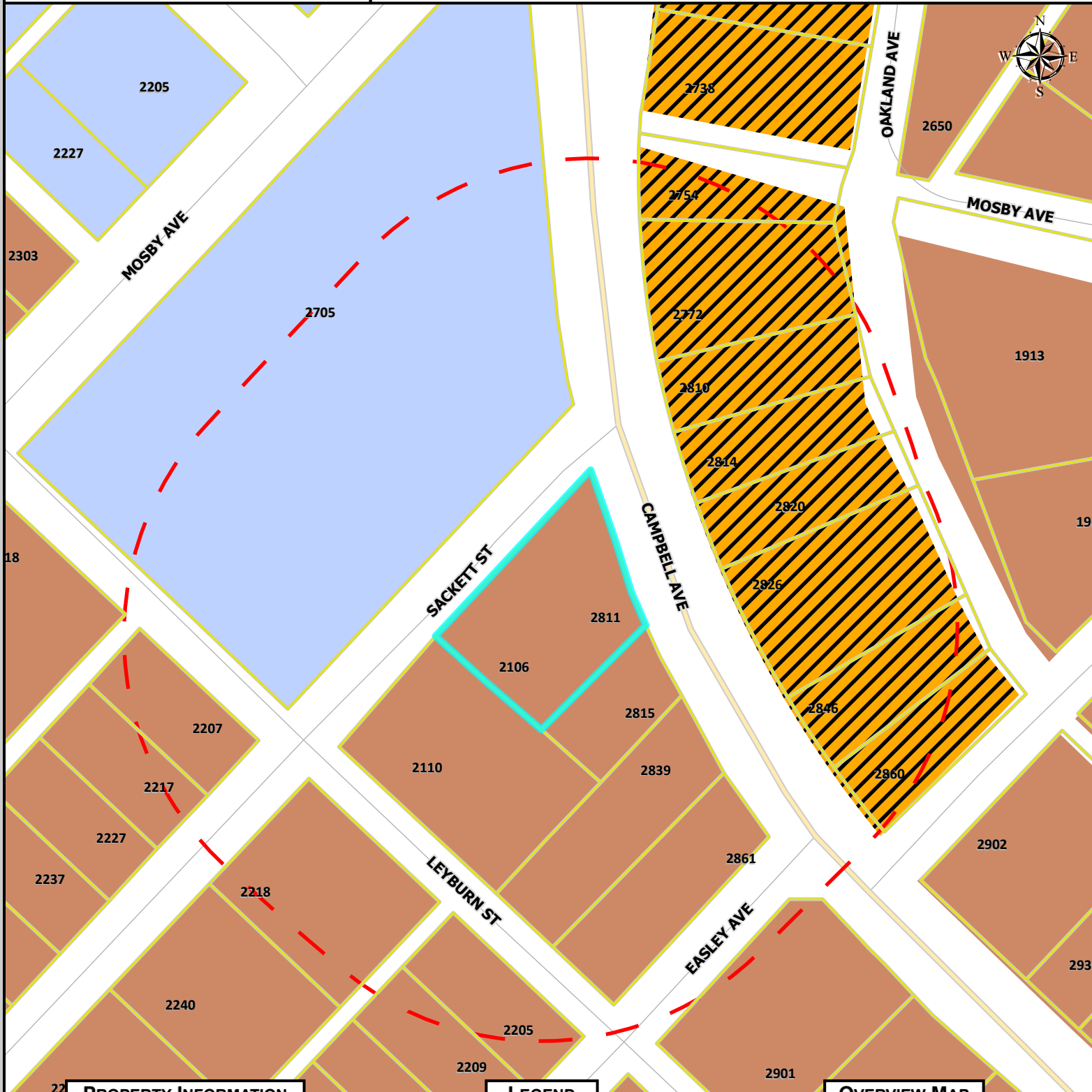


MAP SCALE: 1:1,110 DATE PRINTED: 1/28/2025

2811 Campbell Ave

Parcel ID	Address	Owner
08322003	2209 EASLEY AVE	OZTURK, HAKAN
08323001	2318 MOSBY AVE	FAIRVIEW CHRISTIAN CHURCH TRS
08315001	2811 CAMPBELL AVE	LPP LLC
08322002	2205 EASLEY AVE	OZTURK, HAKAN
08316001	2901 CAMPBELL AVE	TEAGUE, HERBERT F JR & TEAGUE, ELIZABETH F
08322001	2218 SACKETT ST	JENNINGS, TONY R
08315004	2861 CAMPBELL AVE	MT ZION TEMPLE OF LOVE CHURCH
08315003	2839 CAMPBELL AVE	MT ZION TEMPLE OF LOVE CHURCH
08323003	2217 SACKETT ST	BOWLING, MACK A
08315005	2110 SACKETT ST	SMITH, KENTONNA L
08323002	2207 SACKETT ST	CARTER, ELLEN B
08315006	2815 CAMPBELL AVE	MT ZION TEMPLE OF LOVE CHURCH
08314001	2705 CAMPBELL AVE	FAIRVIEW CHRISTIAN CHURCH TRS
08313008	2860 CAMPBELL AVE	ROSE, TYRONE SHONTAE
08313007	2846 CAMPBELL AVE	GREEN, LANDON D
08313006	2826 CAMPBELL AVE	ROBBINS, DANIYIL S & ROBBINS, MICHAEL W
08313005	2820 CAMPBELL AVE	CHICAS, JUAN F
08313004	2814 CAMPBELL AVE	CHICAS, JUAN F
08313003	2810 CAMPBELL AVE	CHICAS, JUAN F
08313002	2772 CAMPBELL AVE	GRANT, KATHERINE V
08313001	2754 CAMPBELL AVE	GRANT, KATHERINE V

