



CITY COUNCIL WORK SESSION

Tuesday, March 10, 2026 | 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. Business Item Briefing(s)**
 - III.1.** 609 Dunbar Drive & 612 12th Street - Future Land Use Map (FLUM) Amendment & Rezoning - Apartments
 - III.2.** 271 Riverside Drive - Conditional Use Permit (CUP) - Group Home
 - III.3.** Financing Analysis and Refunding Opportunity of the 2016 Bond Issue
 - III.4.** Issuance Costs for the General Obligation Public Improvement Bond Series 2026
- IV. Work Session Agenda Items**
 - IV.5.** Airport DC-8 Briefing
 - IV.6.** Vice Mayor Diemer: VMI Resolution of Support
- V. Roll Call**
 - V.7.** Councilmember Faraldi: Removing Attorney-Client Privilege from an Email Correspondence
 - V.8.** Councilmember Faraldi: Removing "Family Planning Services" Exemption from the Abortion Zoning Ordinance
- VI. Closed Session**
 - VI.9.** Consideration of a closed meeting to discuss the investment of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the City would be adversely affected, pursuant to Section 2.2-3711(A)(6) of the Code of Virginia, 1950, as amended; the subject of the closed meeting being specific to contractual negotiations connected to expending funds for a new City facility.
 - VI.10.** Consideration of a closed meeting to discuss the potential resolution of a pending law-enforcement lawsuit involving the City, its officers and/or employees, pursuant to Section(s) 2.2-3711(A)(7) and -(A)(8) of the Code of Virginia, 1950, as amended.
 - VI.11.** Consideration of a closed meeting, pursuant to § 2.2-3711(A)(8) of the Code of Virginia, 1950, as amended, to consult with legal counsel representing the City, regarding specific legal matters that require the provision of legal advice; the subject of the closed meeting being specific to providing legal advice and legal guidance regarding Councilmembers recording closed meetings and other matters related thereto.



AGENDA ITEM SUMMARY

MEETING DATE

March 10, 2026

PRESENTED BY

Rachel Frischeisen, City Planner

AGENDA ITEM # III.1

609 Dunbar Drive & 612 12th Street - Future Land Use Map (FLUM) Amendment & Rezoning - Apartments

RECOMMENDATION

This item will appear for City Council vote on the April 14, 2026, Public Hearing agenda. The Planning Commission will hold a public hearing on March 11, 2026, for this item.

SUMMARY

609 Dunbar, LLC is petitioning to amend the Future Land Use Map (FLUM) from Neighborhood Commercial to Downtown and to rezone approximately twenty-one hundredths (0.21) of an acre located at 609 Dunbar Drive and 612 12th Street from B-5, General Business District to B-4, Urban Commercial District to allow two (2) existing warehouses to be redeveloped into approximately twenty-eight (28) apartment units.

The subject properties are currently zoned B-5, General Business District. The City's *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends Neighborhood Commercial uses for the properties. The petition proposes to amend this to Downtown. The proposed FLUM amendment to Downtown aligns with the requested B-4, Urban Commercial District. Multi-household structures (apartments) are a permitted use in the B-4, Urban Commercial District. Approval of the petitions would allow for redevelopment of historic structures.

Due to the timing of this briefing, the Planning Commission recommendation and minutes are not yet available. That information will be forwarded to Council once available.

PRIOR ACTION(S)

N/A

FISCAL IMPACT

N/A

CONTACT(S)

Rachel Frischeisen, City Planner

ATTACHMENT(S)

1. Presentation
2. Planning Commission Attachments

REVIEWED BY



William Martin, Community Development Director

Date: March 03, 2026



Kent White, Assistant City Manager

Date: March 03, 2026



Alicia Finney, Clerk of Council

Date: March 04, 2026

609 DUNBAR DR & 612 12TH ST FLUM AMENDMENT & REZONING

Tuesday, March 10, 2026



PURPOSE & ACTION

Purpose:

Petition of 609 Dunbar, LLC to amend the Future Land Use Map (FLUM) from Neighborhood Commercial to Downtown and to rezone approximately twenty-one hundredths (0.21) of an acre located at 609 Dunbar Drive and 612 12th Street from B-5, General Business District to B-4, Urban Commercial District to allow two (2) existing warehouses to be redeveloped into approximately twenty-eight (28) apartment units.

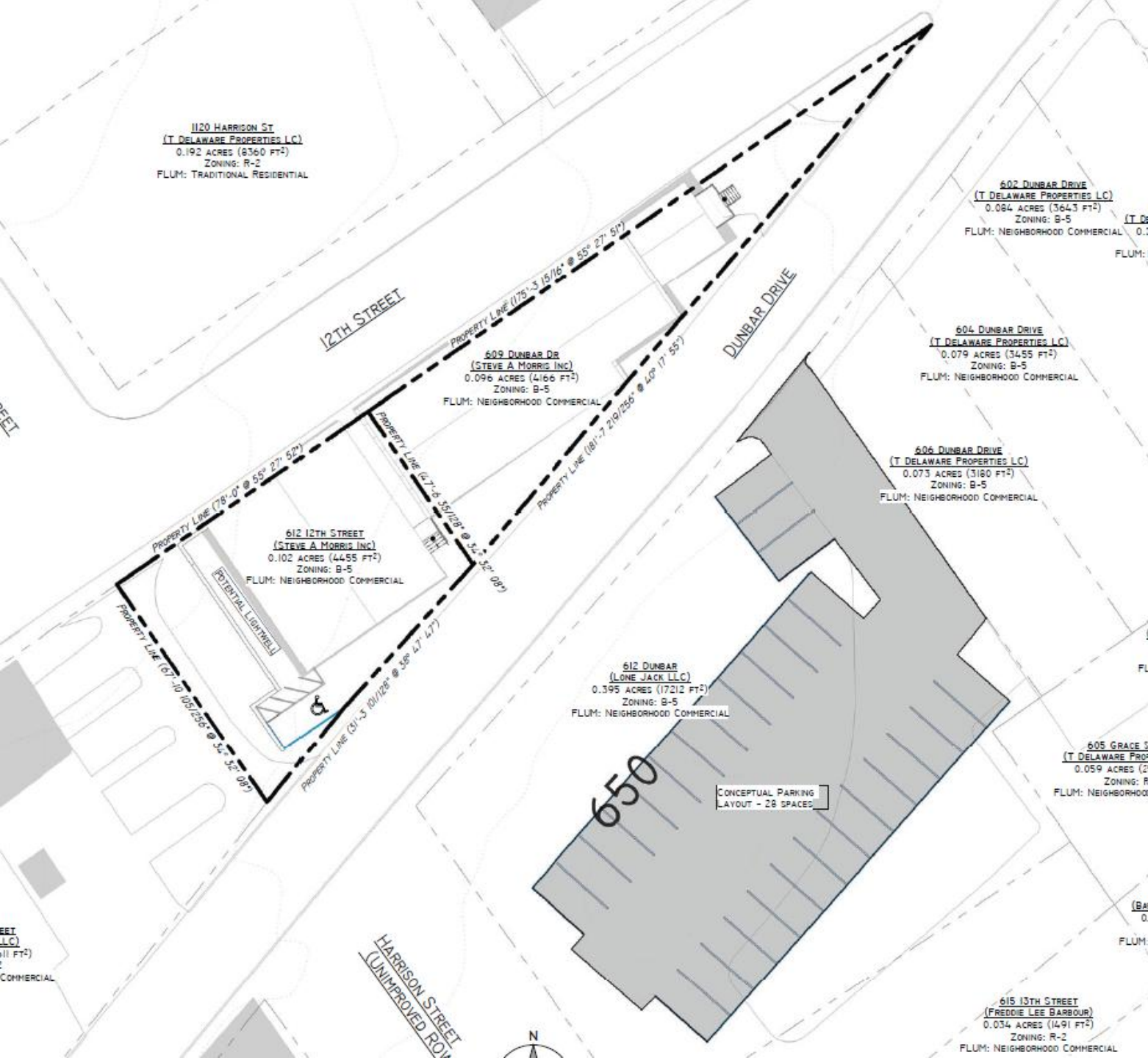
Recommendation:

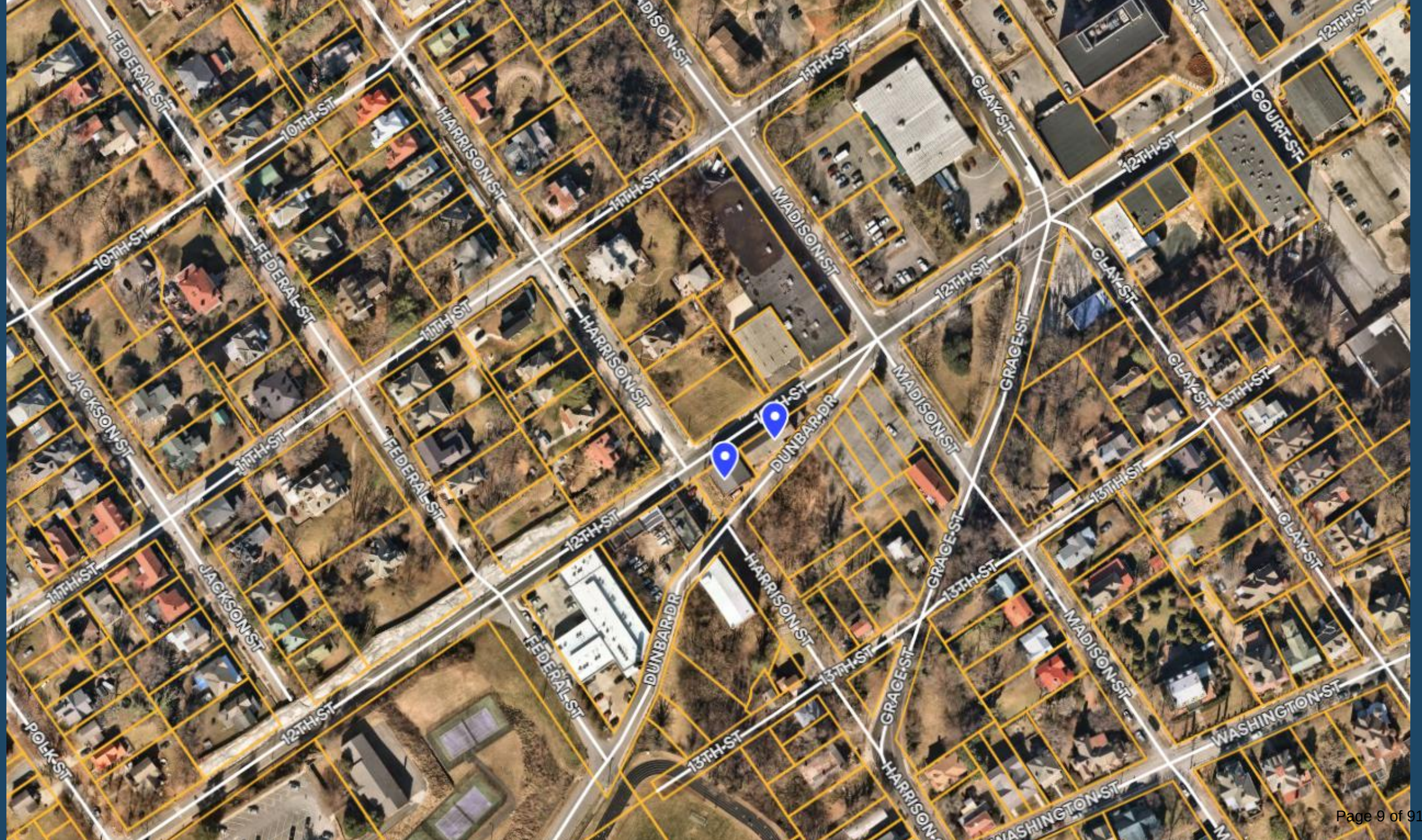
The Planning Commission will hold a public hearing on March 11, 2026, for this item.

Action:

A City Council public hearing will be held on April 14, 2026.







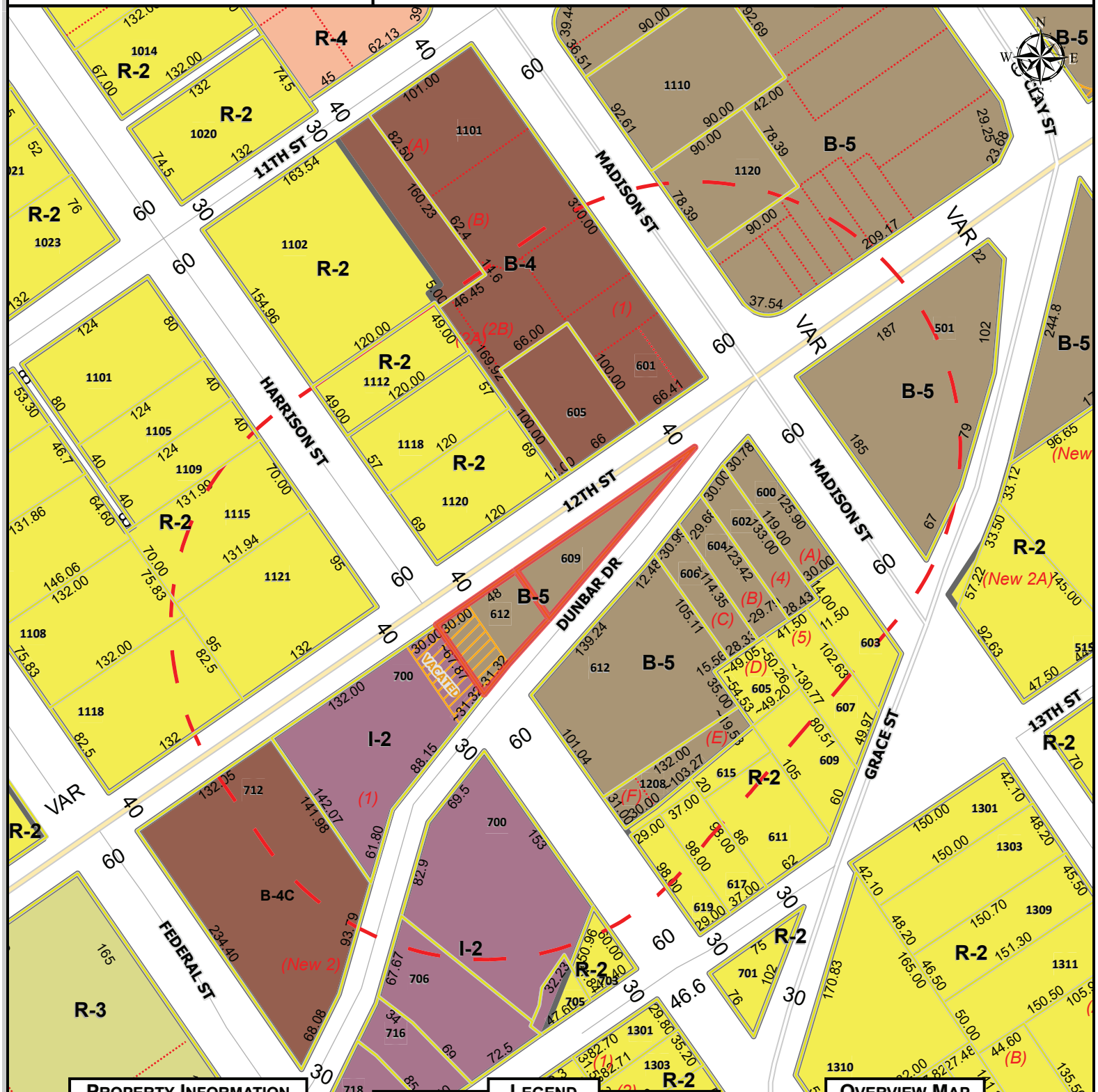
Zoning

612 12TH ST

609 DUNBAR DR

TRC

609 Dunbar LLC



PROPERTY INFORMATION

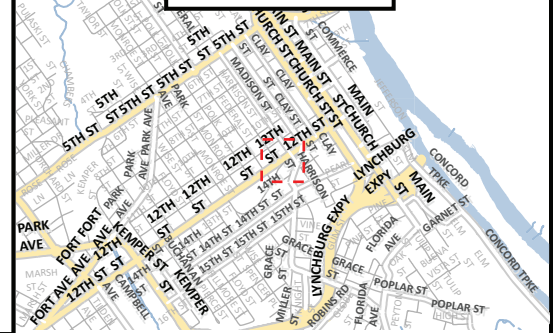
PARCEL ID	ADDRESS
02505001 612 12TH ST	02505002

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

MAP SCALE: 1:1,298 DATE PRINTED: 2/4/2026

OVERVIEW MAP

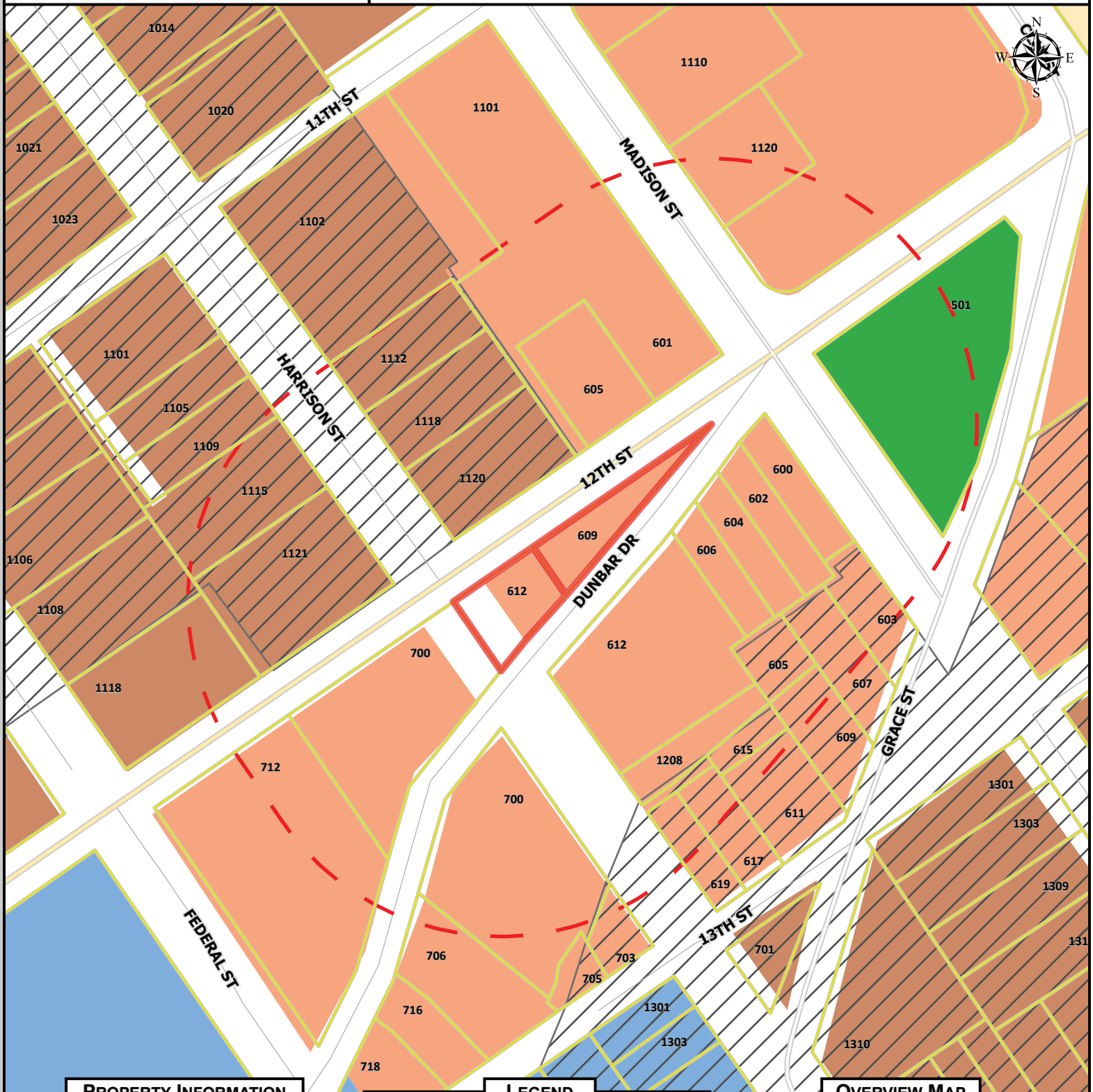


609 Dunbar Drive & 612 12th Street

Parcel ID	Address	Owner
02504001	712 12TH ST	712 12TH STREET LLC
02505015	615 13TH ST	BARBOUR, FREDDIE LEE
02505006	609 GRACE ST	CABLER, BARRY K & DEMETRIS R
02469016	1120 MADISON ST	CENTRAL VA AREA AGENCY ON AGING INC
02469001	501 12TH ST	CENTRAL VA AREA AGENCY ON AGING INC
02506001	501 GRACE ST	CITY OF LYNCHBURG
02504008	706 DUNBAR DR	EMPIRE CAPITAL LLC
02504003	700 DUNBAR DR	EMPIRE CAPITAL LLC
02470001	1102 HARRISON ST	FENDRICH, SIMON P & SARAH E
02505016	619 13TH ST	HONEYSUCKLE HOMES LLC
02505008	617 13TH ST	HONEYSUCKLE HOMES LLC
02505007	611 13TH ST	HONEYSUCKLE HOMES LLC
02470011	1112 HARRISON ST	HUBBLE-CARSON, PATRICK L & BRIDGET A
02505004	603 GRACE ST	KERLIN, GARETH II
02471007	1118 FEDERAL ST	LOFTIN, EZEKIEL ASA XII
02471006	1121 HARRISON ST	LOFTIN, EZEKIEL ASA XII
02505010	612 DUNBAR DR	LONE JACK LLC
02471005	1115 HARRISON ST	LOOMIS, LEIGH & LISA
02471008	1108 FEDERAL ST	MYERS, JOHN C SR
02504004	703 13TH ST	ROSE, MARSHALL A ESTATE
02505001	612 12TH ST	STEVE A MORRIS INC
02505002	609 DUNBAR DR	STEVE A MORRIS INC
02470009	1120 HARRISON ST	T DELAWARE PROPERTIES LC
02470010	1118 HARRISON ST	T DELAWARE PROPERTIES LC
02505009	1208 HARRISON ST	T DELAWARE PROPERTIES LC
02505014	605 GRACE ST	T DELAWARE PROPERTIES LC
02505005	607 GRACE ST	T DELAWARE PROPERTIES LC
02505011	606 DUNBAR DR	T DELAWARE PROPERTIES LC
02505012	604 DUNBAR DR	T DELAWARE PROPERTIES LC
02505013	602 DUNBAR DR	T DELAWARE PROPERTIES LC
02505003	600 DUNBAR DR	T DELAWARE PROPERTIES LC
02470002	1101 MADISON ST	T DELAWARE PROPERTIES LC
02470008	605 12TH ST	T DELAWARE PROPERTIES LLC
02504002	700 12TH ST	TAPROOT 76 LLC
02471004	1109 HARRISON ST	WEBB, STEVEN A

