

# PHYSICAL DEVELOPMENT COMMITTEE

LYNCHBURG CITY COUNCIL  
PHYSICAL DEVELOPMENT COMMITTEE  
Tuesday, February 10, 2026, @ 3:00 p.m.

*MEETING COMMENCED AT 3:00 PM IN THE 2<sup>ND</sup> FLOOR TRAINING ROOM.*

## ATTENDEES

***Committee Members:** Councilwoman Jacqueline Timmer, Chair; Councilman Dr. Sterling Wilder; Vice Mayor Curt Diemer; Mayor; Larry Taylor, Ex-Officio.*

***Others:** Greg Patrick, Deputy City Manager; Kent White, Assistant City Manager; Gaynelle Hart, Director of Public Works; Tom Martin, Director of Community Development; Anna Benson, Director of Communications and Public Engagement; Lee Newland, City Engineer, Public Works; Rob Mann, External Affairs Manager, Appalachian Power Co; Heather Marks, Key Account Manager, Appalachian Power Co; Kelly Hitchcock, Senior Planner, Virginia's Region 2000 Local Government Council; Christopher Price, Public Works.*

## General Business

Greg Patrick and City staff presented a quarterly report on updates from a Planning perspective by Community Development. Public Works, with APCO, presented information regarding Citywide streetlight outage reporting, and the Central Virginia Planning District Commission presented the Central Virginia Safety Action Plan.

**A Minute for Planning** – *Tom Martin, Community Development*

- a. **Old Courthouse Turnpike** – A site plan has been submitted proposing the construction of 16 townhomes.
  - b. **1737 Wards Ferry Road** – A site plan proposing the construction of a parking area for the Compassion Church of the Nazarene has been submitted.
  - c. **Clay Street Reservoir**– A site plan proposing the removal of the roof system from the Clay Street Reservoir and backfilling with soil has been submitted. Long-term plans would be to convert this to an outdoor recreational area.
  - d. **2810 Concord Turnpike and Spinoza Circle**– A site plan proposing the construction of a neighborhood greenspace and gateway signs has been submitted for Tyreeanna and Pleasant Valley Neighborhood.
  - e. **612 12<sup>th</sup> Street and 609 Dunbar Drive** – A rezoning application has been submitted to allow the conversion of two warehouses into 28 dwelling units has been submitted. (B-5 – B-4)
  - f. **1301 Graves Mill Road** – A subdivision plat proposing the creation of 113 lots for single households has been submitted. Access would be from Tomahawk and Valley Dale Drive.
1. **Streetlight Outage Reporting Process** – Gaynelle Hart & Lee Newland, Public Works; Rob Mann & Heather Marks, APCO

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City and APCO staff presented a summary of information on the streetlight outage reporting process (see attachment for details).

2. **Central Virginia Safety Action Plan – Safe Streets for All** – Kelly Hitchcock, Virginia’s Region 2000 Local Government Council  
CVPDC staff presented The Central Virginia Safety Action Plan – Safe Streets For All (CVSAP) documents the areas within the region that have the highest number of serious and fatal accidents; establishes performance measures, and provides programmatic and project recommendations to improve safety for all users along the region’s roadways. This plan was developed through an extensive stakeholder engagement process and aligns with Virginia’s 2022-2026 Strategic Highway Safety Plan (SHSP), which establishes the target to reduce roadway fatalities and serious injuries. By adopting the Central Virginia Safety Action Plan – Safe Streets for All, the City of Lynchburg would support the goal to improve safety along its roadways and the goal to reduce serious and fatal accidents by 50% by 2045. There is no penalty by VDOT or federal transportation for not meeting safety goals. Rather, adopting the CVSAP document and committing to the goals provides access to certain federal transportation planning and construction program funds

**This item will appear for City Council vote at the regularly scheduled City Council Meeting on February 10, 2026. The Physical Development Committee motioned to approve.**

3. **Overview of the Multimodal Plan and 12th Street Corridor Complete Neighborhoods projects** - Kelly Hitchcock, Virginia’s Region 2000 Local Government Council  
**Item was moved to the next Physical Development Meeting on March 10<sup>th</sup>, 2026.**

## Questions

### a. *Dr. Sterling Wilder:*

-What is the difference between public property and business property regarding street light responsibility? Staff explained that Appalachian Power Co is responsible for the main line service in the ROW. If a streetlight is on a business owner's property, they are responsible for the light.

-Is there a difference in the number of outages and response time for public vs. business-owned streetlights, and are they repaired in the same amount of time? Staff explained that if the light is on private property, the individual who pays the bill will need to report an issue with the streetlight. The timespan is similar for repairs of public and privately-owned streetlights; however, staff clarified that sometimes privately-owned lights are repaired more quickly because APCO has the account information and light pole number available.

-What is the time period for APCO’s contract renewal? Staff explained that the contract was updated around 2020 for an additional 5 years and expires in August 2026. APCO is working on a draft for renewal for City staff to review.

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**b. Chair Jacqueline Timmer:**

-Is there a possibility for a tracking system that gives citizens a breakdown of reporting streetlight issues? Staff explained that APCO corporate communications currently has material available, and a video is being coordinated with the City. The City has published material in the past, but we will continue to inform the public of this process.

**c. Vice Mayor Curt Diemer:**

-Are there localities that have an app available that citizens can use to report outages and issues regarding streetlights, and does APCO have any suggestions for a system that can be leveraged for the citizens? APCO staff will look into the request.

-Expressed concern over a dark corner on the expressway turning toward Timberlake Road. What is the history of why there are no streetlights along this stretch of road? City staff explained that there have never been lights along that specific section of the expressway.

**d. Mayor Larry Taylor**

-Requested APCO send mail to citizens with information on how to find the pole number and outage reporting processes. APCO staff will include this information in upcoming video releases that will be shared with the City.

## Roll Call

**a. Chair Jacqueline Timmer**

-Expressed visibility concerns for the stretch of Forest Road going into Lakeside Drive, from Starbucks to Southern Air. What can be done in that area for speed reduction? City staff will prepare a report.

-Exploring opportunities to collaborate with local Universities to incorporate information regarding the City's road system into their orientations.

## Meeting Adjourned – 3:58 pm

pc: Wynter C. Benda, City Manager  
Greg Patrick, Deputy City Manager  
Council Members  
Gaynelle Hart, Director of Public Works  
News & Advance  
File

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