FLUM	2811 CAMPBELL AVE
TRC	David Somers



PROPERTY INFORMATION	
PARCEL ID	ADDRESS
08315001	2811 CAMPBELL 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



Watershed

2811 CAMPBELL AVE

TRC

David Somers



PROPERTY INFORMATION

PARCEL ID

ADDRESS

08315001

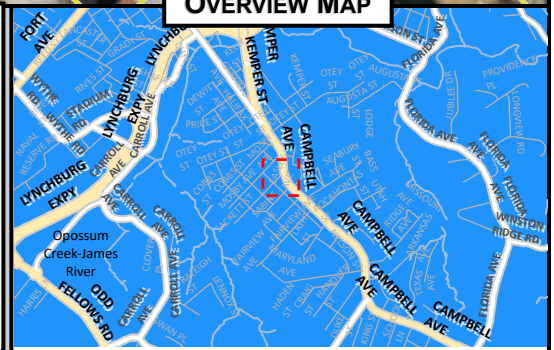
2811 CAMPBELL AVE

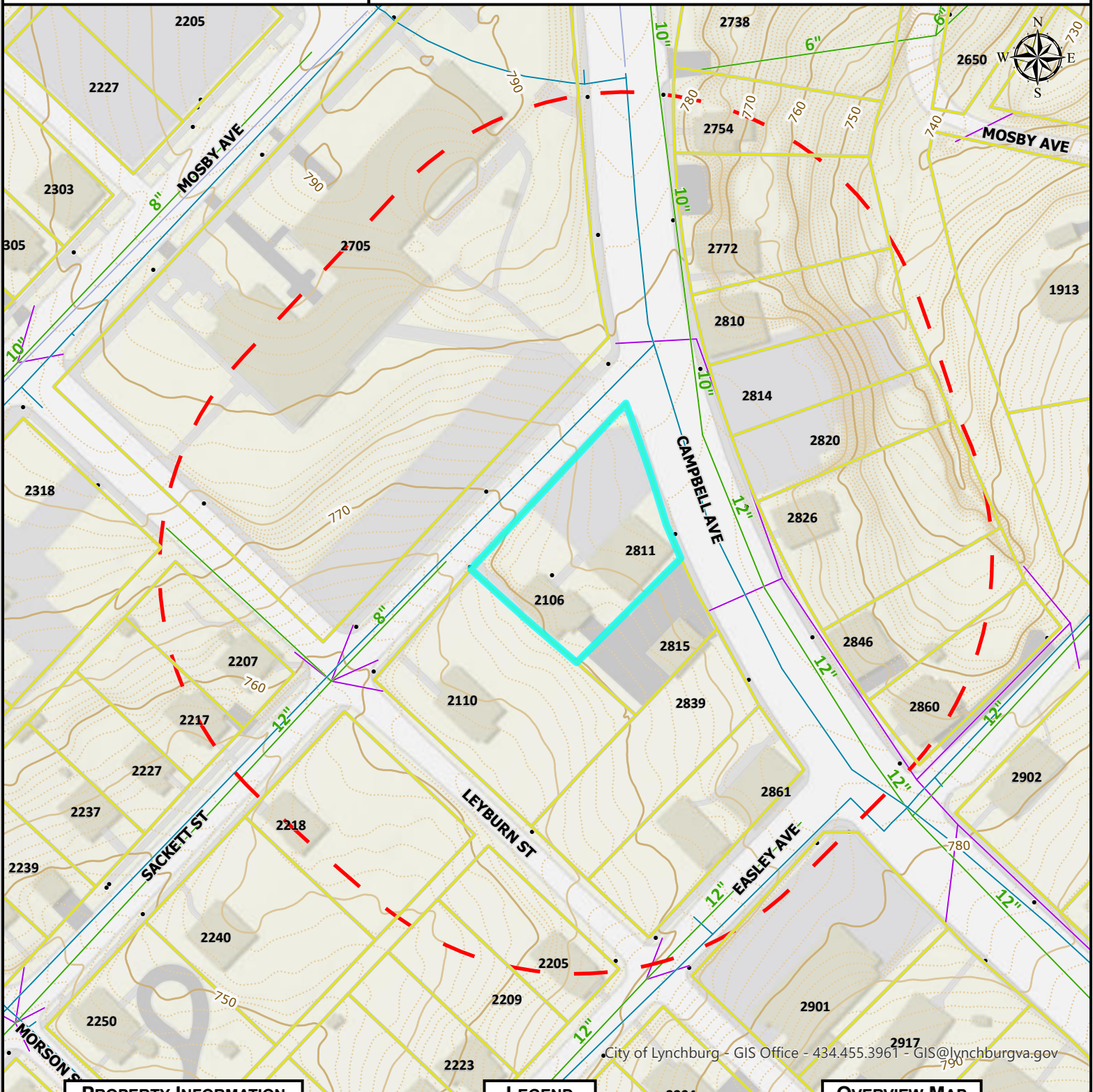
LEGEND

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

MAP SCALE: 1:1,110 DATE PRINTED: 1/28/2025

OVERVIEW MAP





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

PROPERTY INFORMATION

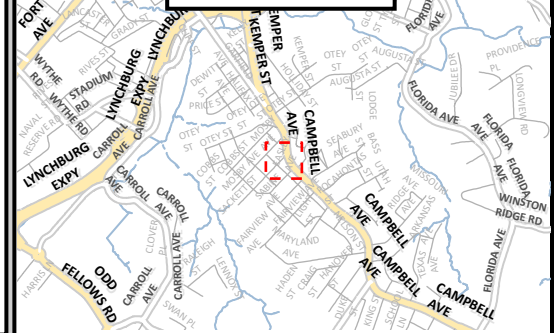
PARCEL ID	ADDRESS
08315001	2811 CAMPBELL AVE