609 DUNBAR DR

609 Dunbar LLC



PROPERTY INFORMATION

PARCEL ID

ADDRESS

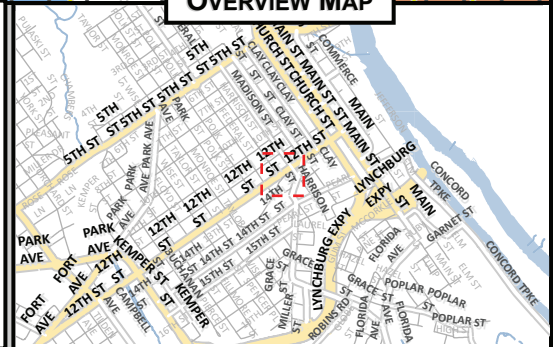
02505001	612 12TH ST	02505002	609 DUNBAR DR
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LEGEND

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

MAP SCALE: 1:1,298 DATE PRINTED: 2/4/2026

OVERVIEW MAP



Watershed

612 12TH ST

609 DUNBAR DR

TRC

609 Dunbar LLC



PROPERTY INFORMATION

PARCEL ID	ADDRESS
02505001 612 12TH ST	02505002 609 DUNBAR DR

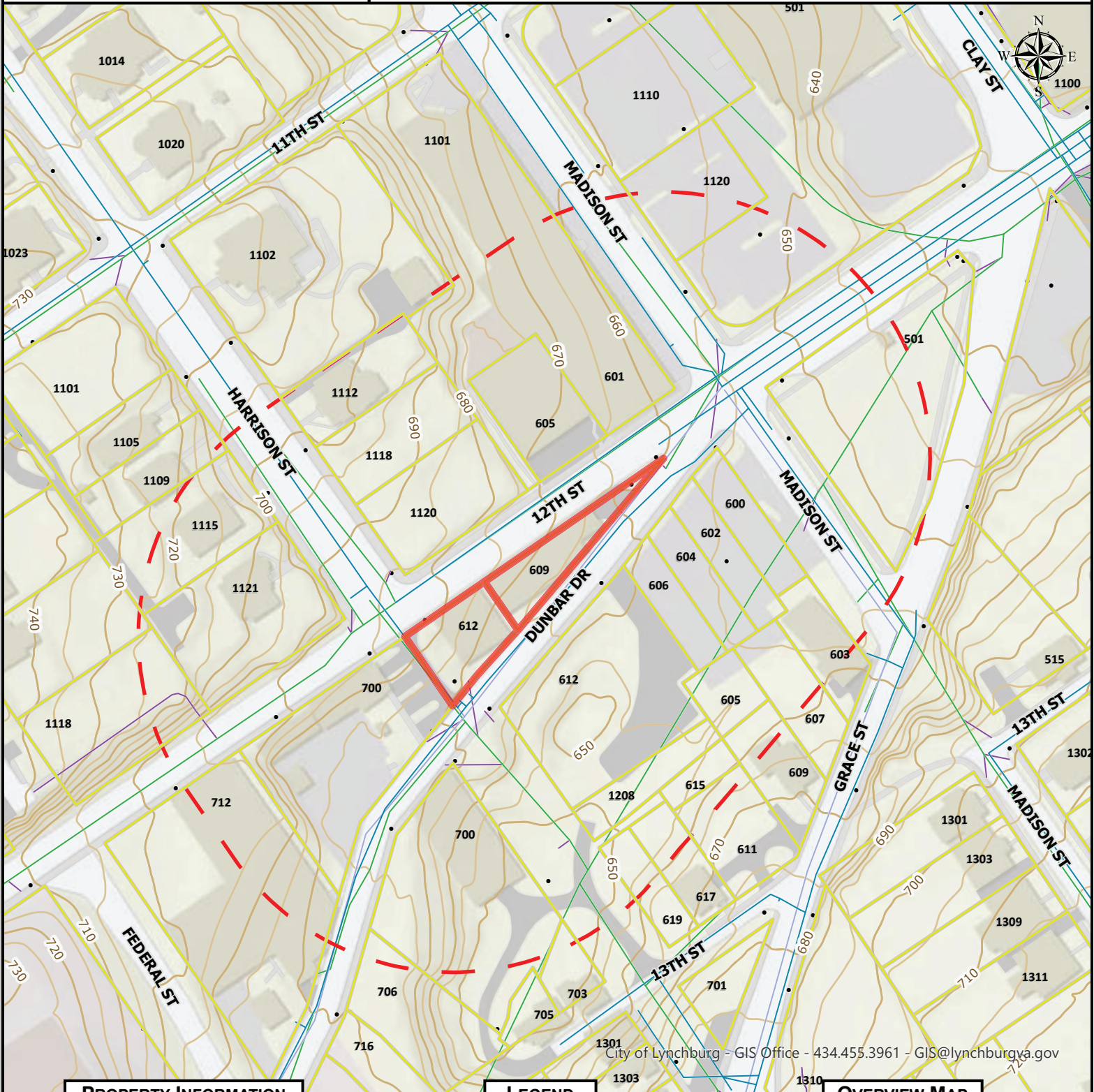
LEGEND

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

MAP SCALE: 1:1,298 DATE PRINTED: 2/4/2026

OVERVIEW MAP





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

PROPERTY INFORMATION

PARCEL ID	ADDRESS
02505001 612 12TH ST	02505002 609 DUNBAR DR

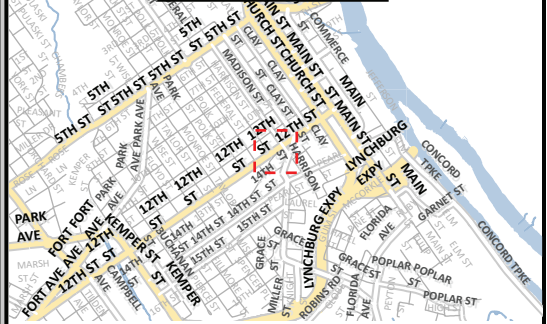
LEGEND

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

MAP SCALE: 1:1,298

DATE PRINTED: 2/4/2026

OVERVIEW MAP





JANUARY 30, 2026

CITY OF LYNCHBURG
900 CHURCH STREET
LYNCHBURG, VA 24505

RE: 609 DUNBAR DRIVE & 612 12TH STREET PROPOSED RE-ZONING NARRATIVE

THE EXISTING STRUCTURES AT 609 DUNBAR DRIVE & 612 12TH STREET ARE HISTORIC WAREHOUSES THAT HAVE BEEN UNDERUTILIZED IN RECENT YEARS AS A GENERAL CONTRACTOR'S OFFICE AND STORAGE. THE EXISTING ZONING FOR THE PARCELS IS B-5 (GENERAL BUSINESS) AND THE CURRENT FUTURE LAND USE MAP DESIGNATION IS NEIGHBORHOOD COMMERCIAL.

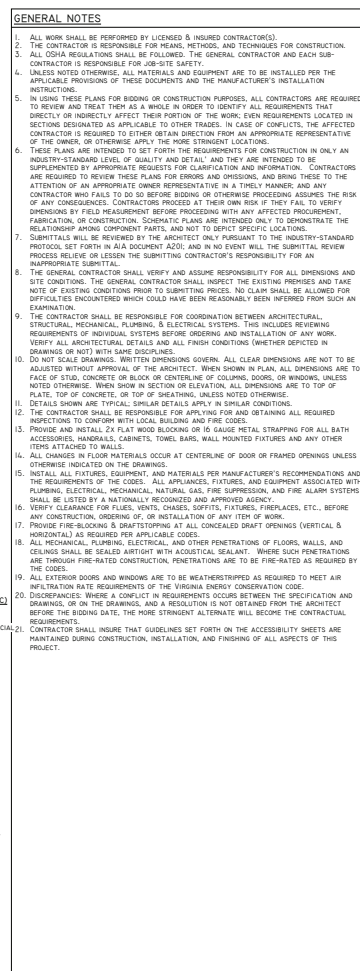
THE CURRENT ZONING, DEVELOPED BY-RIGHT, WOULD REQUIRE AT LEAST 50% OF THE FLOOR AREA TO BE DEVOTED TO COMMERCIAL USES AND AT THIS TIME, THE MARKET FOR THAT SIGNIFICANT PORTION OF A STRUCTURE TO COMMERCIAL USES IN THIS LOCATION IS NOT PRESENT. ADDITIONALLY, WHILE A CONDITIONAL USE PERMIT COULD BE APPLIED FOR TO MAINTAIN THE ZONING, NEITHER PARCEL MEETS THE MINIMUM LOT SIZE REQUIRED BY B-5 TO ALLOW FOR RESIDENTIAL MULTI-FAMILY, AND IF COMBINED WOULD ONLY ALLOW FOR THE ADDITION OF 8 DWELLING UNITS, WHICH ARE TOO FEW TO MAKE THE REQUIRED INVESTMENT IN REHABILITATING THIS HISTORIC STRUCTURE ANYWHERE CLOSE TO PROFITABLE.

THEREFORE, IN ORDER TO REHABILITATE THESE STRUCTURES, INCLUDING THE LAST EXTANT ANTEBELLUM TOBACCO FACTORY THAT SERVED AS A HOSPITAL DURING THE CIVIL WAR (612 12TH STREET), IT IS PROPOSED TO REZONE THE PARCEL TO B-4 (URBAN COMMERCIAL) TO ALLOW FOR THE STRUCTURES TO BE REHABILITATED INTO APPROXIMATELY 28 DWELLING UNITS.

WHILE THE B-4 ZONING WOULD NOT REQUIRE ANY ON-STREET PARKING, INCLUDED IN THE ACQUISITION IS THE VACANT PARCEL AT 612 DUNBAR DRIVE, WHICH HAS A GROWN-OVER EXISTING DRIVE AISLE TO A PARKING LOT THAT EXISTED BEHIND THE FORMER WAREHOUSE STRUCTURE THAT WAS TORN DOWN IN 2012. THE PARKING AREA ON THIS LOT WILL BE REPAIRED AND RECONFIGURED TO PROVIDE SOME AMOUNT OF OFF-STREET PARKING FOR THE STRUCTURES IN THIS REZONING, WITH THE GOAL OF PROVIDING ONE OFF-STREET PARKING SPACE FOR EACH PROPOSED DWELLING UNIT.

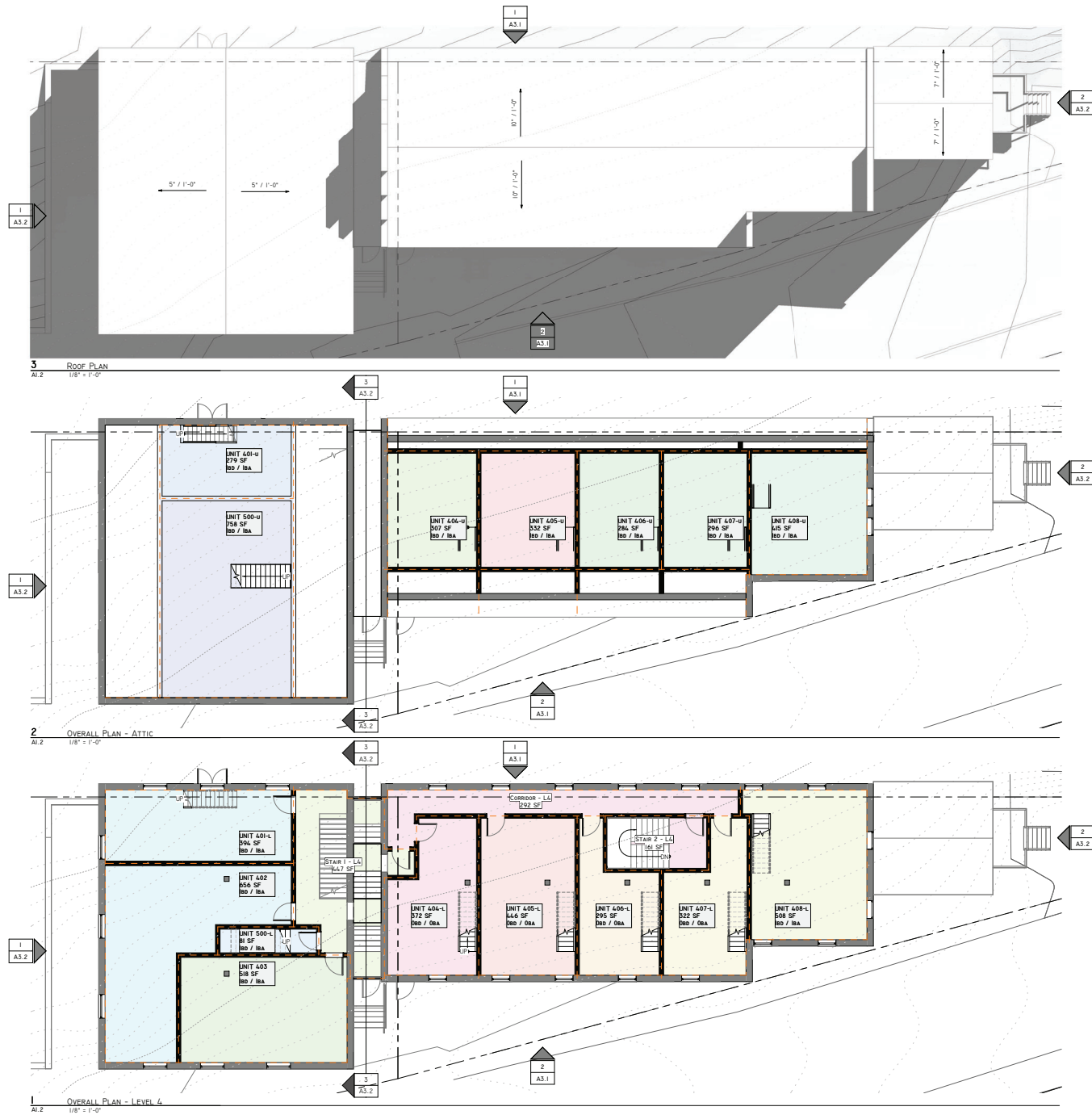
ADDITIONALLY, OUR PROJECT TEAM SUBMITTED THIS CONCEPT FOR A PRE-TRC MEETING, WHICH OCCURRED IN DECEMBER. AT THAT MEETING, PLANNING STAFF RECOMMENDED THAT WE ALSO APPLY TO HAVE THE FUTURE LAND USE DESIGNATION OF THESE TWO PARCELS UPDATED TO "DOWNTOWN" FROM "NEIGHBORHOOD COMMERCIAL" TO MORE CLOSELY ALIGN WITH THE PROPOSED USE OF THE HISTORIC STRUCTURES.

CASEY SERVIS
ARCHITECT, SERVIS ARCHITECTURE CO



BUILDING CODE INFORMATION			
APPLICABLE CODE(S)	2021 VIRGINIA EXISTING BUILDING CODE REFERENCING 2021 VIRGINIA CONSTRUCTION CODE		
CONSTRUCTION TYPE	II-B		
USE GROUP	R-2		
FIRE SUPPRESSION	FULLY SPRINKLERED, NFPA TYPE TBD		
ALLOWABLE BUILDING HEIGHTS			
ALLOWABLE # OF STORES ABOVE GRADE PLANE (VCC TABLE 504.4)	ACTUAL # OF STORES ABOVE GRADE PLANE	ALLOWABLE BUILDING HEIGHT (FT) (VCC TABLE 504.3)	ACTUAL BUILDING HEIGHT ABOVE GRADE PLANE (FT)
4 OR 5	4 OR 5	60'	64.5-50'
ZONING INFORMATION			
ZONING DISTRICT	B-5 (GENERAL BUSINESS DISTRICT)		
PROPOSED REZONING	B-4 (URBAN COMMERCIAL DISTRICT)		
FUTURE LAND USE DESIGNATION	NEIGHBORHOOD COMMERCIAL		
ECONOMIC ZONES	12TH STREET INDUSTRIAL NATIONAL & STATE HISTORIC DISTRICT ENTERPRISE ZONE		
PARCEL AREA	609 DUNBAR & 612 12TH STREET COMBINED - ±0.198 ACRES (18,605 SF)		
	ALLOWED / REQUIRED	ACTUAL	
FRONT YARD SETBACK	NONE REQUIRED	EXISTING, NO CHANGE	
REAR YARD SETBACK	NONE REQUIRED	EXISTING, NO CHANGE	
INTERIOR SIDE YARD SETBACK	NONE REQUIRED	EXISTING, NO CHANGE	
STREET SIDE YARD SETBACK	NONE REQUIRED	EXISTING, NO CHANGE	
LOT WIDTH	NO MINIMUM	EXISTING, NO CHANGE	
BUILDING HEIGHT	REGULATED BY ROW WIDTH	EXISTING, NO CHANGE	
PARKING SPACES	NONE REQUIRED	TO BE PROVIDED @ 612 DUNBAR	
BIKE/Y PARKING	SPACE/S DWELLING UNITS	5 BIKE/SPACE SPACES	
VICINITY MAP (1" = 400')			
SHEET INDEX			
#	SHEET NAME	PWE-TRC REVIEW	CURRENT REVISION
GENERAL			
CS.1	TITLE SHEET		X
ARCHITECTURE			
AS.1	OVERALL FLOOR PLANS		X
AS.2	OVERALL FLOOR PLANS		X
AS.1	EXTERIOR BUILDING ELEVATIONS		X
AS.2	EXTERIOR BUILDING ELEVATIONS		X
SHEET COUNT: 5			

NOT FOR CONSTRUCTION



UNIT SCHEDULE - BY UNIT

#	NAME	AREA	Bb	Ba
00	LOBBY	206 SF		
00	BUILDING SERVICES	183 SF		
00	STAIR 2 - ENTRY	77 SF		
00	STAIR 2 - L1	161 SF		
00	STAIR 1 - L2	422 SF		
00	STAIR 2 - L2	161 SF		
00	609 CORRIDOR - L2	291 SF		
00	STAIR 2 - L3	161 SF		
00	609 CORRIDOR - L2	269 SF		
00	STAIR 1 - L3	422 SF		
00	10	2,350 SF	0	0
01	101	672 SF	I	I
02	102	672 SF	I	I
02	102	645 SF	I	I
03	103	569 SF	I	I
03	103	569 SF	I	I
04	104	703 SF	I	I
04	104	703 SF	I	I
05	105	704 SF	I	I
05	105	704 SF	I	I
06	106	780 SF	I	I
06	106	780 SF	I	I
07	201	572 SF	I	I
07	1	572 SF	I	I
08	202	569 SF	I	I
08	1	569 SF	I	I
09	203	553 SF	I	I
09	1	553 SF	I	I
10	204	566 SF	I	I
10	1	566 SF	I	I
11	205	562 SF	I	I
11	1	562 SF	I	I
12	206	564 SF	I	I
12	1	564 SF	I	I
13	207	634 SF	I	I
13	1	634 SF	I	I
14	301	572 SF	I	I
14	1	572 SF	I	I
15	302	569 SF	I	I
15	1	569 SF	I	I
16	303	553 SF	I	I
16	1	553 SF	I	I
17	304	566 SF	I	I
17	1	566 SF	I	I
18	305	562 SF	I	I
18	1	562 SF	I	I
19	306	878 SF	I	I
19	1	878 SF	I	I
20	404-L	394 SF	I	I
20	404-U	279 SF	I	I
20	2	673 SF	2	2
21	402	656 SF	I	I
21	1	656 SF	I	I
22	403	518 SF	I	I
22	1	518 SF	I	I
23	404-L	372 SF	0	0
23	404-U	307 SF	I	I
23	2	679 SF	I	I
24	405-L	446 SF	0	0
24	405-U	332 SF	I	I
24	2	778 SF	I	I
25	406-L	295 SF	0	0
25	406-U	284 SF	I	I
25	2	579 SF	I	I
26	407-L	322 SF	0	0
26	407-U	296 SF	I	I
26	2	618 SF	I	I
27	408-L	508 SF	I	I
27	408-U	445 SF	I	I
27	2	953 SF	2	2
28	500-L	81 SF	I	I
28	500-U	758 SF	I	I
28	2	840 SF	2	2
28	2	840 SF	2	2
GRAND TOTAL		20,268 SF	31	31



REZONING APPLICATION -
CONCEPT PLANS
01/30/2026

NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	DATE

12TH & DUNBAR
REDEVELOPMENT
LYNCHBURG, VA 24504

OVERALL FLOOR PLANS

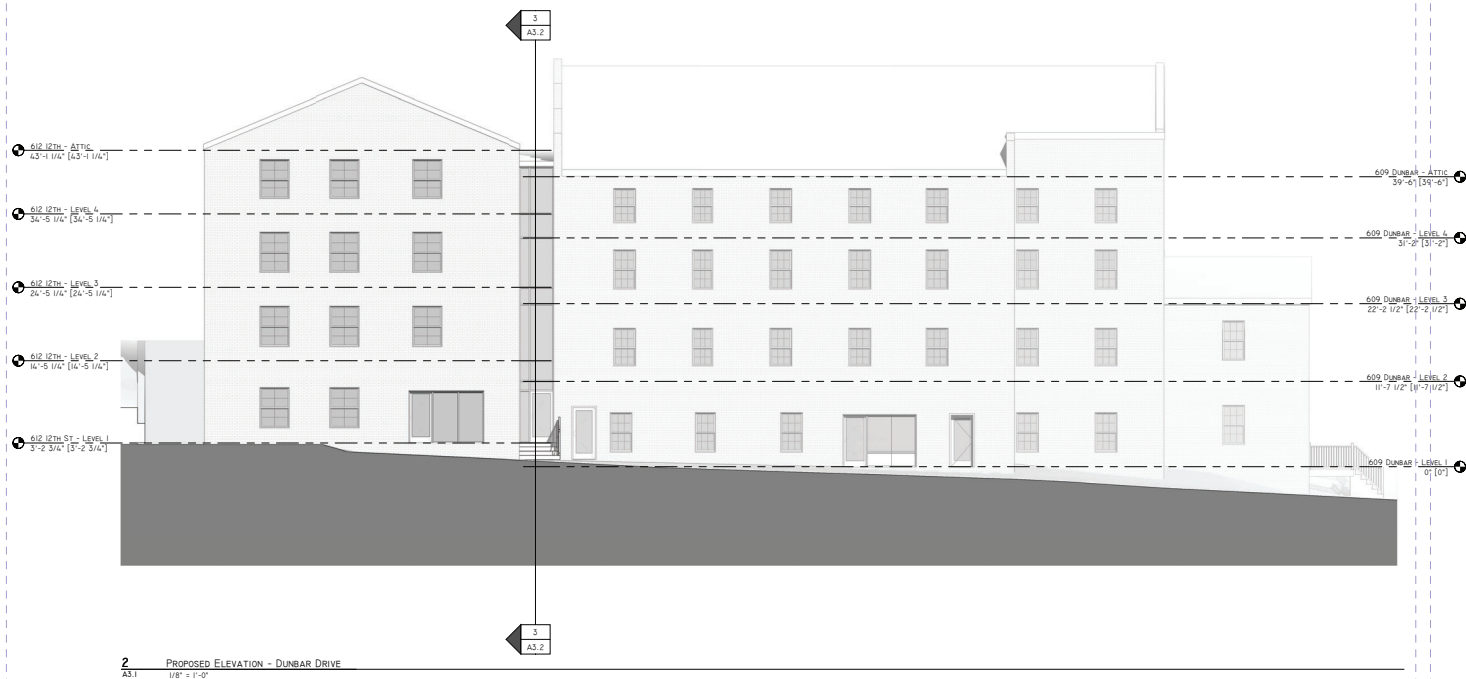
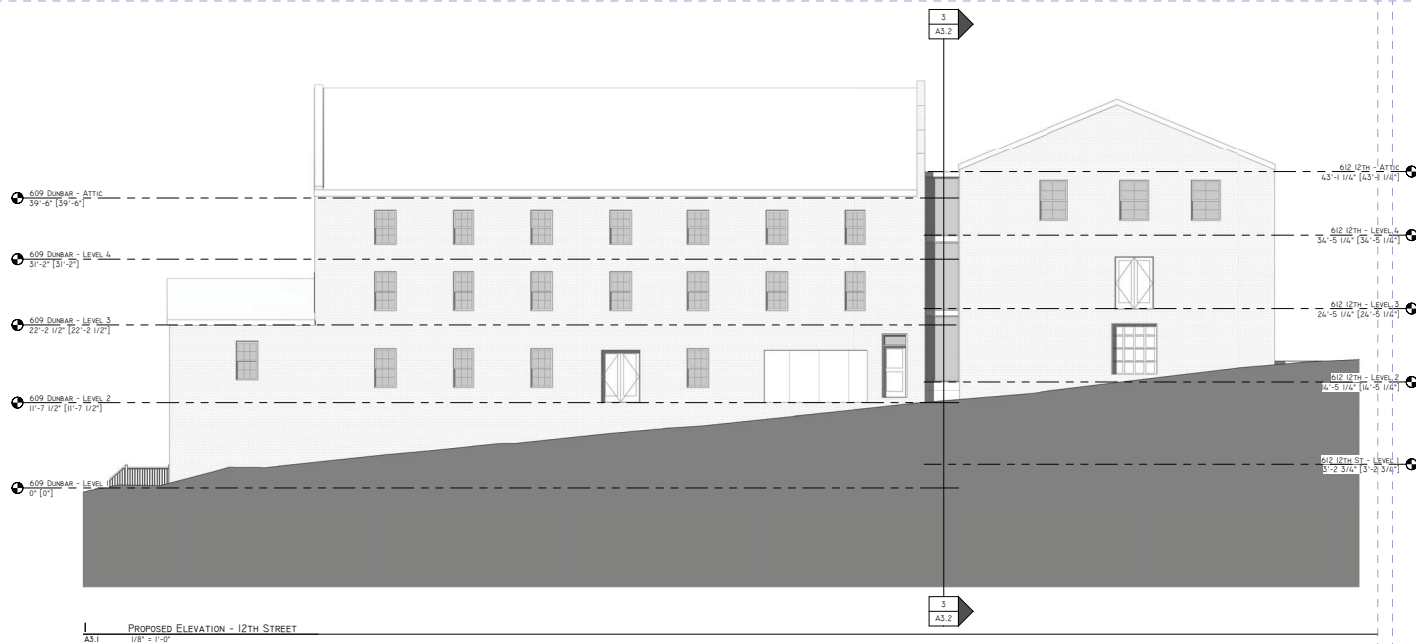
PROJECT NUMBER 2025-412

DRAWN BY CS

CHECKED BY CS

A1.2

SCALE 1/8" = 1'-0"



REZONING APPLICATION -
CONCEPT PLANS
01/30/2026

NOT FOR
CONSTRUCTION

NO.	DESCRIPTION	DATE

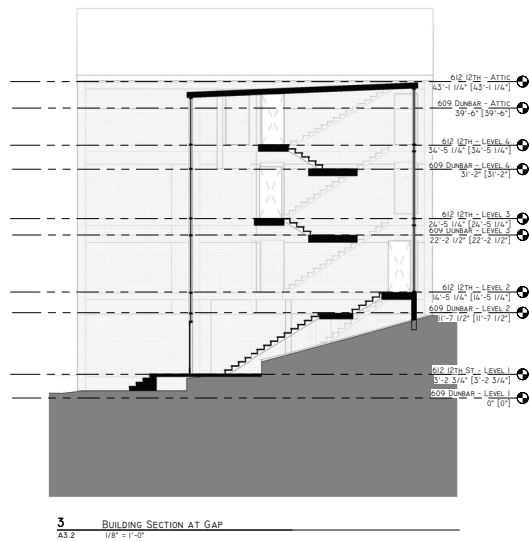
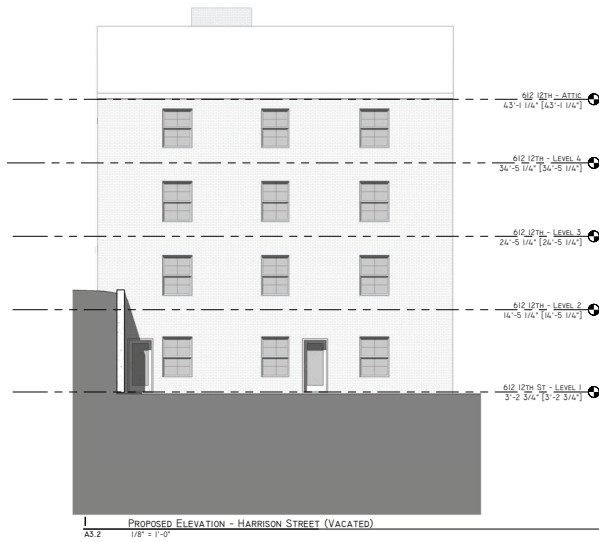
12TH & DUNBAR
REDEVELOPMENT
LYNCHBURG, VA 24504

EXTERIOR BUILDING ELEVATIONS

PROJECT NUMBER 2025-612
DRAWN BY ARCHITECTURAL
CHECKED BY CHECKER

A3.1

SCALE 1/8" = 1'-0"



REZONING APPLICATION -
 CONCEPT PLANS
 01/30/2026

NOT FOR
 CONSTRUCTION

NO.	DESCRIPTION	DATE

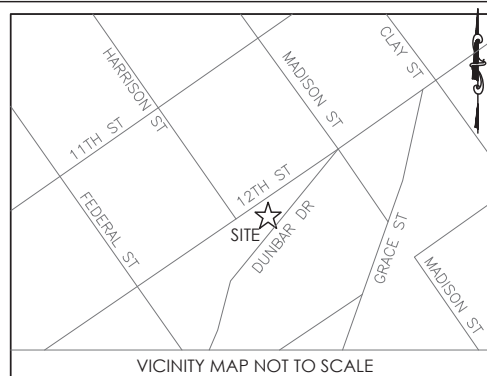
12TH & DUNBAR
 REDEVELOPMENT
 LYNCHBURG, VA 24504

EXTERIOR BUILDING ELEVATIONS

PROJECT NUMBER 2025-612
 DRAWN BY ARCHITECTURAL
 CHECKED BY CHECKER

A3.2

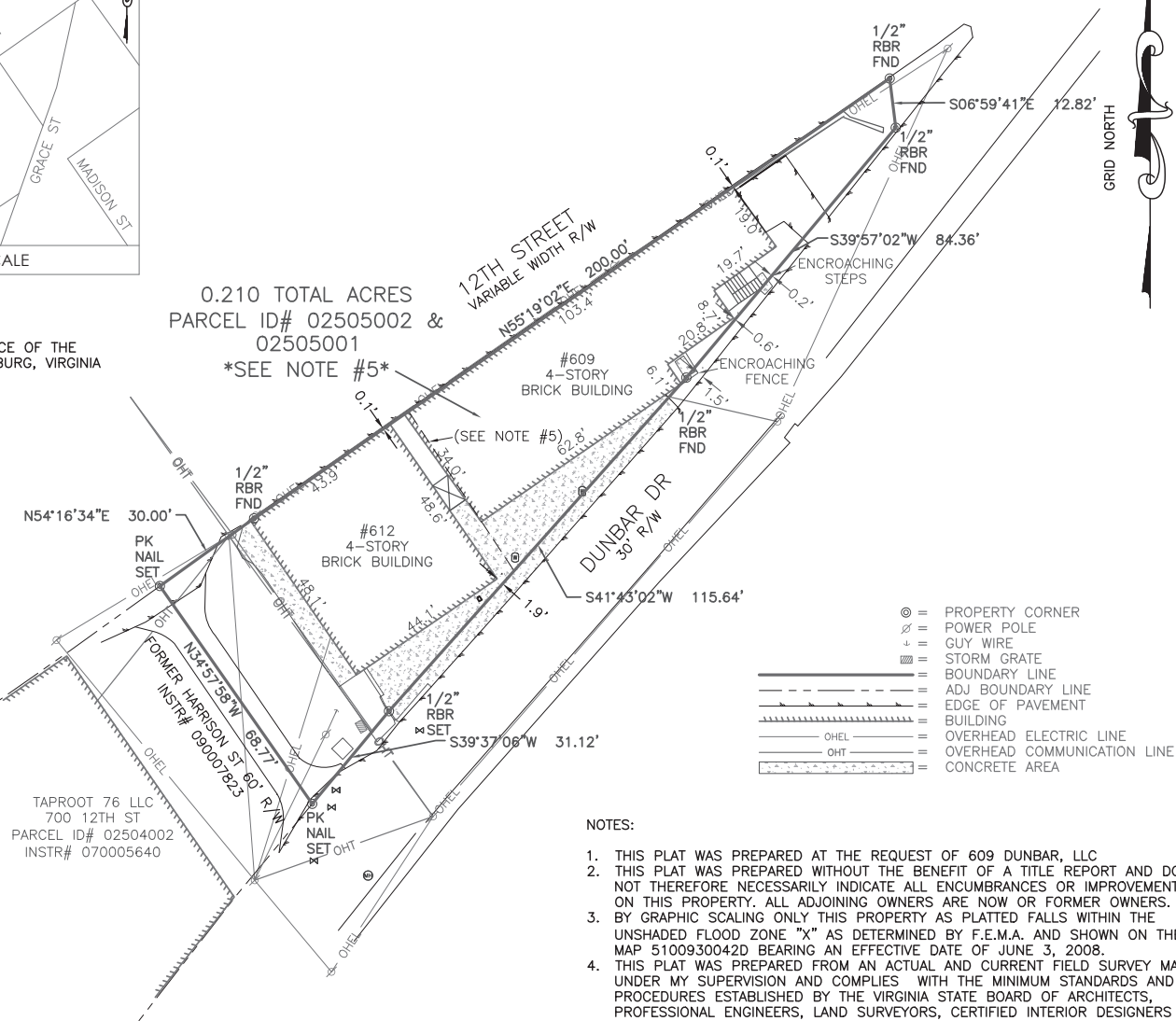
SCALE 1/8" = 1'-0"



SOURCE OF TITLE
 CURRENT OWNER: STEVE A MORRIS INC
 PARCEL ID# 02505002 & 02505001
 DB 1010 PG 124 IN THE CLERK'S OFFICE OF THE
 CIRCUIT COURT OF THE CITY OF LYNCHBURG, VIRGINIA

0.210 TOTAL ACRES
 PARCEL ID# 02505002 &
 02505001

SEE NOTE #5

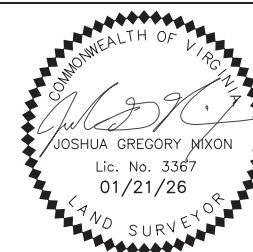


NOTES:

1. THIS PLAT WAS PREPARED AT THE REQUEST OF 609 DUNBAR, LLC
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMER OWNERS.
3. BY GRAPHIC SCALING ONLY THIS PROPERTY AS PLATTED FALLS WITHIN THE UNSHADED FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP 5100930042D BEARING AN EFFECTIVE DATE OF JUNE 3, 2008.
4. THIS PLAT 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.
5. THE BOUNDARY AS PLATTED HEREON IS OF THE EXTERIOR BOUNDARY ONLY NO INTERIOR LINE(S) SURVEYED THIS DATE. INTERIOR LINE IS TAKEN FROM PLATS OF RECORD AND SHOULD BE CONSIDERED APPROXIMATE.

RESURVEY OF PARCEL ID# 02505002
 & 02505001

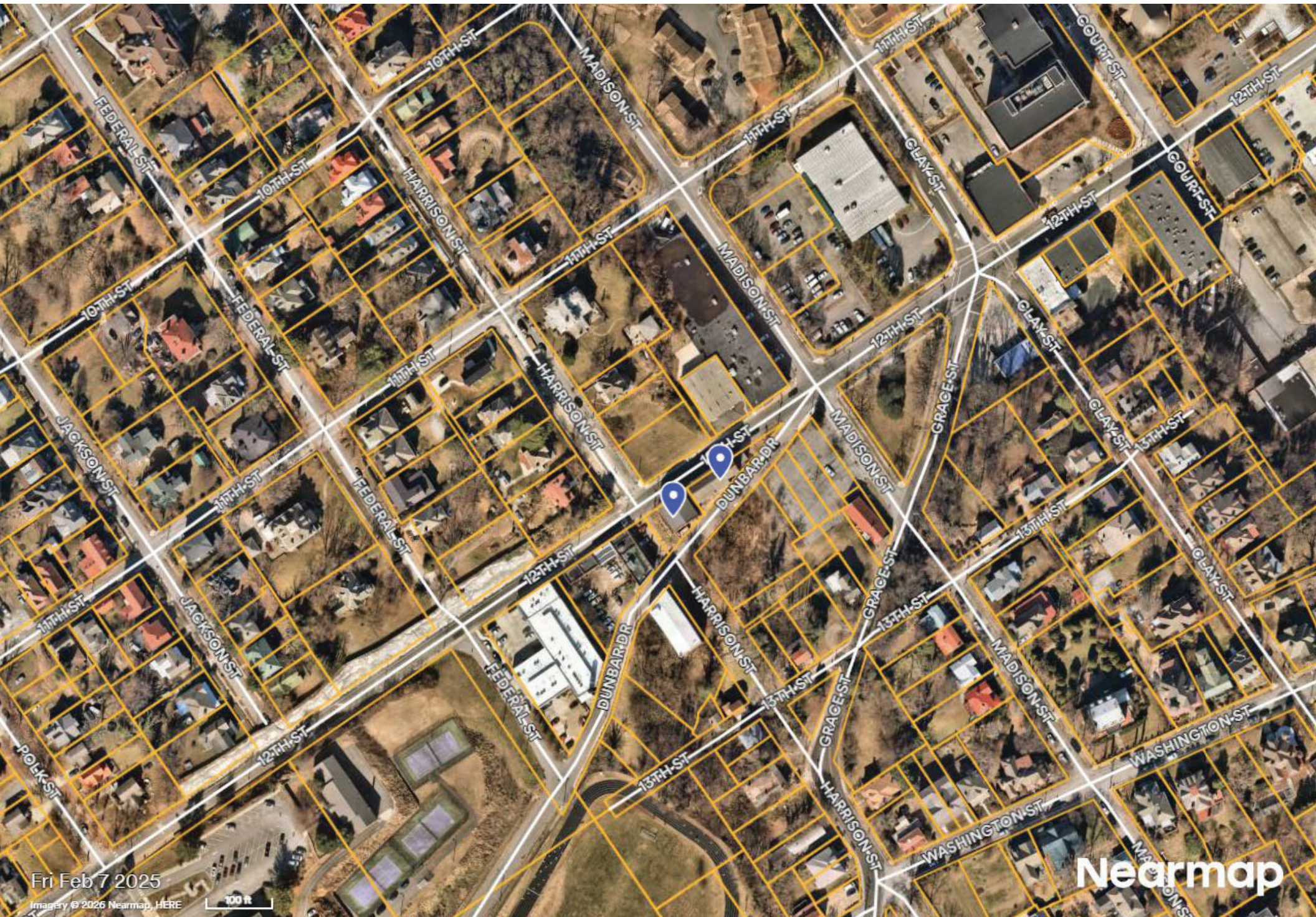
PROPERTY OF
 STEVE A. MORRIS INC
 LYNCHBURG CITY, VIRGINIA



ACCUPOINT
 SURVEYING & DESIGN
 SURVEYORS ♦ ENGINEERS ♦ SOIL EVALUATORS
 106 VISTA CENTRE DRIVE, FOREST, VA 24551
 PH: 434-610-4334 WWW.ACCUPOINTSURVEYING.COM

SCALE:	1" = 30'
ASD JOB#	26-115
FILE #:	26-115RES.DWG
PARCEL ID#	02505002 & 02505001
DATE:	JANUARY 21, 2026

PAGE 1 OF 1



AGENDA ITEM SUMMARY**MEETING DATE**

March 10, 2026

PRESENTED BY

Rachel Frischeisen, City Planner

AGENDA ITEM # III.2

271 Riverside Drive - Conditional Use Permit (CUP) - Group Home

RECOMMENDATION

This item will appear for City Council vote on the April 14, 2026, Public Hearing agenda. Planning Commission motions to recommend both denial and approval of the Conditional Use Permit (CUP) petition to allow the use of an existing residential dwelling as a group home for up to eight (8) individuals in an R-2, Low-Medium Density Residential District at 271 Riverside Drive failed (2-2, with 2 absent).