LEGEND

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Water (dashed blue)	Water (dotted blue)
	Sanitary (solid green)	Sanitary (dashed green)	Sanitary (dotted green)
	Storm (solid purple)	Storm (dashed purple)	Storm (dotted purple)
	Gas (solid yellow)	Gas (dashed yellow)	Gas (dotted yellow)
	Electric (solid red)	Electric (dashed red)	Electric (dotted red)
	Paved (solid grey)	Unpaved (dashed grey)	Other (dotted grey)
Planimetrics	Structure (solid black)	Roadway (dashed black)	Parking (dotted black)
	Sidewalk (solid light grey)	Driveway (dashed light grey)	
Topography	Contour 100' (solid brown)	Contour 20' (dashed brown)	Contour 5' (dotted brown)
	Contour 50' (solid light brown)	Contour 10' (dashed light brown)	Contour 1' (dotted light brown)

MAP SCALE: 1:1,110 DATE PRINTED: 1/28/2025

OVERVIEW MAP



Statement of Purpose and Rationalization of Conditional Use Request

The request for a Conditional Use Permit (CUP) stems from two distinct needs of the business and how they will benefit the store's community:

- 1) Extending the current CUP / zoning-stipulated closing time from 5:00 PM to 5:30 PM and opening time from 10:00 AM to 9:30 AM. This will allow customers extra time to conduct their business; obtaining loans, fulfilling their loan obligations, retrieving their pawned property and general access to a retail location that carries a wide array of merchandise and goods.
- 2) Allowing firearms to be accepted as collateral for pawnbroker loans and the subsequent disposition of said firearms, following all Federal, State and Local laws and statutes. Also to allow the outright trade or purchase of firearms, ammunition and related accessories from individuals and/or duly-licensed wholesale/retail firearms brokers/dealers. This benefits the City of Lynchburg and The Commonwealth of Virginia by producing sales tax revenue and also providing a safe, State- and Federally-regulated avenue for citizens to dispose of unwanted or unneeded firearms, ammunition and accessories. This reduces the amount of firearms that end up un-regulated "on the street" and possibly in the hands of individuals whom are not legally able to own or possess a firearm. Naturally, all State and Federal regulations are strictly observed and followed. Our operations undergo routine audits by the Federal Bureau of Alcohol, Firearms & Tobacco (BATF) and have passed their rigorous inspections of practices and protocol. We are perceived in a positive light by local law enforcement and have an excellent working relationship with the Lynchburg Police Department and the Lynchburg Sherriif's Department.



Zoning & Natural Resources Division • Community Development

900 Church Street • Lynchburg • Virginia • 24504

www.lynchburgva.gov • P 434-455-3900 • F 434-845-7630

April 22, 2014

Mr. Jason Hinds
103 Capital Lane
Forest, VA 24551

Re: Board of Zoning Appeals Project Number BZA1402-0001

Dear Mr. Hinds,

The Board of Zoning Appeals, at their March 25, 2014 meeting, heard the following appeal request:

Jason Hinds is requesting the Board grant a Conditional Use Permit to operate a Pawn Shop at an existing building located at 2811 Campbell Avenue. The property is zoned R-3, Medium Density Residential District, two family.

Response: APPROVED with the following conditions:

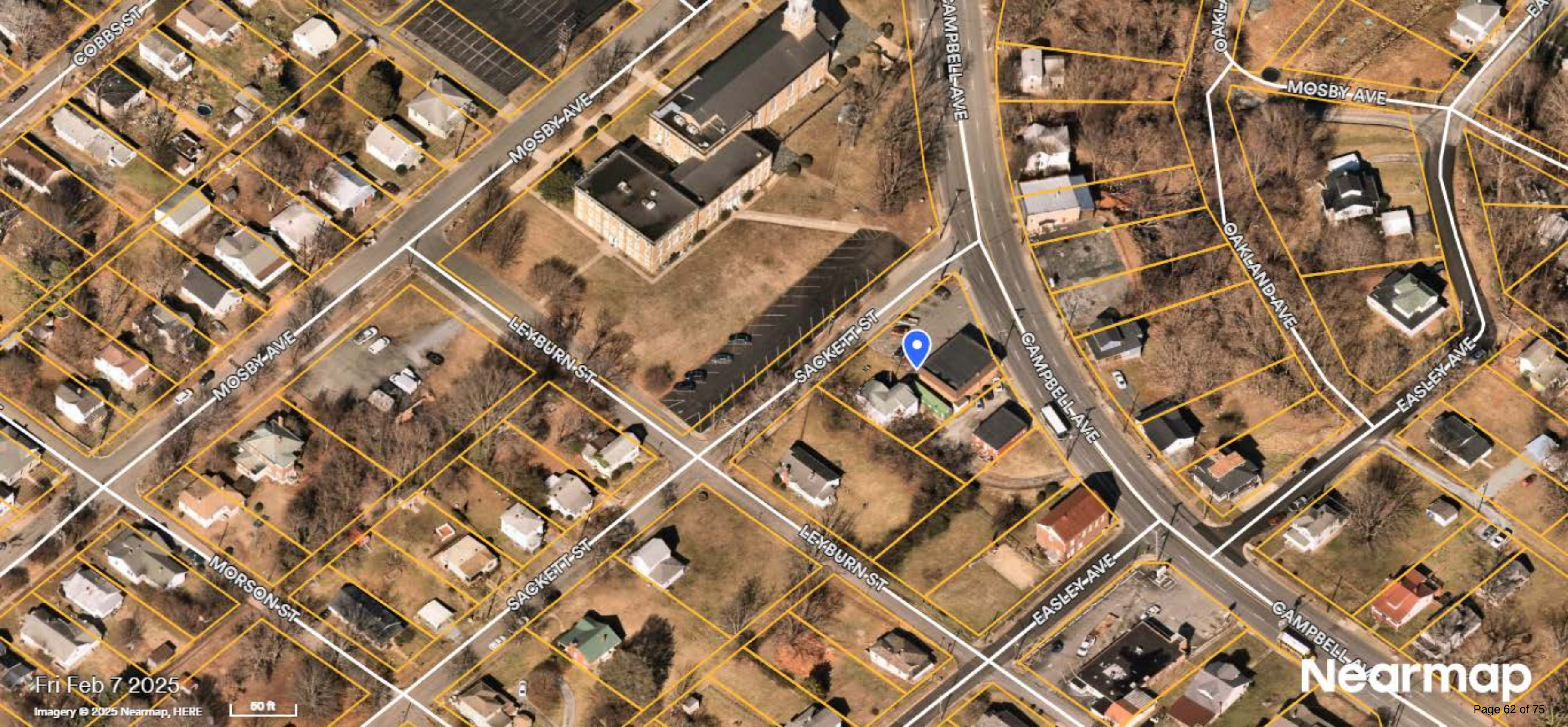
1. Operating hours are limited to Monday – Saturday 10:00 am. – 5:00 p.m.; no operation on Sunday.
2. No outdoor storage of any items, including motor vehicles.
3. No firearms are allowed.
4. Signage posted for "No Loitering".
5. Comply with all guidelines and regulations as set forth by Police Department; meet requirement for bond and registration for license to permit resale of precious metals.

Please let me know if you have further questions.

Sincerely,

A handwritten signature in black ink, appearing to be "RSF", written over a horizontal line.

Robert S. Fowler
Zoning/E&S Administrator



Fri Feb 7 2025

Imagery © 2025 Nearmap, HERE

50 ft

Nearmap

Conditional Use Permit
2811 Campbell Avenue
February 26, 2025

PLEASE PRINT CLEARLY

[illegible]

From: Sarah James
Sent: Thursday, February 20, 2025 11:18 AM
To: Planning
Subject: King Pawn Shop Permit

CAUTION: External Sender

To Whom It May Concern:

I am a new home owner to the Fairview Heights Neighborhood. I have owned my home a little over two years.

I am writing concerning the Petition for Conditional Use Permit for King Pawn Shop on Campbell Ave.

I, as a concerned citizen, am very opposed to the selling of guns in a residential community. We, the homeowners, are trying to gradually improve the appearance and quality of our neighborhood and do not see the selling of guns and the expansion of a pawn shop's hours as a positive contributor to that end.

1) Pawn shops, by nature, already have the reputation of attracting many unsavory characters whom want to pawn stolen goods. In addition, this type of business also attracts unwanted foot and car traffic, not to mention the loitering and littering that ensues.