SUMMARY

The Miller Home for Girls is petitioning for a CUP to allow the use of an existing residential dwelling as a group home for up to eight (8) individuals in an R-2, Low-Medium Density Residential District at 271 Riverside Drive.

The property is zoned R-2, Low-Medium Density Residential District. In this district, large group homes are permitted upon approval of a CUP by Council. The *Comprehensive Plan 2013-2030 Future Land Use Map (FLUM)* recommends Low Density Residential use for the subject property. The use of the existing structure as a large group home should have limited impact on the surrounding area.

The Miller Home is currently using the property as proposed by the CUP. In September 2025, Miller Home staff consulted with the Zoning Division and were advised that the subject property was appropriate for use as a group home for up to eight (8) children. Based on that information, Miller Home proceeded with relocation to this facility and completed all required Department of Social Services approvals. Upon further review of City Code and State Code, staff determined that a Conditional Use Permit is required for a group home that serves more than four (4) children at the Riverside Drive location. On January 12, 2026, the Miller Home was notified that a CUP was needed and subsequently submitted this petition.

PRIOR ACTION(S)

February 25, 2026: The Planning Commission motions to recommend both denial and approval of the CUP petition failed (2-2, with 2 absent: Gammon and Henderson).

February 25, 2026: The Planning Division recommended approval of the CUP petition.

FISCAL IMPACT

N/A

CONTACT(S)

Rachel Frischeisen, City Planner
Kevin Henry, Zoning Administrator

ATTACHMENT(S)

1. Presentation
2. Planning Commission Minutes, Report, and Attachments
3. Survey Conducted by a Neighbor

REVIEWED BY



William Martin, Community Development Director

Date: March 03, 2026



Kent White, Assistant City Manager

Date: March 03, 2026



Alicia Finney, Clerk of Council

Date: March 04, 2026

271 RIVERSIDE DRIVE CONDITIONAL USE PERMIT

Tuesday, March 10, 2026



PURPOSE & ACTION

Purpose:

Petition of Miller Home for Girls for a Conditional Use Permit in an R-2, Low-Medium Density Residential District to allow a group home for up to eight (8) individuals at 271 Riverside Drive.

Recommendation:

The Planning Commission motion to recommend both denial and approval of the CUP petition failed (2-2, with 2 absent).

Action:

A City Council public hearing will be held on April 14, 2026.





TIMELINE

- **September 2025 – Miller Home contacted Zoning to inquire about the use as a group home**
- **December 2025 – Miller Home purchases property**
- **January 2026 – Staff receives complaint, researches further, finds a CUP should be required**
- **January 12, 2026 – Staff relays this to Miller Home**
- **January 21, 2026 – Miller Home submits CUP**
- **February 19, 2026 – Planning staff recommends condition regarding the CUP being nontransferable and only applicable to Miller Home specifically**
- **February 24, 2026 – Board of Zoning Appeals hears an unrelated appeal for a group home for up to 8 individuals recovering from substance abuse; BZA ruled that this is considered by-right based on Fair Housing Act**
 - This action means that single family homes can be used as group homes for up to 8 recovering individuals by-right, as they are a protected class (considered disabled)
 - Therefore, the recommended conditions would not prevent a by-right group home for protected classes

MINUTES OF THE FEBRUARY 25, 2026 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):

Petition of Miller Home for Girls for a Conditional Use Permit in an R-2, Low-Medium Density Residential District to allow a group home for up to eight (8) individuals at 271 Riverside Drive. The group home would be located in the existing residential dwelling.

Ms. Rachel Frischeisen, City Planner, provided the following summary to the Commission. This property is zoned R-2, Low-Medium Density Residential District. In this district, large group homes are permitted upon approval of a Conditional Use Permit (CUP) by Council. The Future Land Use Map (FLUM) recommends Low Density Residential use for the subject property. These areas are dominated by single family detached housing. In addition to residential uses, they may include public and institutional uses compatible in scale with single family residential homes. The subject property consists of approximately three hundred thirty-two thousandths (0.332) of an acre located at 271 Riverside Drive. The property contains a two-story structure with an attached garage constructed in 2025 and is approximately three thousand (3,000) square feet in size. Miller Home is currently using the property as proposed by the CUP with five (5) girls in the home. To give more context on how this came about: In September 2025, Miller Home staff consulted with the Zoning Division and were advised that the subject property was appropriate for use as a group home for up to eight (8) children. Based on that information, Miller Home proceeded with relocation from their previous facility and completed all necessary Department of Social Services approvals. Upon further review of City and State Code, staff determined that a Conditional Use Permit is required at the Riverside Drive location for a group home that serves more than four (4) children. She emphasized that Miller Home followed the appropriate processes – they consulted with zoning staff about this use of the property and were told that it was permitted. Staff was incorrect. Miller Home for Girls did not bypass or attempt to circumvent any City processes. On January 12, 2026, the Miller Home for Girls staff were notified that a CUP was needed and subsequently submitted this petition. In the Planning Commission report that was sent out last week, Planning staff had recommended conditions regarding this CUP being nontransferable and only applicable to Miller Home specifically. Additionally, yesterday, the Board of Zoning Appeals (BZA), which is a court appointed board, heard an unrelated appeal for a group home for up to eight (8) individuals recovering from substance abuse; BZA ruled that this use is considered by-right based on the Fair Housing Act. This action means that single family homes can be used as group homes for up to eight (8) recovering individuals by-right, as they are a protected class because they are considered disabled. Therefore, the recommended conditions would not prevent a by-right group home for protected classes. She clarified further that because BZA ruled that a recovery home for eight (8) individuals is by-right, therefore that type of facility could be located in any single-family residence, anywhere in this neighborhood or others. Whether a CUP is issued here for Miller Home or not, that has no effect on whether a protected class group home could go here later. The BZA has decided they are permitted in single family homes citywide. The focus of this petition is the Miller Home's use of 271 Riverside Drive as a group home for up to eight (8) girls ages twenty-one (21) and under. In summary, the use of the existing structure as a large group home should have limited impact on the surrounding area. No exterior renovation or additions are proposed. The Planning Division recommends approval of the petition.

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

Ms. Morgan Kane, Executive Director of Miller Home for Girls, was present to represent the petition. She spoke to the mission of the Miller Home for Girls, noting that for nearly one hundred fifty (150) years Miller Home has served as a place of safety and stability for young women in need in Lynchburg and the surrounding areas. She explained that Miller Home provides a supportive environment that gives girls a foundation to heal and succeed, adding that many girls who leave the program go on to become active members in their communities, including Lynchburg. Ms. Kane emphasized that Miller Home has always strived to be a good neighbor and invited questions about the services Miller Home provides. She concluded that granting this CUP would allow Miller Home to continue serving those in need by providing a home and opportunities to young women.

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.

Ms. Carla Hamilton, a resident of Riverside Drive, said that she commended Miller Home for the services that they provide for young ladies, but expressed concern about several factors regarding the location of the Miller Home on Riverside Drive, including: an increase in uses other than single-family household uses; an impact on the perception of the neighborhood; the ability to comply with Virginia Administrative Code requirements, including interior and exterior lighting, and general suitability for eight clients; insufficient parking; and setting a precedent in the neighborhood. She concluded that the original investors in the Riverwood and the Bluffs should be heard and their concerns should not be secondary.

Ms. Carolyn Wicks, a resident of Riverside Drive, noted that she would be referring to the results of a survey that she and other neighbors created, which had been sent to commissioners via email. She stated that residents care about who will be joining the neighborhood and noted that it was not until institutional-style vans were seen driving through the neighborhood that residents realized Miller Home was located at 271 Riverside Drive. She explained that after speaking with Community Development staff, neighborhood residents proceeded to create an informational flyer about the Miller Home and administer a survey in response to the Miller Home CUP petition. She referenced the recent decision made by the Board of Zoning Appeals (BZA) and explained that residents on Riverside are concerned about how the Fair Housing Act can also be fair to current residents. She acknowledged that staff made a mistake in the professional advice given to Miller Home, which resulted in Miller Home conducting institutional work without a CUP. She noted that the residents have lived with this scenario for months and recommended denial of the CUP. She reported that the survey indicates that sixty-seven (67) percent of respondents do not want Miller Home to be located in the neighborhood. She stated that by voting against this CUP, she believes the Commission would be doing Miller Home a favor by allowing them to sell the home and move to a more compatible property. She expressed concern that the character of the home would be changed if the CUP were approved. She suggested that Miller Home locate in a mixed-use corridor, which would be close to goods and services, and allow them to house more individuals. She described the current location as an unimproved and isolated stretch of Riverside, not near any of the amenities offered by being closer to downtown Lynchburg. She urged the commissioners to vote no on this petition.

Chair Rogers offered the petitioner a chance for a rebuttal.

Ms. Kane declined to offer a rebuttal.

With there being no further members of the public who wished to speak on the petition, Chair Rogers closed the public hearing.

Commissioner Cox inquired about what rules were in place regarding visitors and visitation hours.

Ms. Kane responded that all visits to girls in their care are arranged in advance through staff. She added that visits or meetings are generally held during office hours, between 9 a.m. and 5 p.m. She emphasized that visits are scheduled in advance, enabling staff to ensure there is room for parking and visitation.

Chair Rogers asked what their office and staff support space was like and if it was located at 271 Riverside Drive.

Ms. Kane replied that there is an administrative office within the home that she and the program director jointly use and conduct meetings. She added that Miller Home is staffed twenty-four hours a day and seven days a week and has a rotating schedule of childcare workers, ensuring there is always a staff member on site with the girls. She elaborated that the staff have a bedroom and bathroom that serve as

their residential space according to Department of Social Services code. She reiterated that they are on a rotating shift, meaning the number of staff members there at one time is limited.

Commissioner Cox asked if the City building plan reviewer had reviewed the drawings of the home and if they found that the home meets the code requirements for things such as fire suppression.

Ms. Frischeisen replied yes. When permit applications were submitted for this home, they were reviewed as any other single-family home. Planning staff met with the building plan reviewer to determine whether this use would be classified as a change of use and cross the threshold requiring fire suppression. He verified with the state and found that it would not necessitate fire suppression.

Commissioner Woodson expressed his appreciation to Miller Home for the service it provides. He said he had spoken with the residents of the area and he did have concerns; namely, he was concerned about parking. He asked if the property was able to meet the recreational needs of the girls.

Ms. Kane responded that the girls have designated recreational time each day, adding that they often go on supervised walks through the neighborhood, and utilize public parks during recreational time.

Commissioner Woodson mentioned that the road is narrow and has no sidewalks in the immediate area. He reiterated his concern regarding parking and asked Ms. Kane if the school bus was able to reach their area, given the narrowness of the road.

Ms. Kane replied that there is a designated bus stop nearby, within walking distance. She noted that staff currently drive the girls to school.

Commissioner Woodson asked Ms. Frischeisen if the CUP would convey with the property should Miller Home ever decided to sell.

Ms. Frischeisen replied that the recommended condition states that it would only apply to Miller Home, and that if the property were to be transferred, the conditional use permit would not be transferred with the property. She clarified to the commissioners that a group home that serves a protected class, such as a recovery house, is protected under the Fair Housing Act and would not need a CUP to operate in a single-family home, as decided by the BZA on February 24, 2026. Regardless of the outcome with this petition, a group home that serves a protected class would be a by-right use for any house within the city, including this neighborhood and this house. She reiterated that even though this condition is explicitly for the Miller Home petition, it does not mean that another by-right group home could not be located here.

Chair Rogers asked if initial staff guidance to Miller Home had been related to the topic of group homes serving a protected class.

Mr. Kevin Henry, Zoning Administrator, explained that state code allows foster care for up to eight (8) residents. He acknowledged staff's mistake was in utilizing state code; Lynchburg's Zoning Ordinance is more restrictive and has limitations. He advised that this petition would not be impacted by the BZA's decision regarding a recovery home, in which the BZA overturned the Zoning Division's decision to cite them with a zoning violation for not complying with the Zoning Ordinance.

Chair Rogers asked if this use would be allowed by-right via state code.

Mr. Henry replied yes it would. The City's ordinance is more restrictive than the state's.

Commissioner Perault commented that he was unsure about the wording of the first sentence of condition three.

Ms. Frischeisen explained that this was specific to 271 Riverside Drive.

Commissioner Perault asked if the CUP would follow Miller Home if they were to move to another location.

Ms. Frischeisen said the phrasing of the sentence was reviewed by City Attorney. She proceeded to offer alternative phrasing for the sentence to the Commission.

Chair Rogers commented that the wording sounded as if the move has not happened yet, even though Miller Home has already moved there.

Commissioner Cox said he understood the condition to mean that it is for Miller Home, for this specific use, on this specific property. Any change to that would make the CUP no longer acceptable.

Ms. Frischeisen offered that the wording could be changed to "shall not follow title to the property at 271 Riverside Drive," if the Commission was more comfortable with that language.

Chair Rogers inquired about parking and asked how many residents at Miller Home drive.

Ms. Kane responded that none of their current residents drive. She elaborated that currently Miller Home has three (3) vehicles, including one (1) large van and two (2) cars, though they are in the process of selling the large van. She added that during the day there are usually only three (3) vehicles on site at any given time and concluded that they have made efforts to be cautious of the concern regarding parking and will continue to do so.

Commissioner Cox asked how many visitors were allowed at a time.

Ms. Kane replied that currently all the girls have somewhere they can go for visitation and that most visits are not taking place at Miller Home.

Commissioner Perault commented that he visited the site and counted seven vehicles parked there. He observed that it was crowded, but there were no parking violations. He acknowledged that it was a one-time visit, so it does not mean that it is always that crowded. He asked Ms. Frischeisen if a group home would be allowed in R-1, Low Residential District.

Ms. Frischeisen replied yes, it is possible to obtain a conditional use permit for a group home in an R-1 district.

Commissioner Perault asked if there were any non-residential zoning districts that would allow for a group home by right.

Commissioner Cox asked Ms. Wicks if their survey included the narrative that was provided by Miller Home to the City.

Ms. Wicks replied that she did not have the narrative available when conducting the survey, but she had spoken to City staff and with Miller Home to gain information on the petition. Ms. Wicks emphasized that the neighborhood volunteers conducted their survey in an unbiased manner; she stated that the results show that Riverside residents do not want group homes to come into the neighborhood and change the residential feel of the area.

Ms. Hamilton reiterated her support for Ms. Wicks' comments regarding the neighborhood survey.

Chair Rogers asked if the third condition was proffered initially or came about later in the process.

Ms. Frischeisen replied she had added the condition based on the concern expressed by the neighbors.

Commissioner Woodson made the following motion, seconded by Commissioner Perault. The motion to deny failed by the following vote:

"Based on the preceding Findings of Fact, the Planning Commission recommends to City Council denial of the petition of the Miller Home for Girls for a Conditional Use Permit (CUP) at 271 Riverside Drive to allow the use of an existing structure as a large group home, subject to the following conditions:

- 1. The maximum residential occupancy shall be eight (8) individuals up to twenty-one (21) years of age.**
- 2. When and where required by applicable law, the Miller Home for Girls will obtain all required approvals for its use of 271 Riverside Drive as a large group home, which will be regulated as a child-caring institution by the Department of Social Services.**
- 3. This CUP shall not follow the title to the property where Miller Home will be located. Further, in the event the property is no longer owned and operated by the Miller Home for Girls, then this CUP shall automatically terminate and the property may only be used for a by-right use in the R-2, Low-Medium Density Residential District."**

AYES: Perault, Woodson	2
NOES: Cox, Rogers	2
ABSTENTIONS:	0
ABSENT: Gammon, Henderson	2

Chair Rogers commented it was a split vote.

Ms. Frischeisen stated that the motion fails.

Mr. Henry commented that they could change or add a condition to make the petition more palatable for those voting against it. Otherwise, it would remain a stalemate.

Chair Rogers emphasized the importance of the third condition and indicated that two commissioners, who were not present, indicated their support for the petition. He recognized that a lot of things that people may not want in a neighborhood are protected by right. He concluded that there is nothing that could be changed in the conditions which would change the Planning Commission vote; it is best to be adjudicated by City Council.

Commissioner Perault agreed. He recommended that the Commission should vote on the petition again with a motion to approve instead of deny, as it would make the vote less ambiguous to Council.

Commissioner Cox made the following motion, seconded by Chair Rogers. The motion to approve failed by the following vote:

"Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of the Miller Home for Girls for a Conditional Use Permit (CUP) at 271 Riverside Drive to allow the use of an existing structure as a large group home, subject to the following conditions:

- 1. The maximum residential occupancy shall be eight (8) individuals up to twenty-one (21) years of age.**
- 2. When and where required by applicable law, the Miller Home for Girls will obtain all**

required approvals for its use of 271 Riverside Drive as a large group home, which will be regulated as a child-caring institution by the Department of Social Services.

- 3. This CUP shall not follow the title to the property where Miller Home will be located. Further, in the event the property is no longer owned and operated by the Miller Home for Girls, then this CUP shall automatically terminate and the property may only be used for a by-right use in the R-2, Low-Medium Density Residential District."**

AYES: Cox, Rogers	2
NOES: Perault, Woodson	2
ABSTENTIONS:	0
ABSENT: Gammon, Henderson	2

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

To: Planning Commission
From: Planning Division
Date: February 25, 2026
Re: **Conditional Use Permit (CUP) – Group Home – 271 Riverside Drive**

I. PETITIONER

Morgan Kane, Executive Director, Miller Home for Girls / Miller Home of Lynchburg, Virginia, 271 Riverside Drive, Lynchburg, Virginia 24503

Property Owner: Same as petitioner.

Representative: Same as petitioner.

II. LOCATION

The subject property consists of approximately three hundred thirty-two thousandths (0.332) of an acre located at 271 Riverside Drive.

III. PURPOSE

The purpose of the CUP petition is to allow the use of an existing residential dwelling as a group home for up to eight (8) individuals in an R-2, Low-Medium Density Residential District.

IV. SUMMARY

- The property is zoned R-2, Low-Medium Density Residential District. In this district, large group homes are permitted upon approval of a CUP by Council.
- The *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends Low Density Residential use for the subject property.
- The use of the existing structure as a large group home should have limited impact on the surrounding area.

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 Low Density Residential use for the subject property. Low Density Residential areas are dominated by single family detached housing at densities of up to four dwelling units per acre. These areas are colored light yellow on the Future Land Use Map. 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 1926. The existing R-2, Low-Medium Density Residential District zoning was established in 1978.

In September 2025, Miller Home for Girls staff consulted with the Zoning Division and were advised that the subject property was appropriate for use as a group home for up to eight (8) individuals. Relying on that guidance, Miller Home for Girls staff proceeded with relocation from the previous facility at 2134 Westerly Drive and completed all required fire, health, and

Department of Social Services approvals. Upon further review of City Code and State Code, staff determined that a Conditional Use Permit is required for a group home that serves more than four (4) residents at the Riverside Drive location. On January 12, 2026, the Miller Home for Girls staff were notified of this finding and subsequently submitted this petition.

3. **Board of Zoning Appeals (BZA).** The Zoning Administrator has determined that no variances are needed for the development of the property as proposed.
4. **Surrounding Area.** There have been several items requiring City Council approval in the immediate area:
 - On October 22, 2024, City Council approved the petition of James and Carolyn Wicks to amend the Future Land Use Map (FLUM) from Low Density Residential to Resource Conservation and to rezone 273 Riverside Drive from R-2, Low-Medium Density Residential District to R-C, Conservation District to allow the conservation of the property.
 - On May 13, 2008, City Council approved the petition of Hernan and Guadalupe Garces for a Conditional Use Permit to allow the operation of a bed and breakfast in an R-2, Low-Medium Density Single-Family Residential District located at 1 Vista Avenue.
 - On November 14, 2006, City Council approved the Petition of Randolph-Macon Woman's College for a Conditional Use Permit for the use of the properties at 5 Quinlan Street; 139, 143, 147 and 155 Norfolk Avenue; and 2500 Rivermont Avenue to expand an existing gymnasium and pool facility and construct a studio theatre and additional parking areas.
 - On May 8, 2001, City Council approved the petition of Randolph-Macon Woman's College for a Conditional Use Permit for use of the property at Quinlan Street and Norfolk Avenue to construct athletic fields on the existing college campus.
 - On January 13, 1981, City Council approved the petition of R. Schaefer Oglesby to rezone approximately 2.75 acres of land located near the end of Riverside Drive to the North from R-C, Conservation, to R-2, Single-Family Residences.
 - On November 13, 1979, City Council approved the petition of Joseph Griggs for a Conditional Use Permit on a revised site plan for the Bear Run Apartment Complex, at the southeastern terminus of Oriskany Street, at its intersection with Reusens Road, to allow construction of a Planned Unit Development.
5. **Site Description.** The subject property consists of approximately three hundred thirty-two thousandths (0.332) of an acre located at 271 Riverside Drive. The property contains a two-story, wood frame, brick veneer structure with an attached garage constructed in 2025. The structure is approximately three thousand forty-three (3,043) square feet in size.