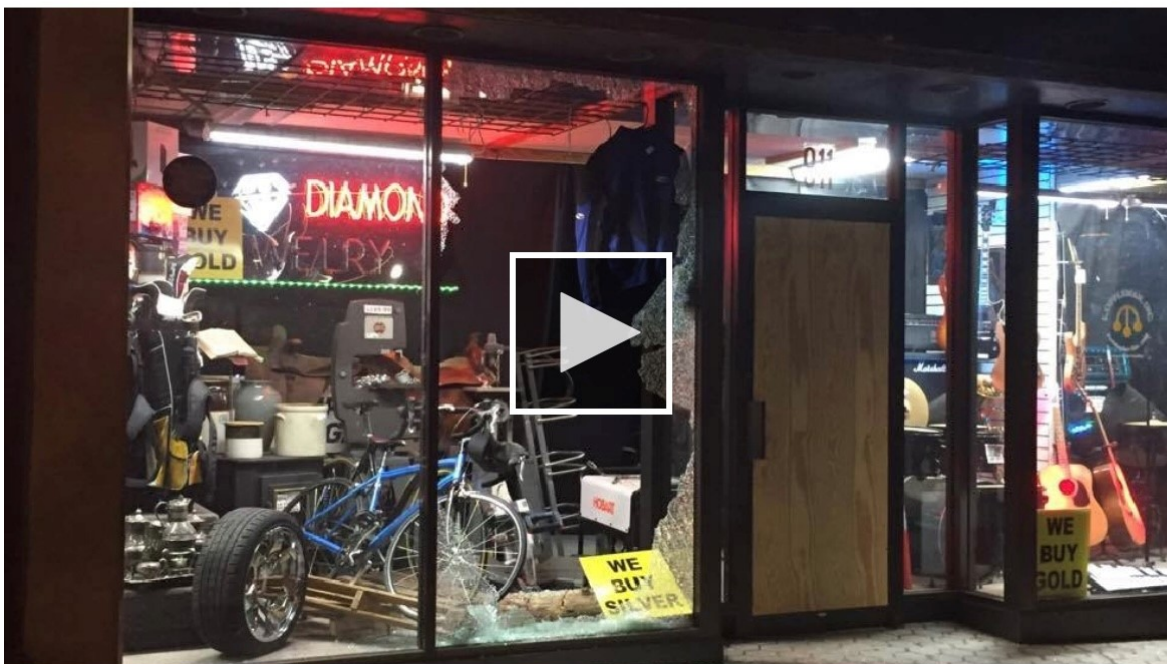
2) It is a known fact that King Pawn has clients that frequently park illegally on the church property next door, despite being repeatedly asked to refrain from parking there. The church is an important part of our community, and this is a serious problem. There is a children's program at the church and guns should not be sold anywhere near residential areas where children convene.

3) It is also a known fact that King Pawn has had multiple break-in attempts. This is especially concerning if the pawn shop sells guns. The owners of King Pawn also have another pawn shop on Main St in downtown Lynchburg which has already been burglarized in the past. According to news reports, 30-40 guns were stolen during that incident. We do not want anything like this happening in our RESIDENTIAL neighborhood!



Police: Two male juveniles in custody after second break-in at L. Oppleman

by Lydia Johnson & Ashley Ann
Tuesday, Apr 18th 2017



[VIEW ALL PHOTOS](#)

oppleman break in 2.jpg



LYNCHBURG, Va. (WSET) -- Two male juveniles

(WDBJ)

By Web Staff

Published: Apr. 15, 2017 at 10:41 AM EDT



Lynchburg police are investigating an early morning robbery Saturday.

Around 3:45 a.m., officers responded to an alarm at L. Oppleman on 909 Main Street. When officers arrived, they found the front door to the business had been broken.

Police believe that an unknown subject entered the business wearing dark clothing and stole multiple firearms. After taking the firearms, police believe the suspect fled the scene on foot.