The property is bound to the north and east by single-family residential uses; to the south by an unimproved lot; and to the west by vacant land, a resource conservation area.
6. **Proposed Use of Property.** If the petition is approved, the existing structure would continue to be used as a large group home for up to eight (8) individuals in a residential program that provides short-term and long-term care and guidance for girls ages four (4) through twenty-one (21) who are unable to live with their families. The petitioner plans to use the property in its current configuration and layout.
7. **Traffic, Parking and Public Transit.** The petitioner was not required to conduct a traffic analysis as part of this petition.

Off-street parking is not permitted on Riverside Drive due to narrow street width. Parking for staff, residents, and visitors will be accommodated on-site using the existing driveway, which

should be sufficient to meet the Zoning Ordinance requirement of two (2) spaces per group home, plus one (1) space per eight (8) residents, plus one (1) space per three (3) staff members.

The site is not directly served by the Greater Lynchburg Transit Company (GLTC), but routes 3A and 3B run along Rivermont Avenue. The nearest bus stop for these routes is located at the corner of Riverside Drive and Rivermont Avenue, approximately seven tenths (0.7) of a mile from the subject property.

8. **Stormwater Management.** The petitioner is not proposing any land disturbance at this time, as no new buildings, additions, or parking areas are proposed.
9. **Emergency Services:** The City's Fire Marshal and Police Department had no comments of concern regarding the petition.
10. **Impact.** Large group homes are permitted in the R-2, Low-Medium Density Residential District upon approval of a CUP by City Council. The use of the building as a group home serving up to eight (8) individuals up to the age of twenty-one (21) would allow the program to continue operating at a scale that remains consistent with the character of a single-family residential neighborhood, while meeting the needs of the population served.

The Miller Home for Girls had contacted City staff to confirm that the proposed use would be permitted by zoning prior to purchasing and occupying the property. Zoning staff believed that the proposed use was permitted by-right and communicated this to the Miller Home. Upon further review of City and State Code, staff found that a CUP should have been required. The Miller Home then promptly submitted this CUP petition to come into compliance with the ordinance.

Per the submitted narrative, the Miller Home for Girls is designed to function as a residential household rather than an institutional facility. The use of the existing structure as a large group home for up to eight (8) individuals should have limited impact on the surrounding area. The structure maintains the look and function of a single-family residence and would not generate commercial activity or unusual traffic patterns.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the CUP petition on February 3, 2026. 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 the Miller Home for Girls for a Conditional Use Permit (CUP) at 271 Riverside Drive to allow the use of an existing structure as a large group home, subject to the following conditions:

1. **The maximum residential occupancy shall be eight (8) individuals up to twenty-one (21) years of age.**
2. **When and where required by applicable law, the Miller Home for Girls will obtain all required approvals for its use of 271 Riverside Drive as a large group home, which will be regulated as a child-caring institution by the Department of Social Services.**

- 3. This CUP shall not follow the title to the property where Miller Home will be located. Further, in the event the property is no longer owned and operated by the Miller Home for Girls, then this CUP shall automatically terminate and the property may only be used for a by-right use in the R-2, Low-Medium 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 Kozarow, Lynchburg Police Department
Candace Brown, Fire Marshal
Doug Saunders, Building Official
Kevin Henry, Zoning Administrator
Morgan Kane, Executive Director, Miller Home for Girls

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. Building Plan**
- 7. Property Photograph**

Zoning

271 RIVERSIDE DR

TRC

Miller Home for Girls



PROPERTY INFORMATION

PARCEL ID

ADDRESS

04001021 271 RIVERSIDE DR

LEGEND

Subject Property

215 Foot Buffer



MAP SCALE: 1:1,098 DATE PRINTED: 1/22/2026

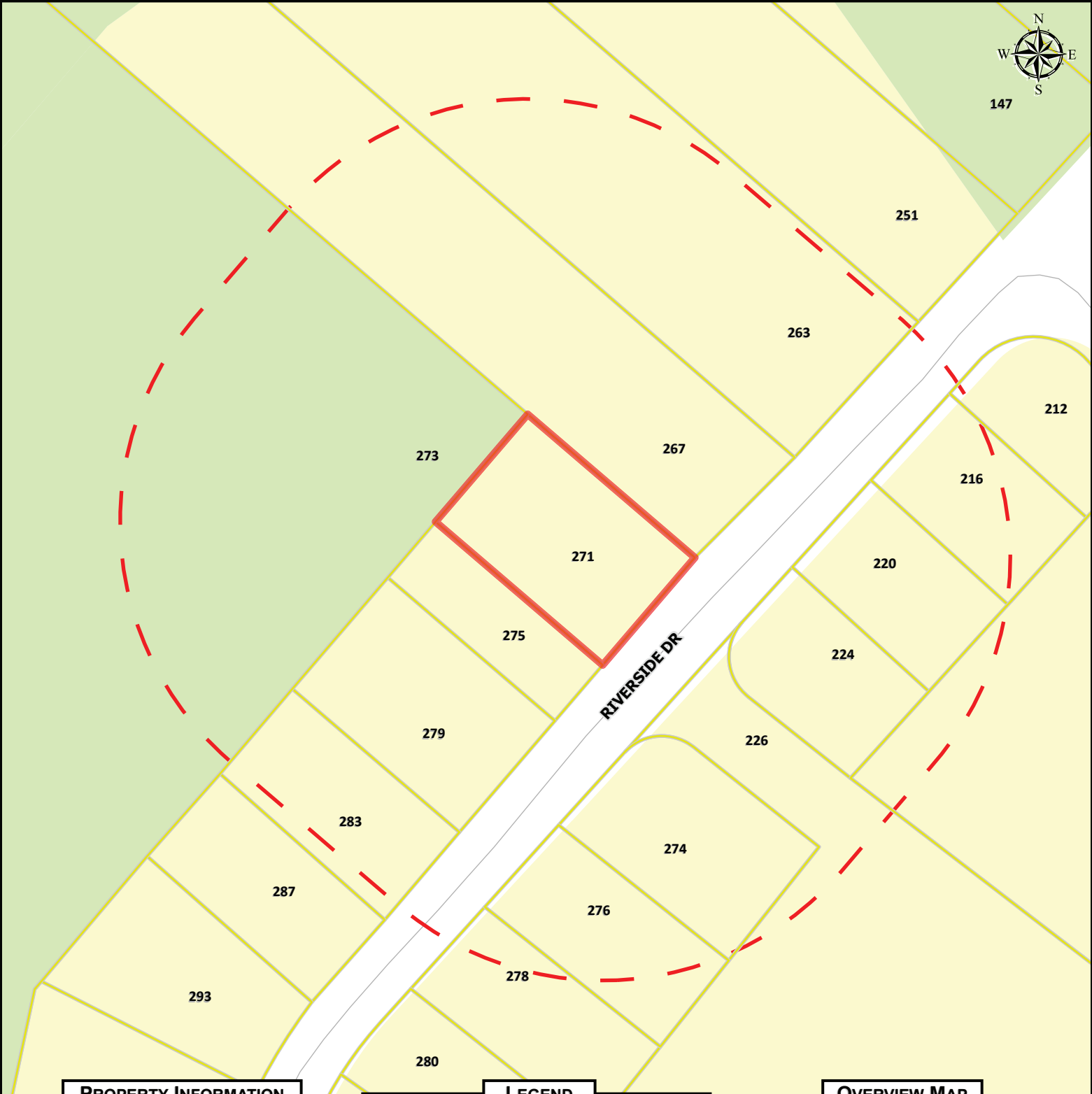
OVERVIEW MAP



271 Riverside Drive

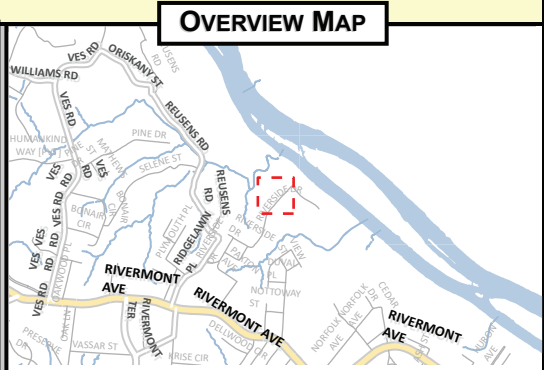
Parcel ID	Address	Owner
04001014	263 RIVERSIDE DR	BANKS, EUGENE R
04112001	274 RIVERSIDE DR	BRAFFORD, RICK D SR & KIMBROUGH L
04112002	278 RIVERSIDE DR	CARLILE MORGAN, EDINA
04001030	283 RIVERSIDE DR	FAISON, ROY & BRENDA T
04113001	224 RIVERSIDE DR	FLORES, FERDINAND L & GLYNDA R
04113005	132 RIVERSIDE DR	FRANK GOOD BUILDING CONTRACTORS INC
04111001	226 RIVERSIDE DR	FRANK GOOD BUILDING CONTRACTORS INC
04001019	267 RIVERSIDE DR	HALLSTROM, HENRY A E & ELAINE C
04001026	279 RIVERSIDE DR	HAMILTON, CARLA
04001024	275 RIVERSIDE DR	HAMILTON, CARLA BERRY
04113003	216 RIVERSIDE DR	KIWIMANJARO LLC
04113002	220 RIVERSIDE DR	MAYHEW, BRICE H
04001021	271 RIVERSIDE DR	MILLER HOME OF LYNCHBURG VIRGINIA
04112022	276 RIVERSIDE DR	SIMMONS, CLIFTON C & MOOSE K
04001051	273 RIVERSIDE DR	WICKS, JAMES A & CAROLYN J
04113004	212 RIVERSIDE DR	WILLIS, JOHNATHAN G & FELICIA

FLUM	271 RIVERSIDE DR
TRC	Miller Home for Girls



PROPERTY INFORMATION	
PARCEL ID	ADDRESS
04001021	271 RIVERSIDE DR

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



MAP SCALE: 1:1,098 DATE PRINTED: 1/22/2026

Watershed

271 RIVERSIDE DR

TRC

Miller Home for Girls



PROPERTY INFORMATION

PARCEL ID

ADDRESS

04001021 271 RIVERSIDE DR

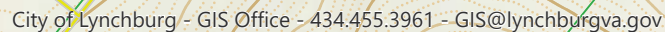
LEGEND

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

MAP SCALE: 1:1,098 DATE PRINTED: 1/22/2026

OVERVIEW MAP



[illegible]

Miller Home Conditional Use Permit Narrative

Project Description

Miller Home for Girls is a licensed residential program dedicated to providing short-term and long-term care and guidance to girls ages four through twenty-one who are unable to live with their families. The mission of Miller Home for Girls is to offer these services within a supportive, non-institutional, and nurturing environment that encourages each resident to grow and develop to her highest potential. The program is designed to assist residents in building the skills necessary to become responsible, productive members of the community.

The proposed project involves the relocation of Miller Home for Girls from its former location at 2134 Westerly Drive to a single-family residence located at 271 Riverside Drive. This relocation reflects an intentional shift toward a more homelike setting that better aligns with the current needs of the population served. The previous facility, a 20,000-square-foot building, was appropriate when the program served between 16 and 20 residents. However, Miller Home has since reduced its capacity and now serves no more than eight girls at any given time.

The residence at 271 Riverside Drive provides an appropriate scale and layout for this smaller population, allowing the program to operate in a manner consistent with that of a typical single-family home while maintaining the required licensing and safety standards. Residents live in the home full-time, with the exception of scheduled home visits and school-related breaks.

The administrative hours of operation for Miller Home for Girls are Monday through Friday, 9:00 a.m. to 4:30 p.m. During this time, either our Executive Director, Program Director, or both will be available on site or working remotely to support daily operations. Child Care Workers and Program Interns may also be on site during this time in addition to the evening and overnight hours required to supervise and care for residents of Miller Home.

Home visits for residents generally occur approximately one weekend per month, as well as during scheduled school breaks, including spring break, summer break, Thanksgiving break, and Christmas break.

This relocation supports Miller Home's ongoing commitment to providing high-quality care in a residential setting that is both supportive for residents and compatible with the surrounding neighborhood.

Compatibility & Justification

A Conditional Use Permit is required for the property located at 271 Riverside Drive because the current zoning regulations permit a group home occupancy of up to four residents, while Miller Home for Girls seeks approval to serve up to eight residents. The requested Conditional Use Permit would allow the program to continue operating at a scale that remains consistent with the character of a single-family residential neighborhood while meeting the needs of the population served.

Miller Home for Girls is designed to function as a residential household rather than an institutional facility. The program intentionally integrates structure, supervision, and support within a typical neighborhood setting. This approach allows residents to engage in real-life experiences that promote personal responsibility and independence, such as caring for a home, respecting neighbors, and developing positive relationships within the community. The residents are taught how to reach their highest potentials, in hopes that when they graduate from the Miller Home program, they will be transformative women in our society.

The proposed use is compatible with the surrounding residential area in both appearance and operation. The home maintains the look and function of a single-family residence, with no commercial activity, or unusual traffic patterns. Staffing is limited and consistent, and resident routines mirror those of a traditional family household. At no time will the number of residents exceed eight. Staffing will typically consist of three staff per shift and will not exceed five staff members on-site at any given time. As a result, the day-to-day operations of Miller Home for Girls do not negatively impact neighboring properties.

Granting the Conditional Use Permit will support the City's broader goals of providing appropriate residential care options within the community while ensuring compatibility with existing neighborhoods. Allowing Miller Home for Girls to serve up to eight residents at this location balances zoning requirements with the demonstrated need for a supportive, home-based environment that fosters stability, accountability, and positive community integration.

Impact Mitigation

External Impacts

Miller Home for Girls is committed to minimizing any potential external impacts and to being a positive presence within the surrounding neighborhood. An essential component of the program

is teaching residents how to be respectful and responsible members of the community. Program expectations include clear standards related to noise levels, respect for neighboring properties, appropriate outdoor behavior, and overall conduct consistent with a residential neighborhood.

Staff provide 24-hour supervision and actively monitor resident activities to ensure compliance with these expectations. Outdoor activities are structured and supervised, and quiet hours are enforced in alignment with typical residential norms. To further support boundary awareness and privacy, Miller Home plans to install a fence around the property's backyard. This fencing will establish a clear physical boundary for residents, helping to contain outdoor activities within the property while enhancing privacy for both residents and neighboring properties.

Infrastructure and Public Services

The proposed use will not have a significant impact on existing infrastructure or public services. The number of residents and staff is limited, and the property will continue to function as a single-family residence in terms of water and sewer usage. No modifications to existing roadways are required, and traffic generated will be limited to staff, interns, and volunteers.

Miller Home for Girls complies with all applicable licensing, safety, and building code requirements, including fire safety regulations. The program maintains established relationships with local public safety agencies, and emergency response needs are consistent with those of a standard residential use. As such, the proposed operation is not expected to place additional strain on police, fire, or emergency medical services.

Site Plan Details

The property at 271 Riverside Drive will largely remain in its existing single-family residential configuration. The proposed use does not require significant exterior alterations and is designed to maintain the residential character of the site and the surrounding neighborhood.

Minor site modifications may include the installation of a perimeter fence enclosing the backyard area. The fence will define the outdoor activity space, enhance safety, and establish clear boundaries for residents while maintaining compatibility with adjacent properties. The fencing will be installed in accordance with applicable zoning and building requirements.

Interior improvements may include renovating the existing garage to create an enclosed living space. This space is intended to function as a recreation and enrichment area in compliance

with Department of Social Services (DSS) licensing standards. Planned uses for this area include structured and supervised activities such as watching television, playing board games, engaging in arts and crafts, and participating in other age-appropriate recreational and enrichment activities.

Parking for staff and visitors will be accommodated on-site using the existing driveway and street parking in front of the residence. The number of vehicles associated with the use is limited to Miller Home's small staff, interns, and three Miller Home vehicles. That number may be reduced to two in the next couple of months.

Access to the property will continue to be provided via the existing driveway connection to Riverside Drive. No changes to curb cuts, sidewalks, or roadway access are proposed. Vehicle trips related to staff shifts, visitors, and program activities will occur at staggered times and are not expected to create traffic congestion or safety concerns. Visitor activity is limited, scheduled, and supervised, and does not exceed typical residential visitation patterns.

No changes are proposed that would alter the home's residential appearance from the street, increase the building height, or expand the building footprint beyond what is shown on the site plan drawings. All improvements will comply with applicable building codes, zoning regulations, and licensing requirements.

Community & Environmental Considerations

Neighborhood Fit

Miller Home for Girls is committed to being a respectful and engaged member of the Riverside Drive neighborhood. The program is intentionally designed to operate as a residential household rather than an institutional or commercial use, allowing it to blend seamlessly into the existing neighborhood. The property will maintain the appearance and function of a single-family home, with no commercial lighting or activities that are inconsistent with the surrounding residences.

Residents are taught the importance of community responsibility, including respect for neighbors, property, and shared spaces. Program staff actively reinforce expectations related to noise control, outdoor activities, and general conduct. These practices not only minimize

potential impacts but also provide residents with meaningful opportunities to learn life skills related to community living, accountability, and civic responsibility.

Miller Home for Girls benefits the broader community by providing a stable, supportive environment for vulnerable youth, helping to reduce family disruption and promote positive long-term outcomes. By offering care in a neighborhood setting, the program supports community-based solutions to child welfare needs while fostering a safe and inclusive environment for residents and neighbors alike.

Environmental Considerations

The proposed use is not expected to result in any adverse environmental impacts. No new construction or significant site disturbance is required, and the existing single-family structure will remain in its current footprint.

Utility usage, including water and sewer, will remain consistent with typical residential levels. The program does not involve industrial processes, hazardous materials, or activities that would generate pollution, excessive waste, or environmental risk.

To further support environmental stewardship, Miller Home for Girls will maintain the property in accordance with residential standards, including proper waste disposal, routine landscaping maintenance, and responsible use of outdoor lighting to minimize light spillover. These measures ensure that the property remains compatible with the neighborhood while preserving the surrounding area's environmental quality.

[illegible]

NEW SINGLE-FAMILY RESIDENCE ON EXISTING INFILL LOT		
CODE INFORMATION		
APPLICABLE CODE(S)	2018 VIRGINIA RESIDENTIAL CODE (VRC)	
ZONE SUPPRESSION	NONE REQUIRED	
ZONING INFORMATION		
PLANNING DISTRICT	R-2 (LOW-MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL)	
PARCEL AREA	82.277 ACRES (412,046 SF)	
	ALLOWED	ACTUAL
MINIMUM LOT SIZE	10,000 SF	142,049 SF (EXISTING)
MINIMUM LOT COVERAGE	20%	2,076 SF / 412,049 SF = 0.51%
MINIMUM LOT WIDTH AT FRONT PROPERTY LINE	75'	175'-0" (EXISTING)
MINIMUM FRONT SETBACK	30'	177' - SEE PLAN
MINIMUM REAR SETBACK	30'	140' - SEE PLAN
MINIMUM INTERIOR SIDE SETBACK	8'	MINIMUM 5' - SEE PLAN
MAXIMUM HEIGHT	12'	125' - SEE PLAN
OFF-STREET PARKING SPACES	REQUIRED	2 PROVIDED IN GARAGE

SHEET INDEX			
#	SHEET NAME	BUILDING PERMIT SET	CURRENT REVISION
GENERAL:			
C.S.D.	TITLE SHEET	X	
ARCHITECTURE			
A0.1	PROJECT SCHEDULES & DETAILS	X	
A0.0	FOUNDATION PLAN AND DETAILS	X	
A1.1	FLOOR PLAN - LEVEL 1	X	
A1.2	FLOOR PLAN - LEVEL 2	X	
A2.1	EXTERIOR BUILDING ELEVATIONS	X	
SHEET COUNT: 6			

[illegible]

9/29/2024 11:00 AM

COMMONWEALTH OF VIRGINIA
CASEY SERVIS
Lic. No. 017482
ARCHITECT
Casey Servis

[illegible]

TITLE SHEET

PROJECT NUMBER	2024-271
DRAWN BY	CS
CHECKED BY	CS

CS01

SCALE	AS INDICATED
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BUILDING PERMIT SET
 08/20/2024