The Bureau of Alcohol Tobacco and Firearms was notified and responded to the scene.



LYNCHBURG – Lynchburg police say a third suspect in the L. Oppleman pawn shop burglary turned himself in to officers on Tuesday night.

He is charged with breaking and entering and grand larceny.



Lynchburg News and Advance



<https://newsadvance.com>

UPDATE: Third male juvenile charged in L. Oppleman break...

Apr 19, 2017 — Update, Wednesday: A third male juvenile was arrested and charged in connection to the Tuesday break-in at L....

Please help us make Fairview Heights a safer, quieter and nicer place to live. Please help us improve the value of our properties and our homes. We are trying to revitalize our neighborhood and we cannot accomplish this when we have a pawn shop just around the corner that is being permitted to sell guns and is allowed to extend its hours of operation.

Thank you for your time.
Sincerely,

Sarah Dill (Homeowner)



Sent from my iPhone

From: Jay F. Dill
Sent: Friday, February 21, 2025 6:23 AM
To: Planning
Subject: King Pawn Permit

CAUTION: External Sender

I am writing with regards to King Pawn petition to sell guns and expand its hours.

I am vehemently opposed to this. This pawn shop is in a residential neighborhood and next to a place of worship. In addition, it is less than a mile from an elementary school.

Please read excerpts from an article regarding gun sales in the state of Virginia and new laws which are being considered:

BY: **NATHANIEL CLINE** - FEBRUARY 7, 2024 6:31 AM



Between the 2016-2020 school years, Virginia recorded on average 1,910 cases involving weapons out of the roughly 2,000 annual violent offenses committed by students in public schools, special education and alternative centers, according to data from the Virginia Department of Education.

Offenses dropped during the pandemic, when schools were closed for in-person instruction. During the 2020-21 school year, 132 of the 135 violent student offenses recorded involved weapons.

Lawmakers are also proposing other firearm legislation related to schools this session.

Legislation prohibiting gun sellers from being located within 1.5 miles of an elementary or middle school and preventing them from selling, trading or transferring firearms near schools is being considered by the House.

Lawmakers are also debating legislation directing the Joint Legislative Audit and Review Commission to **study the effects** of gun violence on communities.

A **bill** authorizing certain employees to have a gun at school failed in the House.

Please listen to the pleas of this community and do not allow the sale of guns in a residential zone, especially near a place of worship and an elementary school.

Thank you for your time,
Jay F Dill

2-21-2025

TO WHOM IT MAY CONCERN:

I AM WRITING TO YOU ABOUT THE PETITION
OF KINGS PAWN SHOP, ON CAMBELL AVE.
AND SACKETT ST. I HAVE LIVED IN THIS
AREA SINCE 2002, IT'S A NICE PLACE TO LIVE.
FIRST OF ALL I DIDN'T AGREE OF HAVING
A PAWN SHOP THERE, AND NEXT TO FAIRVIEW
CHRISTIAN CHURCH. I BELIEVE OF KEEPING
GUNS OFF THE STREETS, THAT MEANS NOT BUYING
AND SELLING, AND ALSO I DISAGREE OF EXTENDING
HOURS OF OPERATION. I LIVE FOUR HOUSES
DOWN SACKETT ST. AND ALL I SEE FROM MY
HOUSE IS CARS AND TRUCKS PARKED EVERYWHERE,
AROUND THE PAWN SHOP AREA, EVEN IN THE
CHURCH PARKING LOT. I SEE THE POLICE UP
THERE IN THE PAWN SHOP AT LEAST 3 TIMES
A WEEK. SO WITH THAT BEING SAID, WE DON'T
NEED A PAWN SHOP THERE, AND PERMITS TO
BUY AND SELL GUNS, NOT TO EXTEND THEIR
HOURS OF OPERATION.