NO.	DESCRIPTION	DATE

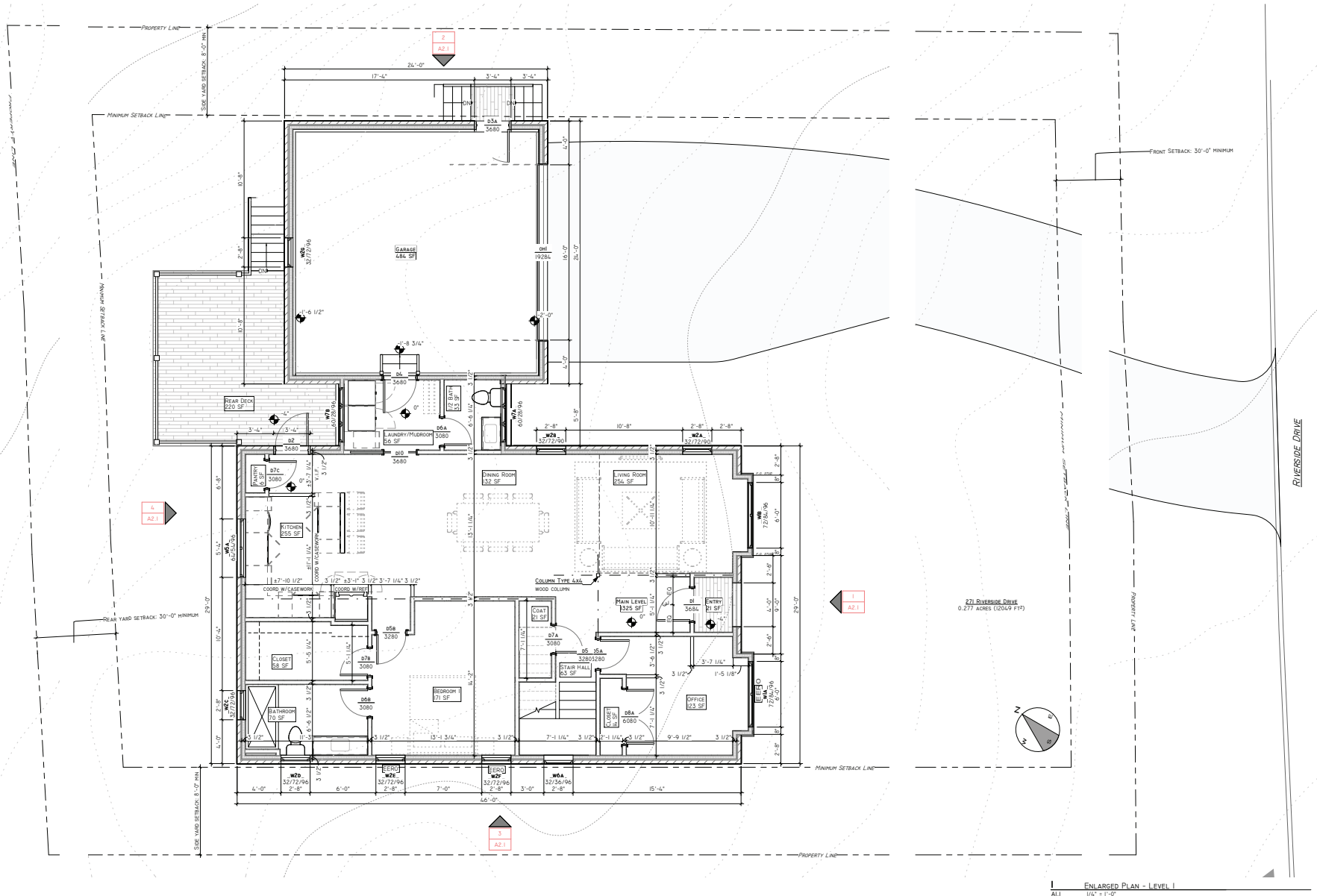
SINGLE-FAMILY RESIDENCE
 271 RIVERSIDE DRIVE
 LYNCHBURG, VA 24503

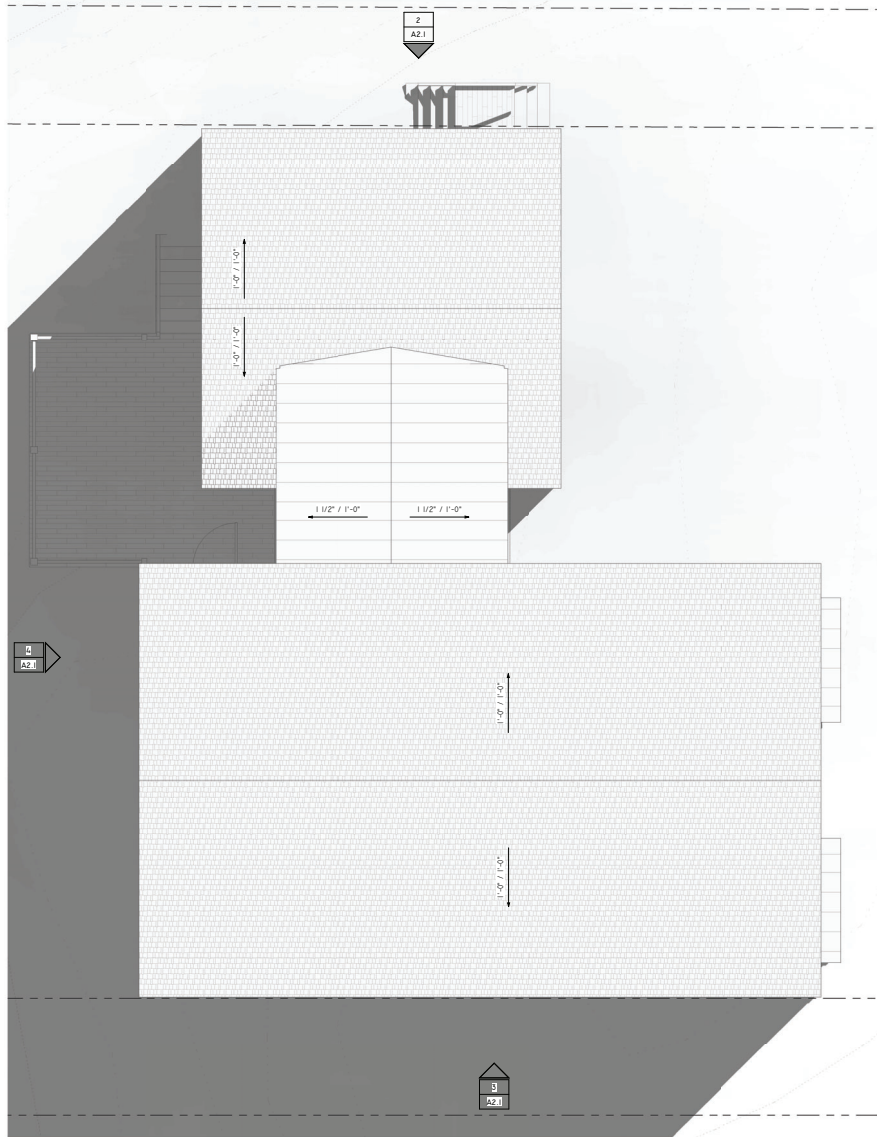
FLOOR PLAN - LEVEL 1

PROJECT NUMBER: 2024-271
 DRAWN BY: CS
 CHECKED BY: CS

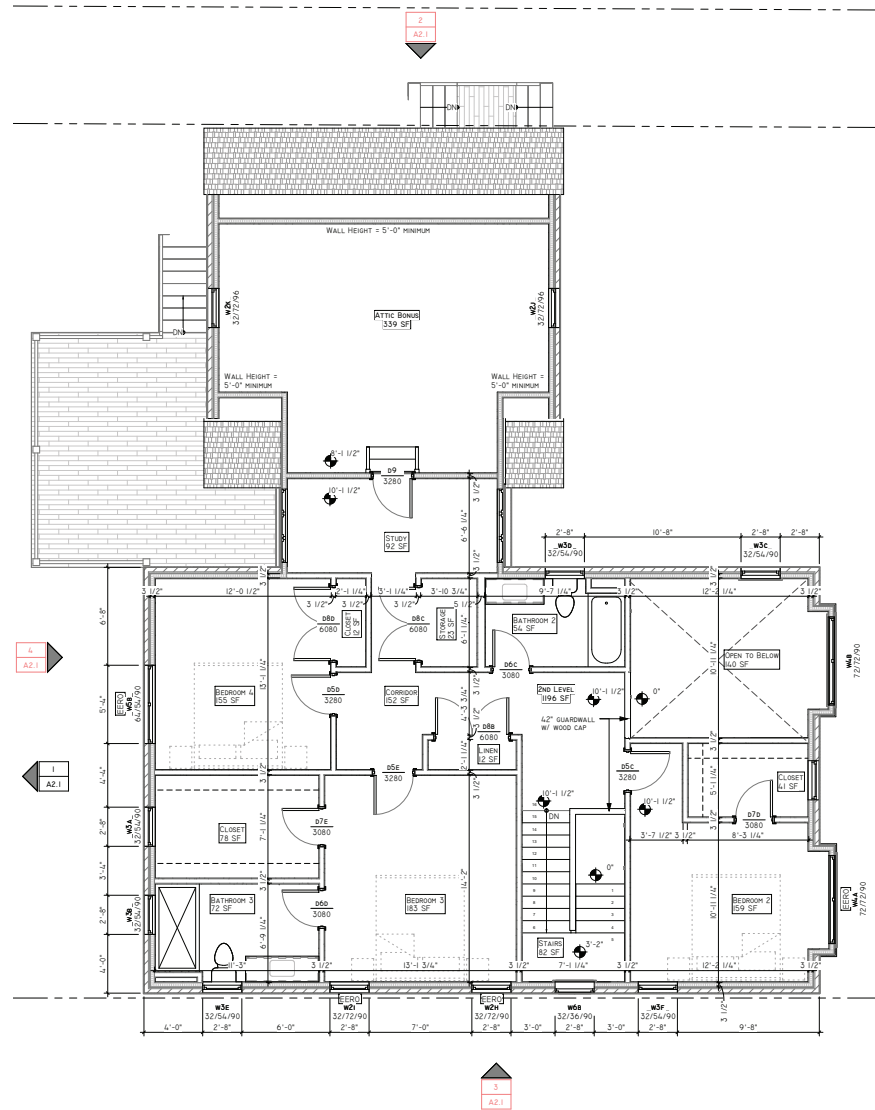
AI.1

SCALE: 1/4" = 1'-0"





2 T.O. ROOF BEARING
A1.2 1/4\"/>



1 ENLARGED PLAN - LEVEL 2
A1.2 1/4\"/>

BUILDING PERMIT SET
08/20/2024



NO.	DESCRIPTION	DATE

SINGLE-FAMILY RESIDENCE
271 RIVERSIDE DRIVE
LYNCHBURG, VA 24503

FLOOR PLAN - LEVEL 2

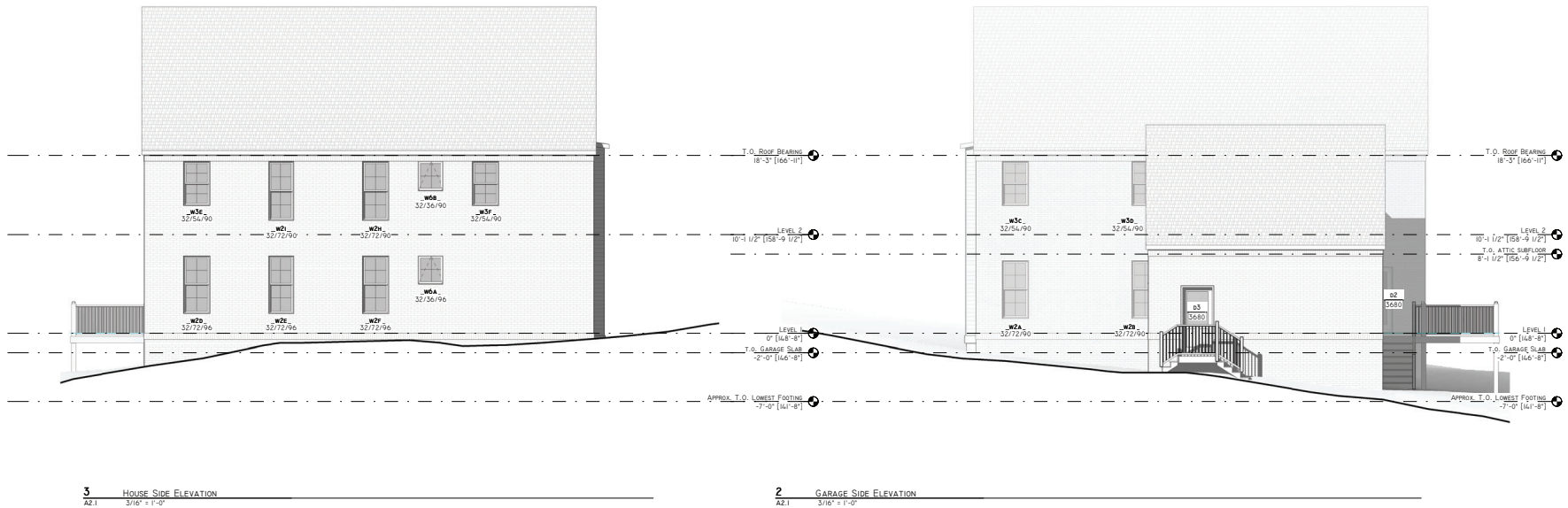
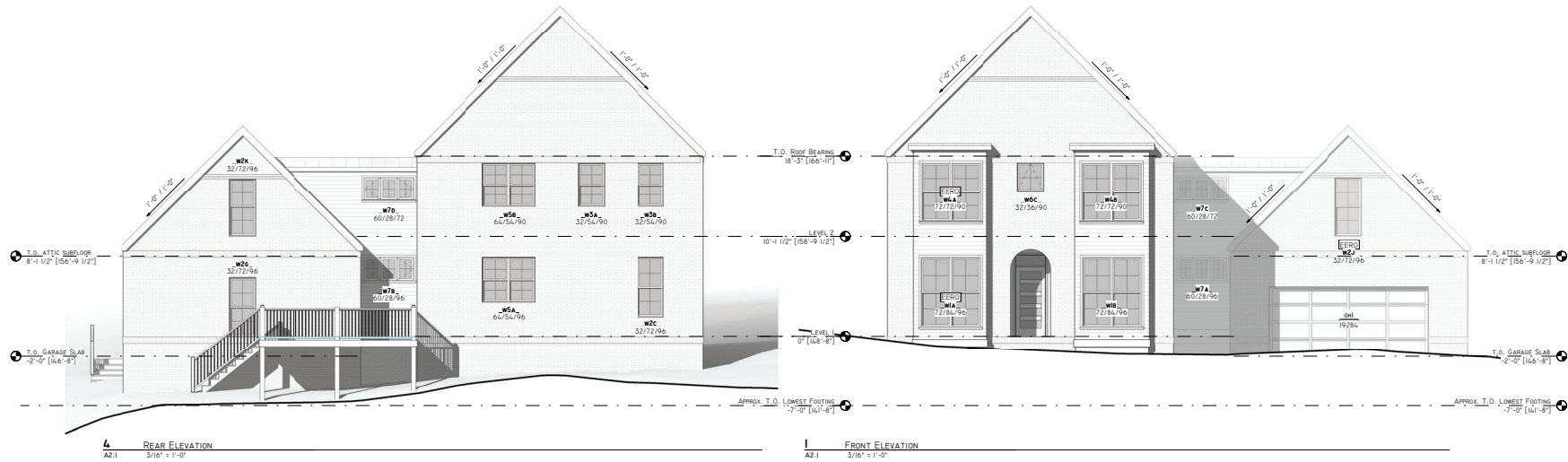
PROJECT NUMBER 2024-271

DRAWN BY CS

CHECKED BY CS

A1.2

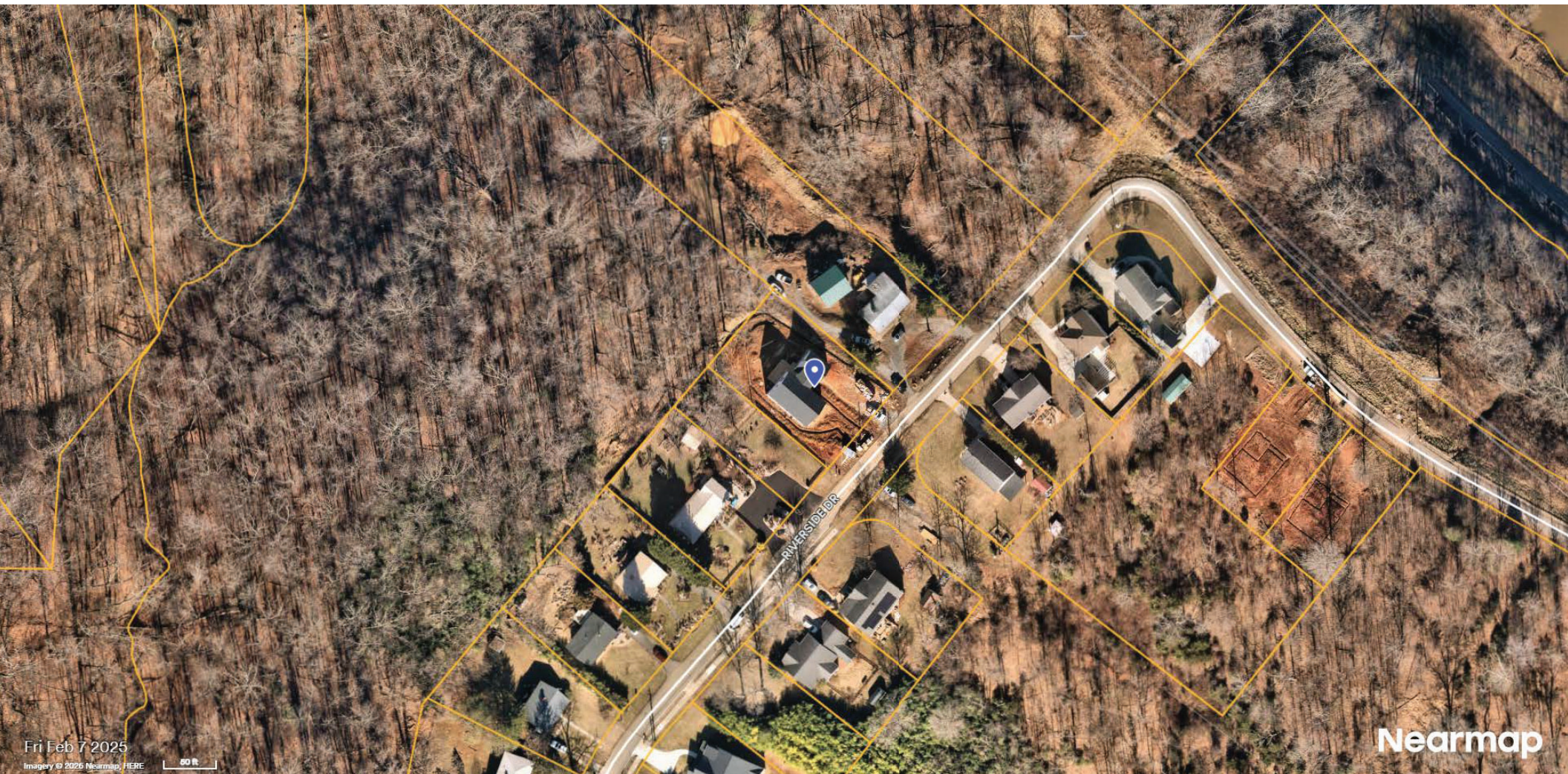
SCALE 1/4\"/>



BUILDING PERMIT SET
08/20/2024



NO.	DESCRIPTION	DATE
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**Conditional Use Permit
271 Riverside Drive
February 25, 2026**

PLEASE PRINT CLEARLY

[illegible]

From: Wicks, Carolyn J-M (School of Education)
Sent: Monday, February 23, 2026 9:59 AM
To: Frischeisen, Rachel <rachel.frischeisen@lynchburgva.gov>
Subject: Riverside CUP Survey Results
Importance: High

Good morning, Rachel,

As promised, attached are the results of the Riverside neighborhood survey for the CUP for Miller Home for the Planning Committee Meeting on Wednesday, 2/25.

The survey results (qualitative and quantitative analysis) are file attached and in-text below. Also attached to this email are the two flyer examples and the PDF with the five pages of signatures.

Is it necessary for residents to present any of this information in their 3 minutes at the planning committee? Or will each committee member have access to all this information in their notes or in a presentation you give?

Thank you for all your
help, Carolyn

Survey Background

In keeping with the city's desire for community feedback, neighbors produced and distributed unbiased informational flyers. Volunteers distributed door-to-door flyers to 65 homes, two weeks before the survey (Thursday, Feb. 5), to give residents time to consider the CUP proposal. A second door-to-door flyer was sent Friday, Feb 20, the day before the survey. This second flyer contained updated flyer information reflecting information described in an email by Rachel Frischeisen of the most current proposal in the CUP. Neighbor volunteers went door-to-door Saturday, Feb. 21 from 3-5 p.m. to give neighbors the opportunity to record their opinion on a signature survey. The signature survey was:

Yes, I believe the house and property at 271 Riverside Drive should be granted a Conditional Use Permit allowing a group home IF the CUP would not transfer with the property and would terminate in the event that the property is no longer owned/operated by the Miller Home.

No, I believe the house and property at 271 Riverside should not be granted a Conditional Use Permit allowing a group home.

There were 51 participants. The "no" votes were 34. The "yes" votes were 17. The high participation rate speaks to the informed engagement of the Riverside neighborhood.

Survey participants who voted "yes".

Participants that voted "yes" to the group home CUP expressed to volunteers a feeling of "relief" that the current CUP proposal would not transfer with the property and would terminate in the event that the property is no longer owned/operated by the Miller Home. Many said this changed their "no" vote to a "yes". Some individuals who voted "yes" were very specific that their vote would change to "no" if the CUP was changed by City Council to be "non-discriminatory" to allow for other organizations. Some participants said their "yes" vote represented "the welcoming spirit of Riverside" or "compassion for the girls" or belief in "the mission" of Miller Home. Two participants described their "yes" vote as a response to their concern about where Miller Home would "find another place". One participant said their "yes" vote was conditional on no signage and no solicitation from Miller Home. These participants are advocating the Planning Committee vote "yes" to the CUP because these participants believe that a CUP that would not transfer with the property and would terminate in the event that the property is no longer owned/operated by the Miller Home supports Miller Home and gives some protections to the maintenance of Riverside Drive as a residential corridor.

Survey participants who voted "no".

Participants who voted "no" to the group home CUP conveyed feelings to volunteers about feeling "unprotected" by current zoning and policy requirements. Some expressed feelings of being "bullied" because of the months Miller home has been serving clients in the home without the required CUP (and any input from the community). Many participants expressed worry that the Planning Commission would treat the CUP "like an afterthought" or the CUP would be treated like "a foregone conclusion". Some participants voting "no" expressed the need for a "complete reset". Some called for an "unemotional analysis", and a "put the history/reputation of Miller Home to the side" for consideration of the CUP. These participants are advocating the Planning Committee vote "no" to the CUP because these participants believe this will give Miller Home an opportunity to pursue new and better facilities outside the Riverside residential corridor.

Dr. Carolyn Wicks
Adjunct Instructor Subject
Matter Expert **School of**
Education

(434) 933-2272

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Group Home Signature Survey

Yes, I believe the house and property at 271 Riverside Drive should be granted a Conditional Use Permit allowing a group home IF the CUP would not transfer with the property and would terminate in the event that the property is no longer owned/operated by the Miller Home.

No, I believe the house and property at 271 Riverside should not be granted a Conditional Use Permit allowing a group home.

Print name:

House #:

Opinion:

Candace Vinson

399

yes / no

Picky Z. Dord

295

yes / no

Amanda Bradford

295

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

Privacy for residents
and occupants. NO
signage. NO soliciting
Cathy De 2/21

Group Home Signature Survey

Yes, I believe the house and property at 271 Riverside Drive should be granted a Conditional Use Permit allowing a group home IF the CUP would not transfer with the property and would terminate in the event that the property is no longer owned/operated by the Miller Home.

No, I believe the house and property at 271 Riverside should not be granted a Conditional Use Permit allowing a group home.

Print name:	House #:	Opinion:
Michael Cheatham	293	yes / no
Colt Riley	502	yes / no
Rendall Tenell	336	yes / no
Bethany Harrison	304	yes / no
CHRIS MOORE	280	yes / no
Jimmy Cunniff	276	yes / no
Kelsey Moore	280	yes / no
W.A. L.A.	511	yes / no
Suzanne Snider	511	yes / no
Carolyn Wicks	415	yes / no
James Wicks	415	yes / no
		yes / no
		yes / no
		yes / no
		yes / no
		yes / no
		yes / no

Group Home Signature Survey

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No, I believe the house and property at 271 Riverside should not be granted a Conditional Use Permit allowing a group home.

Print name:

House #:

Opinion:

Karl Brucke

407

yes / ☒ no KPB

Jennifer Wall

510

☒ yes / no CW

Leslie Millward

315

yes / ☒ no Geo

Augusta Bond

302

yes / ☒ no AB

ROSEMARY SULC

301

yes / ☒ no →

Henry A. Hallstrom

267

yes / ☒ no H

Carla Hamilton

279

yes / ☒ no CBH

Brenda L. Fauson

283

yes / ☒ no B.F.

Amber Barrett

403

yes / ☒ no AB

Leonard Blake

405

yes / ☒ no L

Timothy Player

401

☒ yes / no TP

Vicki Barrett

506

☒ yes / no VJB

Tim Barrett

506

☒ yes / no TJB

yes / no

yes / no

yes / no

yes / no

Group Home Signature Survey

Yes, I believe the house and property at 271 Riverside Drive should be granted a Conditional Use Permit allowing a group home IF the CUP would not transfer with the property and would terminate in the event that the property is no longer owned/operated by the Miller Home.

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Print name:	House #:	Opinion:
Allison Jablonski	406	yes / <u>no</u>
Jessica Funicello	320	yes / <u>no</u>
Jordi Funicello	320	yes / <u>no</u>
Jayson Funicello	320	yes / <u>no</u>
Fred Millward	315	<u>yes</u> / no
DAVID ROBERTS	517	<u>yes</u> / no
Melody Powell	348	<u>yes</u> / no
Quante Williams	344	yes / <u>no</u>
Mike Williams	344	yes / <u>no</u>
Chris Stary	316	yes / <u>no</u>
Fraser Cary Stary	316	yes / <u>no</u>
Edina Carlile Morgan	278	<u>yes</u> / no
Brice Mayhew	220	yes / <u>no</u>
Lauren Mayhew	220	yes / <u>no</u>
Spencer Greer	128	<u>yes</u> / no
Sarah Simonian	128	<u>yes</u> / no
		yes / no

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Print name:

House #:

Opinion:

Jeremiah Quarantotto

501

yes / no

Lisa Broughman

506

yes / no

Helen Kinsey

607

yes / no

Jim Biddle

612

yes / no

Mike Smith

602

yes / no

Sara King

504

yes / no

John Miller

500

yes / no

Shelley Miller

500

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

yes / no

Group Home

Signature Survey

Saturday, February 21 3-5 pm

Please sign a neighborhood yes/no survey:

Yes, I believe the house and property at 271 Riverside Drive should be rezoned with a Conditional Use Permit allowing a group home.

No, I believe the house and property at 271 Riverside should not be rezoned with a Conditional Use Permit allowing a group home.

Miller Home has a long-standing positive reputation in Lynchburg. If Miller Home sells 271 Riverside Drive in the future, THE CONDITIONAL USE DESIGNATION STAYS WITH THE PROPERTY. This allows agencies with help missions (that can include behavioral and substance) to have a group home at the residence.

Neighbor volunteers will go door-to-door on Saturday, February 21 to collect survey signatures. This survey will be reviewed by the Planning Committee and City Council. Make your opinion known on the survey and at the meetings:

Planning Commission: 2/25 4 pm at City Hall 900 Church Street
City Council: 4/14 7pm at City Hall 900 Church Street

Group Home

Signature Survey

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Planning Commission: 2/25 4 pm at City Hall 900 Church Street
City Council: 4/14 7pm at City Hall 900 Church Street

Group Home

Signature Survey

TOMORROW Feb. 21 3-5 pm

In response to community feedback, city officials are recommending changes to the Condition Use Permit allowing a group home at 271 Riverside Drive.

PLEASE NOTE THE CHANGE to the voting options based on the changed CUP proposal:

Yes, I believe the house and property at 271 Riverside Drive should be granted a Conditional Use Permit allowing a group home IF the CUP would not transfer with the property and would terminate in the event that the property is no longer owned/operated by the Miller Home.

No, I believe the house and property at 271 Riverside should not be granted a Conditional Use Permit allowing a group home.

Neighbor volunteers will go door-to-door on Saturday, February 21 to collect survey signatures. To set an alternate time on Sunday call 434-200-9654. Make your opinion known on the survey and at the meetings: **Planning Commission: 2/25 4 pm at City Hall 900 Church St** City Council 4/14 7 pm at City Hall 900 Church Street

Group Home

Signature Survey

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AGENDA ITEM SUMMARY**MEETING DATE**

March 10, 2026

PRESENTED BY

Donna Witt, Chief Financial Officer

AGENDA ITEM # III.3

Financing Analysis and Refunding Opportunity of the 2016 Bond Issue

RECOMMENDATION

This item will appear for City Council vote on the March 10, 2026, General Business Agenda. Hear a presentation by the City's Financial Advisors, Davenport & Co., regarding the permanent financing of the 2023 Line of Credit and a refunding opportunity of the 2016 bond issue.

Adopt a resolution authorizing the issuance of not to exceed \$28,070,000 principal amount of General Obligation Public Improvement Refunding Bonds, Series 2016.

SUMMARY

A line of credit was established in June 2023 to fund capital projects in the City Capital, Schools Capital, Fleet, Water, Sewer and Stormwater funds. This line of credit will expire June 2026 and must be permanently financed with General Obligation Public Improvement Bonds. The resolution to establish the 2023 Line of Credit also includes the authority to permanently finance the Line of Credit, so no further action is required of City Council.

The City's financial advisors have reviewed the City's bond portfolio and believe there is a refunding opportunity associated with the Series 2016 bonds. This refunding is estimated to result in approximately \$900,000 in net savings over the life of the bonds. Savings would be allocated between the General, Fleet, Water, Sewer and Airport Funds.

This refunding is in alignment with the City's "Refinancing Debt Policy," which states "a refunding transaction to achieve debt service savings should only be undertaken when the net present value of savings, net of issuance costs, will be at least 3% of the principal amount of the refunded bonds". The City's financial advisors estimate that the net present value of the savings will be in compliance with this policy.

PRIOR ACTION(S)**FISCAL IMPACT**

Approximately \$900,000 savings across the General, fleet, Water, Sewer and Airport Funds

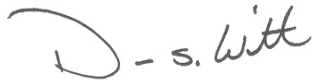
CONTACT(S)

Donna Witt, Chief Financial Officer

ATTACHMENT(S)

1. Lynchburg Virginia 2026 Refunding Resolution 03042026

REVIEWED BY



Donna Witt, Chief Financial Officer

Date: March 05, 2026



Gregory Patrick, Deputy City Manager

Date: March 05, 2026



Alicia Finney, Clerk of Council

Date: March 05, 2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED TWENTY-EIGHT MILLION SEVENTY THOUSAND DOLLARS (\$28,070,000) AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION PUBLIC IMPROVEMENT REFUNDING BONDS OF THE CITY OF LYNCHBURG, VIRGINIA, FOR THE PURPOSE OF PROVIDING FUNDS TO REFUND AND PREPAY CERTAIN OUTSTANDING GENERAL OBLIGATION PUBLIC IMPROVEMENT BONDS OF SUCH CITY; AUTHORIZING THE SALE OF SUCH BONDS; FIXING THE FORM, DENOMINATION AND CERTAIN OTHER DETAILS OF SUCH BONDS; AND PROVIDING FOR THE ISSUANCE AND SALE OF SUCH BONDS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG, VIRGINIA, AS FOLLOWS:

SECTION 1. The Council of the City of Lynchburg, Virginia (the “City”), hereby finds and determines as follows:

(a) Pursuant to Chapter 26 of Title 15.2 of the Code of Virginia, 1950, the same being the Public Finance Act of 1991 (the “Public Finance Act of 1991”), and a resolution duly adopted by the Council (the “Council” or this “Council”) of the City, the City has heretofore issued its outstanding General Obligation Public Improvement and Refunding Bonds, Series 2016 (the “Series 2016 Bonds”) dated May 19, 2016.

(b) The City has been advised by the City’s Financial Advisor that the refunding of all or a portion of the Series 2016 Bonds will result in annual debt service costs savings to the City.

(c) The Council desires to authorize the issuance and sale of General Obligation Public Improvement Refunding Bonds of the City (hereinafter, the “Bonds”) to provide funds to refund all or a portion of the outstanding principal amount of the Series 2016 Bonds, and such other outstanding general obligation public improvement bonds, if any, the refunding of which shall be recommended by the City’s Financial Advisor and approved by the Chief Financial Officer, the City Manager or the Deputy City Manager of the City (each an “Authorized Officer”) through the issuance of General Obligation Public Improvement Refunding Bonds (such obligations to be refunded and or prepaid being referred to hereinafter as the “Refunded Obligations”).

(d) Pursuant to the Public Finance Act of 1991, the City is authorized to issue refunding bonds to refund or prepay the Refunded Obligations.

(e) In the judgment of this Council, it is necessary and expedient to authorize the issuance and sale of not to exceed Twenty-Eight Million Seventy Thousand Dollars (\$28,070,000) aggregate principal amount General Obligation Public Improvement Refunding Bonds of the City for the purpose of providing funds (i) to refund the Refunded Obligations, and (ii) to pay certain costs related to the issuance of the Bonds.

SECTION 2. (a) Pursuant to the Public Finance Act of 1991, there are authorized to be issued not to exceed Twenty-Eight Million Seventy Thousand Dollars (\$28,070,000) aggregate principal amount of General Obligation Public Improvement Refunding Bonds of the City for the purpose of providing funds (i) to refund the Refunded Obligations, and (ii) to pay certain costs related to the issuance of the Bonds.

(b) The Bonds shall be issued and sold in their entirety at one time in one or more series, or from time to time in part in series, as shall be determined by the Chief Financial Officer. The Bonds may be sold at the same time as other general obligation bonds are sold by the City. The Bonds shall be issued in fully registered form and shall be in the denomination of \$5,000 or any integral multiple thereof, or in such other denominations determined by an Authorized Officer at the time of sale of the Bonds. The Bonds of each series shall be numbered from R-1 upwards in order of issuance and shall have such other series designation as shall be determined by an Authorized Officer; shall mature annually, commencing in such year and on such date in each year and in such amount in each year as shall be determined by an Authorized Officer; and shall bear interest at such rate or rates per annum as shall be determined by an Authorized Officer pursuant to the provisions of Section 8 hereof, such interest being payable on the day which is not more than one (1) year from the date of the Bonds of such series and semiannually thereafter and, unless otherwise provided in the proceedings authorizing the issuance of the Bonds of any such series, such interest shall be computed on the basis of a three hundred and sixty (360) day year comprised of twelve (12) thirty (30) day months. Any Authorized Officer is authorized to determine, in accordance with and subject to the provisions of this Resolution: the date or dates of the Bonds; the interest payment dates thereof; the maturity dates thereof (*provided* that the final maturity of the Bonds of any series shall be not later than forty (40) years from their date of issuance); the amount of principal maturing on each maturity date; the place or places of payment thereof and the paying agent or paying agents therefor; the place or places of registration, exchange or transfer thereof and the registrar therefor; and whether or not the Bonds shall be subject to redemption prior to their stated maturity or maturities and if subject to such redemption, the premiums, if any, payable upon such redemption and the respective periods in which such premiums are payable.

(c) In the event the Bonds of any series shall be registered in any name other than in the name of DTC's nominee, or dated as of a date other than the first day of a calendar month or the dates on which interest is payable on such series are other than the first days of calendar months, the provisions of Section 2 hereof, Section 3 hereof with regard to the authentication of such Bonds and of Section 10 with regard to the forms of such Bonds shall be modified as any Authorized Officer shall determine to be necessary or appropriate.

(d) (i) If the Bonds of a given series are subject to redemption and if any Bonds of such series (or portions thereof in authorized denominations) are to be redeemed, notice of such redemption specifying the date, numbers and maturity or maturities of the Bond or Bonds to be redeemed, the date and place or places fixed for their redemption, and if less than the entire principal amount of a Bond called for redemption is to be redeemed, that such Bond must be surrendered in exchange for payment of the principal amount thereof to be redeemed and the issuance of a new Bond or Bonds equalling in principal amount that portion of the principal amount of such Bond not to be redeemed, shall be mailed not less than thirty (30) days

prior to the date fixed for redemption, by first class mail, postage prepaid, to the registered owner of each such Bond at the address of such registered owner as it appears on the books of registry kept by Chief Financial Officer of the City, who is hereby appointed as the Registrar and Paying Agent for the Bonds (the “Registrar and Paying Agent” or the “Registrar” or the “Paying Agent”), as of the close of business on the forty-fifth (45th) day next preceding the date fixed for redemption. If any Bonds shall have been called for redemption and notice thereof shall have been given as hereinabove set forth, and payment of the principal amount of such Bonds (or of the principal amount thereof to be redeemed) and of the accrued interest payable upon such redemption shall have been duly made or provided for, interest on such Bonds shall cease to accrue from and after the date so specified for their redemption.

(ii) Any notice of the optional redemption of the Bonds may state that it is conditioned upon there being on deposit with the City, or with the Registrar and Paying Agent for the Bonds or other agent designated by the City, on the date fixed for the redemption thereof an amount of money sufficient to pay the redemption price of such Bonds, together with the interest accrued thereon to the date fixed for the redemption thereof, and any conditional notice so given may be rescinded at any time before the payment of the redemption price of such Bonds, together with the interest accrued thereon, is due and payable if any such condition so specified is not satisfied. If a redemption of any Bonds does not occur after a conditional notice is given due to there not being on deposit with the City, or with the Registrar and Paying Agent for the Bonds or other agent designated by the City, a sufficient amount of money to pay the redemption price of such Bonds, together with the interest accrued thereon to the date fixed for the redemption thereof, the corresponding notice of redemption shall be deemed to be revoked.

(iii) So long as the Bonds are in book-entry only form, any notice of redemption shall be given only to The Depository Trust Company, New York, New York (“DTC”), or to its nominee, Cede & Co., or to such other nominee of DTC as may be requested by an authorized representative of DTC, and any notice of redemption otherwise required by this resolution to be given by first class mail, postage prepaid, may be given electronically in lieu of being given by first class mail, postage prepaid, if and to the extent delivery of notices of redemption electronically is acceptable to DTC. The City shall not be responsible for providing any beneficial owner of the Bonds any notice of redemption.

(e) (i) The Bonds of each series shall be issued only in book-entry only form. One Bond representing each maturity of the Bonds of each series will be issued to and registered in the name of Cede & Co., as nominee of DTC, or in the name of such other nominee of DTC as may be requested by an authorized representative of DTC, as registered owner of the Bonds, and each such Bond shall be immobilized in the custody of DTC. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry form only, in authorized denominations. Purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased.

(ii) Principal and interest payments on the Bonds will be made by the Registrar and Paying Agent for the Bonds to DTC or its nominee, Cede & Co., or to such other nominee of DTC as may be requested by an authorized representative of DTC, as registered owner of the Bonds, which will in turn remit such payments to the DTC participants for

subsequent disbursal to the beneficial owners of the Bonds. Transfers of principal and interest payments to DTC participants will be the responsibility of DTC. Transfers of such payments to beneficial owners of the Bonds by DTC participants will be the responsibility of such participants and other nominees of such beneficial owners. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and, in turn, by the DTC participants who act on behalf of the indirect participants of DTC and the beneficial owners of the Bonds.

(iii) The City will not be responsible or liable for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC, its participants or persons acting through such participants or for transmitting payments to, communicating with, notifying or otherwise dealing with any beneficial owner of the Bonds. So long as the Bonds are in book-entry only form, the Chief Financial Officer will serve as Registrar and Paying Agent for the Bonds. The City reserves the right to designate a successor Registrar and Paying Agent for the Bonds if the Bonds at any time cease to be in book-entry only form.

SECTION 3. (a) The Bonds shall be executed, for and on behalf of the City, by the manual, electronic or facsimile signature of the Mayor of the City and shall have the corporate seal of the City or a facsimile thereof embossed or imprinted thereon, attested by the manual or facsimile signature of the Clerk of Council of the City.

(b) Any Authorized Officer shall direct the Registrar and Paying Agent for the Bonds of a given series to authenticate such Bonds and no such Bond shall be valid or obligatory for any purpose unless and until the certificate of authentication endorsed on each Bond shall have been manually executed by an authorized signator of the Registrar and Paying Agent. Upon the authentication of any Bonds, the Registrar and Paying Agent shall insert in the certificate of authentication the date as of which such Bonds are authenticated as follows: (i) if the Bond is authenticated prior to the first interest payment date, the certificate shall be dated as of the date of the initial issuance and delivery of the Bonds of the issue of which such Bond is one, (ii) if the Bond is authenticated upon an interest payment date, the certificate shall be dated as of such interest payment date, (iii) if the Bond is authenticated after the fifteenth (15th) day of the calendar month next preceding an interest payment date and prior to such following interest payment date, the certificate shall be dated as of such following interest payment date, and (iv) in all other instances the certificate shall be dated as of the actual date upon which the Bond is authenticated by the Registrar and Paying Agent.

(c) The execution of the Bonds in the manner above set forth is adopted as a due and sufficient authentication of the Bonds.

SECTION 4. (a) The principal of and interest on the Bonds shall be payable in such coin or currency of the United States of America as at the respective dates of payment thereof is legal tender for public and private debts.

(b) Principal of the Bonds of a given series shall be payable upon presentation and surrender thereof at the office of the Registrar and Paying Agent.

(c) Interest on the Bonds shall be payable by check mailed by the Registrar and Paying Agent to the registered owners of such Bonds at their respective addresses as such addresses appear on the books of registry kept pursuant to the provisions of this Section 4; provided, however, that so long as the Bonds are in book-entry form and registered in the name of Cede & Co., as nominee of DTC, or in the name of such other nominee of DTC as may be requested by an authorized representative of DTC, interest on the Bonds shall be paid directly to Cede & Co. or such other nominee of DTC by wire transfer.

(d) At all times during which any Bond of any series remains outstanding and unpaid, the Registrar and Paying Agent shall keep or cause to be kept, at its office, books of registry for the registration, exchange and transfer of Bonds of such series. Upon presentation of a Bond or Bonds at the office of the Registrar and Paying Agent, the Registrar and Paying Agent, under such reasonable regulations as the Registrar and Paying Agent may prescribe, shall register, exchange or transfer, or cause to be registered, exchanged or transferred, such Bond or Bonds on the books of registry as hereinbefore set forth.