SINCERELY,
Miguel A. Rodriguez

From: Christopher Carter
Sent: Monday, February 24, 2025 6:39 PM
To: Planning
Subject: Concerns Regarding the Pawn Shop in Our Community
Attachments: 20250224115902423.pdf; 20250224191423794.pdf

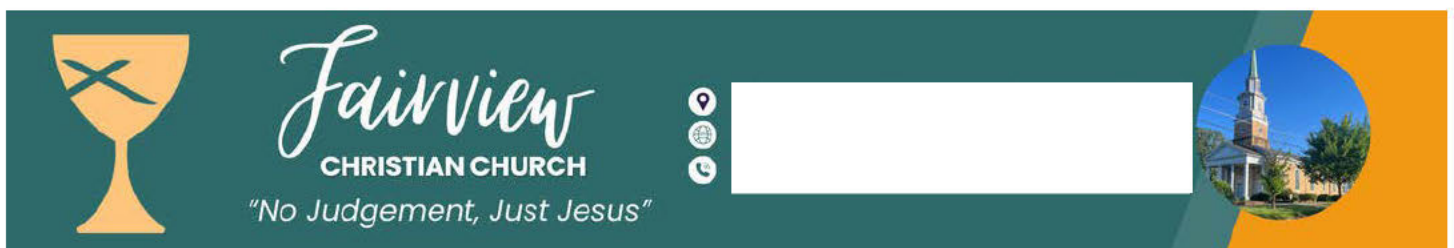
I hope this message finds you well. I am writing on behalf of Fairview Christian Church as we have concerns regarding the pawn shop in our community recent request. Our church is deeply invested in maintaining a safe and supportive environment for all residents, and we believe it is essential to address potential issues that may impact this goal.

We have attached a few signed signature petitions that share our concerns and seek support from local authorities to ensure that our community remains a safe place for everyone.

We understand that pawn shops can provide financial services and employment opportunities, but we also recognize the need for responsible business practices that do not exploit or harm our community. We are eager to collaborate with local stakeholders to find solutions that benefit everyone involved.

We would appreciate the opportunity to discuss this matter further and explore ways to work together to maintain the well-being and safety of our community. Please feel free to contact us if you require any additional information or would like to schedule a meeting.

Thank you for your attention to this important matter.



Help us make Fairview Heights neighborhood Quieter and Safer for Everyone

Say "NO!" to King Pawn Shop (2811 Campbell Ave) being permitted to sell guns in our neighborhood.

Say "NO!" to allowing King Pawn Shop to expand their working hours beyond 10am - 5pm.

Fairview
Christina
Chuck

	Date	Printed Name	Signature	Address
1.	2-9-25	Kristi Martin	K Martin	
2.	2-9-25	Brandy Reynolds	Brandy	
3.	2-9-25	Linda Blount	L Blount	
4.	2-9-25	Todd Blount	Todd Blount	
5.	2-9-25	Les Davidson	Les Davidson	
6.	2-9-25	Elizabeth McCarron	Elizabeth McCarron	
7.	2-9-25	Cathy Harvey	Cathy Harvey	
8.	2-9-25	Sharon Harvey	Sharon Harvey	
9.	2-9-25	Bonnie McKee	Bonnie McKee	
10.	2-9-25	Mike McKee	Mike McKee	
11.	2-9-25	De Hubbard	De Hubbard	
12.	2-9-25	Fay K. Wood	Fay K. Wood	
13.	2-9-25	Dianne Johnston	Dianne Johnston	
14.	2-16-25	CAROLYN BROWN	Carolyn Brown	
15.	2-16-25	D. Martin	D Martin	
16.	2-16-25	Tori Harvey	Tori Harvey	
17.	2-16-25	Mary Jane Alvis	Mary Jane Alvis	
18.	2-16-25	William Alvis	William Alvis	
19.	2-16-25	Christopher Cove	Christopher Cove	
20.				

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Say "NO!" to allowing King Pawn Shop to expand their working hours beyond 10am – 5pm.

	Date	Printed Name	Signature	Address
1.	2/23/25	Kris Paul	Kris Paul	
2.	2/23/25	Mickey Martin	Mickey Martin	
3.	2/23/25	Kelli LaPrade	Kelli LaPrade	
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