(e) The books of registry shall at all times be open for inspection by the City or any duly authorized officer thereof.

(f) Any Bond may be exchanged at the office of the Registrar and Paying Agent for a like aggregate principal amount of such Bonds in other authorized principal sums and of the same series, interest rate and maturity.

(g) Any Bond of any series may, in accordance with its terms, be transferred upon the books of registry by the registered owner in whose name it is registered, in person or by the duly authorized agent of such registered owner, upon surrender of such Bond to the Registrar and Paying Agent for cancellation, accompanied by a written instrument of transfer duly executed by the registered owner or the duly authorized agent of such registered owner, in form satisfactory to the Registrar and Paying Agent.

(h) All transfers or exchanges pursuant to this Section 4 shall be made without expense to the registered owner of such Bond or Bonds, except as otherwise herein provided, and except that the Registrar and Paying Agent shall require the payment by the registered owner of such Bond or Bonds requesting such transfer or exchange of any tax or other governmental charges required to be paid with respect to such transfer or exchange. All Bonds surrendered for transfer or exchange pursuant to this Section 4 shall be cancelled.

SECTION 5. The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on the Bonds as the same become due. In each year while the Bonds, or any of them, are outstanding and unpaid, the Council shall be authorized and required to levy and collect annually, at the same time and in the same manner as other taxes of the City are assessed, levied and collected, a tax upon all taxable property within the City, over and above all other taxes, authorized or limited by law and without limitation as to rate or amount, sufficient to pay when due the principal of and interest on the Bonds to the extent other funds of the City are not lawfully available and appropriated for such purpose.

SECTION 6. CUSIP identification numbers may be printed on the Bonds, but no such number shall constitute a part of the contract evidenced by the particular Bond upon which it is printed and no liability shall attach to the City or any officer or agent thereof (including any paying agent for the Bonds) by reason of such numbers or any use made thereof (including any use thereof made by the City, any such officer or any such agent) or by reason of any inaccuracy, error or omission with respect thereto or in such use. All expenses in relation to the printing of such numbers on the Bonds shall be paid by the City; *provided, however*, that the CUSIP Service Bureau charge for the assignment of such numbers shall be the responsibility of and shall be paid for by the purchasers of the Bonds.

SECTION 7. To the extent it shall be contemplated at the time of their issuance that the interest on any Bonds issued hereunder shall be excludable from gross income for purposes of federal income taxation, the City covenants and agrees that it shall comply with the provisions of Sections 103 and 141-150 of the Internal Revenue Code of 1986 (the "1986 Code") and the applicable Treasury Regulations promulgated under such Sections 103 and 141-150 so long as any such Bonds are outstanding.

SECTION 8. (a) The Bonds shall be sold in one or more series in accordance with the provisions of Section 2 at competitive or negotiated sale at not less than ninety-eight percent (98%) of the principal amount thereof (exclusive of underwriting compensation) and on such other terms and conditions as are provided in the Official Notice of Sale thereof or in the Purchase Contract or Bond Purchase Agreement relating thereto.

(b) If the Bonds are sold at competitive sale, they may be sold contemporaneously with other bonds of the City under a combined Official Notice of Sale. If the Bonds are sold at competitive sale, any Authorized Officer is hereby authorized to cause to be prepared and distributed (via electronic dissemination or otherwise) an Official Notice of Sale of the Bonds in such form and containing such terms and conditions as the may deem advisable, subject to the provisions hereof.

(c) Upon the determination by an Authorized Officer to sell the Bonds at competitive or negotiated sale, such Authorized Officer is hereby authorized, without further notice to or action by the Council, to determine the rates of interest the Bonds shall bear; *provided that*:

(i) in no event shall the true interest cost for the Bonds exceed five percent (5%);

(ii) in no event shall the premium payable by the City upon the redemption of the Bonds exceed two percent (2%) of the principal amount thereof; *provided, however*, that the Bonds may be issued with a make-whole redemption price which may be determined pursuant to any make-whole calculation designated at the time of sale by any Authorized Officer; and

(iii) the Bonds of any series issued to refund the Refunded Obligations may be issued and sold only if the refunding of the Refunded Obligations refunded thereby will result in aggregate net present value savings of not less than three percent (3%) to the City.

(d) If the Bonds are sold at negotiated sale, any Authorized Officer is hereby authorized to, without further notice to or action by the Council, to select the underwriters for the Bonds (the "Underwriters") and to execute and deliver to the Underwriters a Purchase Contract or Bond Purchase Agreement relating to the Bonds.

(e) Any Authorized Officer is hereby authorized to cause to be prepared and distributed (via electronic dissemination or otherwise) a Preliminary Official Statement and a final Official Statement relating to the Bonds. Any Authorized Officer is hereby further authorized to certify that the Preliminary Official Statement for the Bonds of each series authorized hereunder is "deemed final" for purposes of Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934 ("Rule 15c2-12"). The Mayor or any Authorized Officer is hereby authorized to execute and deliver the final Official Statement for the Bonds of each series authorized hereunder, and any Authorized Officer and the City Attorney are hereby authorized to execute and deliver to the purchasers of the Bonds of each series certificates relating to the information contained in the Official Statement.

SECTION 9. Any Authorized Officer is hereby authorized to execute and deliver to the purchasers of the Bonds of each series authorized hereunder a Continuing Disclosure Certificate or a Continuing Disclosure Agreement evidencing the City's undertaking to comply with the continuing disclosure requirements of Paragraph (b)(5) of such Rule 15c2-12 to the extent applicable to the Bonds, such Continuing Disclosure Certificate or Continuing Disclosure Agreement to be in such form as shall be approved by an Authorized Officer upon the advice of counsel (including the City Attorney or Bond Counsel to the City), such approval to be conclusively evidenced by the execution of such Continuing Disclosure Certificate or Continuing Disclosure Agreement by such Authorized Officer.

SECTION 10. The Bonds, the certificate of authentication of the Registrar and Paying Agent and the assignment endorsed on the Bonds, shall be in substantially the forms set forth in Exhibit A together with such changes in format as may be appropriate to conform with customs and practices applicable to comparable securities.

SECTION 11. (a) Subject to the issuance, sale and delivery of the Bonds pursuant to this Resolution for the purpose of refunding the Refunded Obligations and paying certain costs related to the issuance of such Bonds, this Council hereby designates for redemption or such other dates as shall be determined by any Authorized Officer, the Refunded Obligations selected for refunding or prepayment by any Authorized Officer pursuant to this Resolution. Any Authorized Officer is hereby authorized and directed to appoint a bank or trust company to serve, or the City may itself serve, as Escrow Agent, if necessary, and to deliver to such Escrow Agent or applicable City officials written instructions, to give notices, or to cause such notices to be given, in the name and on behalf of the City, to the holders of the Refunded Obligations of the redemption or prepayment thereof, such notices to be given in the manner and at the time or times provided in proceedings authorizing the issuance of the Refunded Obligations and as set forth in the Escrow Agreement. Any Authorized Officer is hereby further authorized and directed to appoint a verification agent, if necessary, in connection with effecting the redemption or prepayment of the Refunded Obligations. Any Authorized Officer is hereby

authorized to take all such actions as such Authorized Officer shall deem to be necessary or desirable to effect the redemption or prepayment of the Refunded Obligations.

(b) Any Authorized Officer is hereby authorized and directed to execute and deliver an Escrow Deposit Agreement by and between the City and the Escrow Agent in such form as shall be approved by such Authorized Officer upon the advice of counsel (including the City Attorney or Bond Counsel), such approval to be conclusively evidenced by the execution of the Escrow Deposit Agreement by such Authorized Officer.

(c) Any Authorized Officer is hereby authorized to execute, on behalf of the City, subscriptions for United States Treasury Obligations - State and Local Government Series, if any, to be purchased by the Escrow Agent from moneys deposited in the Escrow Deposit Fund created and established under any Escrow Deposit Agreement or to provide for the purchase by the Escrow Agent from monies on deposit in the Escrow Deposit Fund, of open market obligations of, or guaranteed by, the United States, or any other investments permitted by the Public Finance Act of 1991 (hereinafter referred to as the "Escrow Securities"). Such Escrow Securities so purchased shall be held by the Escrow Agent under and in accordance with the provisions of the related Escrow Deposit Agreement to be applied to the redemption of the Refunded Obligations. Any Authorized Officer is hereby authorized to enter into such purchase agreements, including forward supply agreements, if any, as shall be required in connection with the purchase by the Escrow Agent, from moneys deposited in the Escrow Deposit Fund created and established under any Escrow Deposit Agreement, of the Escrow Securities.

SECTION 12. (a) In addition to the authorization for a competitive or negotiated sale of the Bonds as set forth in Section 8 hereof, the Council hereby authorizes the issuance and sale of the Bonds to one or more lenders to evidence one or more loans made to the City by one or more lenders in accordance with any proposal made by such lender(s) to the City pursuant to any Request for Proposal issued by the City for any such loan (hereinafter any such Request for Proposal of the City and any proposal from any lender(s) submitted in response thereto shall be collectively referred to as a "Financing Proposal"). There is hereby delegated to any Authorized Officer, without further action by the Council, the authority to issue and deliver the Bonds pursuant to this Section 12 at such price(s) and rate(s), and on such other terms and conditions, as shall be provided in any Financing Proposal, which Financing Proposal shall be in such form and containing such terms and conditions as any Authorized Officer shall deem acceptable, acting with the advice of the City's financial advisor and legal counsel (including the City Attorney and the City's Bond Counsel), subject to the provisions and parameters set forth herein.

(b) Notwithstanding anything in this Resolution to the contrary, the interest rate on Bonds issued and sold pursuant to a Financing Proposal as provided in this Section 12 may be subject to adjustment upon the occurrence of certain events or conditions as may be set forth in any Financing Proposal, including, without limitation, adjustments to the stated interest rate upon the occurrence of any event of taxability with respect to the Bonds, any default in payment with respect to the Bonds, and any change in the marginal corporate tax rate of corporations under federal law.

(c) Any Authorized Officer is hereby authorized to execute and deliver any Financing Agreement, purchase agreement or any other document, agreement or instrument necessary to provide for the issuance and delivery of the Bonds (hereinafter collectively referred to as the "Financing Documents"), which Financing Documents shall be in such form and substance as shall be acceptable to such Authorized Officer, as evidenced by his or her signature thereon, acting with the advice of legal counsel (including the City Attorney and Bond Counsel). Any Authorized Officer is hereby further authorized to determine, or to modify the form of and terms of the Bonds with respect to the dated date of the Bonds, the authorized denominations of the Bonds, the assignment of CUSIP Numbers, if any, to the Bonds, and the principal and interest payment dates of the Bonds. Notwithstanding anything in this Resolution to the contrary, any of the Bonds may be issued directly to the purchaser thereof, as registered owner or holder thereof.

SECTION 13. All actions and proceedings heretofore taken by this Council, any Authorized Officer and the other officers, employees, agents and attorneys of the City in connection with the authorization, issuance and sale of the Bonds are hereby ratified, confirmed and approved.

SECTION 14. The City Attorney of the City is directed to file a copy of this Resolution, certified by the Clerk of Council of the City to be a true and correct copy hereof, with the Circuit Court of the City in accordance with Section 15.2-2607 of the Code of Virginia, 1950.

SECTION 15. All ordinances, resolutions and other proceedings in conflict herewith are, to the extent of such conflict, repealed.

SECTION 16. This Resolution shall take effect upon its adoption.

Adopted:

Certified:

Clerk of Council

EXHIBIT A

**UNITED STATES OF AMERICA
COMMONWEALTH OF VIRGINIA
CITY OF LYNCHBURG
GENERAL OBLIGATION PUBLIC IMPROVEMENT
REFUNDING BOND, SERIES [2026]**

REGISTERED

REGISTERED

NO. [R-2026__]

\$_____

**INTEREST
RATE:**

**MATURITY
DATE:**

DATE OF BOND:

CUSIP NO.:

REGISTERED OWNER: CEDE & CO.

PRINCIPAL SUM:

DOLLARS

The City of Lynchburg, a municipal corporation of the Commonwealth of Virginia (the “City”), for value received, acknowledges itself indebted and hereby promises to pay to the Registered Owner (named above), or registered assigns, on the Maturity Date (specified above), unless this Bond shall have been duly called for previous redemption and payment of the redemption price duly made or provided for, the Principal Sum (specified above) and to pay interest on such Principal Sum until the payment of such Principal Sum in full, at the Interest Rate (specified above) per annum, on _____, ____ and semiannually on each _____ and _____ thereafter (each such date is hereinafter referred to as an “interest payment date”), from the date hereof or from the interest payment date next preceding the date of authentication hereof to which interest shall have been paid, unless such date of authentication is an interest payment date if interest shall have been paid to that date, in which case from such interest payment date, or unless such date of authentication is within the period from the sixteenth (16th) day to the last day of the calendar month next preceding the following interest payment date, in which case from such following interest payment date. *[To be substituted if the interest payment date is the 15th day of the month:* or unless such date of authentication is within the period from the first (1st) day to the fourteenth (14th) day of the calendar month in which the following interest payment date shall occur, in which event from such following interest payment date]. Such interest shall be computed on the basis of a three hundred and sixty (360) day year comprised of twelve (12) thirty (30) day months. Such interest is payable on each interest payment date by check mailed by the Registrar and Paying Agent hereinafter mentioned to the Registered Owner hereof at his address as it appears on such books of registry kept by the Registrar and Paying Agent, as of the close of business on the fifteenth

(15th) day (whether or not a business day) of the calendar month next preceding each interest payment date *[To be substituted if the interest payment date is the 15th day of the month: Such interest is payable on each interest payment date by check mailed by the Registrar and Paying Agent hereinafter mentioned to the Registered Owner hereof at his address as it appears on the books of registry kept by the Registrar, as of the close of business on the last day (whether or not a business day) of the calendar month next preceding each interest payment date]; provided, however,* that so long as this Bond is in book-entry only form and registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), or in the name of such other nominee of DTC as may be requested by an authorized representative of DTC, interest on this Bond shall be paid directly to Cede & Co. or such other nominee of DTC by wire transfer.

The principal of this Bond is payable on presentation and surrender hereof at the office of the **Chief Financial Officer of the City**, as Registrar and Paying Agent, in the City of Lynchburg, Virginia. The principal of and interest on this Bond are payable in such coin or currency of the United States of America as at the respective dates of payment thereof is legal tender for public and private debts.

This Bond is one of an issue of Bonds aggregating _____ Dollars (\$ _____) in principal amount issued for the purpose of providing funds to refund certain outstanding general obligation bonds of the City, under and pursuant to and in full compliance with the Constitution and statutes of the Commonwealth of Virginia, including Chapter 15.2 of the Code of Virginia, 1950 (the same being the Public Finance Act of 1991) and resolutions and other proceedings of the Council of the City duly adopted and taken under the Public Finance Act of 1991.

The Bonds of the issue of which this Bond is one (or portions of the principal amount thereof in installments of \$5,000 or any integral multiple thereof) maturing on and after _____, _____ are subject to redemption at the option of the City prior to their stated maturities, on or after _____, _____, in whole or in part on any date, in such order as may be determined by the City (except that if at any time less than all of the Bonds of a given maturity are called for redemption, the particular Bonds of such maturity or portions thereof in installments of \$5,000 to be redeemed shall be selected by lot), upon payment of a redemption price equal to 100% of the principal amount of the Bonds to be redeemed, together with the interest accrued thereon to the date fixed for the redemption thereof.

If this Bond is redeemable and this Bond (or any portion of the principal amount hereof) shall be called for redemption, notice of the redemption hereof, specifying the date, number and maturity of this Bond, the date and place or places fixed for its redemption, and if less than the entire principal amount of this Bond is to be redeemed, that this Bond must be surrendered in exchange for the principal amount hereof to be redeemed and a new Bond or Bonds issued equalling in principal amount that portion of the principal amount hereof not to be redeemed, shall be mailed not less than thirty (30) days prior to the date fixed for redemption, by first class mail, postage prepaid, to the Registered Owner hereof at his address as it appears on the books of registry kept by the Registrar and Paying Agent as of the close of business on the forty-fifth (45th) day next preceding the date fixed for redemption. If notice of the redemption of this Bond shall have been given as aforesaid, and payment of the principal amount of this Bond (or of the portion of the principal amount hereof to be redeemed) and of the accrued

interest payable upon such redemption shall have been duly made or provided for, interest hereon shall cease to accrue from and after the date so specified for the redemption hereof.

Any notice of the optional redemption of this Bond may state that it is conditioned upon there being on deposit with the City, or with the Registrar and Paying Agent for the Bonds or other agent designated by the City, on the date fixed for the redemption hereof an amount of money sufficient to pay the redemption price of this Bond, together with the interest accrued thereon to the date fixed for the redemption hereof, and any conditional notice so given may be rescinded at any time before the payment of the redemption price of this Bond, together with the interest accrued thereon, is due and payable if any such condition so specified is not satisfied. If a redemption of this Bond does not occur after a conditional notice is given due to there not being on deposit with the City, or with the Registrar and Paying Agent for the Bonds or other agent designated by the City, a sufficient amount of money to pay the redemption price of this Bond, together with the interest accrued thereon to the date fixed for the redemption hereof, the corresponding notice of redemption shall be deemed to be revoked.

So long as the Bonds of the series of which this Bond is one are in book-entry only form, any notice of redemption of this Bond shall be given only to Cede & Co., as nominee of The Depository Trust Company ("DTC"), and any notice of redemption otherwise required by the resolution pursuant to which this Bond and the Bonds of the series of which this Bond are issued to be given by first class mail, postage prepaid, may be given electronically in lieu of being given by first class mail, postage prepaid, if and to the extent delivery of notices of redemption electronically is acceptable to DTC.

Subject to the limitations and upon payment of the charges, if any, provided in the proceedings authorizing the Bonds of the issue of which this Bond is one, this Bond may be exchanged at the office of the Registrar and Paying Agent for a like aggregate principal amount of Bonds of other authorized principal amounts and of the same issue, interest rate and maturity. This Bond is transferable by the Registered Owner hereof, in person or by his attorney duly authorized in writing, on the books of registry kept by the Registrar and Paying Agent for such purpose at the office of the Registrar and Paying Agent, but only in the manner, subject to the limitations and upon payment of the charges, if any, provided in the proceedings authorizing the Bonds of the issue of which this Bond is one, and upon the surrender hereof for cancellation. Upon such transfer a new Bond or Bonds of authorized denominations and of the same aggregate principal amount, issue, interest rate and maturity as the Bond surrendered will be issued to the transferee in exchange herefor.

The full faith and credit of the City are irrevocably pledged to the punctual payment of the principal of and interest on this Bond as the same become due. In each year while this Bond is outstanding and unpaid, the Council of the City is authorized and required to levy and collect annually, at the same time and in the same manner as other taxes of the City are assessed, levied and collected, a tax upon all taxable property within the City, over and above all other taxes, authorized or limited by law and without limitation as to rate or amount, sufficient to pay when due the principal of and interest on this Bond to the extent other funds of the City are not lawfully available and appropriated for such purpose.

This Bond shall not be valid or obligatory unless the certificate of authentication hereon shall have been manually signed by or on behalf of the Registrar and Paying Agent.

It is certified, recited and declared that all acts, conditions and things required to exist, happen or be performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any limitation of indebtedness prescribed by the Constitution or statutes of the Commonwealth of Virginia.

IN WITNESS WHEREOF, the City has caused this Bond to be executed by the manual or facsimile signature of its Mayor; a facsimile of the corporate seal of the City to be imprinted hereon, attested by the manual or facsimile signature of the Clerk of Council of the City, and this Bond to be dated the date first above written.

CITY OF LYNCHBURG, VIRGINIA

[SEAL]

Mayor

Attest:

Clerk of Council

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds delivered pursuant to the within-mentioned proceedings.

By: _____
Chief Financial Officer,
as Registrar and Paying Agent

Date of Authentication: _____

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sell(s), assign(s) and transfer(s) unto _____

(Please print or typewrite name and address, including zip code, of Assignee)

PLEASE INSERT SOCIAL SECURITY OR
OTHER TAX IDENTIFYING NUMBER OF ASSIGNEE

the within-mentioned Bond and hereby irrevocably constitutes and appoints _____, agent, to transfer the same on the books of registry in the office of registrar with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of The New York Stock Exchange Inc. or a commercial bank or trust company.

(Signature of Registered Owner)

NOTICE: The signature to this assignment must correspond with the name as written on the face of the within Bond in every particular, without alteration, enlargement or any change whatsoever.

AGENDA ITEM SUMMARY

MEETING DATE

March 10, 2026

PRESENTED BY

Donna Witt, Chief Financial Officer

AGENDA ITEM # III.4

Issuance Costs for the General Obligation Public Improvement Bond Series 2026

RECOMMENDATION

This item will appear for City Council vote on the March 10, 2026, General Business Agenda. Consideration of introducing Resolution #R-26-___ amending the FY 2026 General, Airport, Fleet, Water, Sewer, and Stormwater Funds' Operating Budgets and \$241,200, \$2,520, \$37,500, \$207,600, \$87,060 and \$24,120 are appropriated respectively with resources from the General Obligation Public Improvement Bonds, Series 2026 for costs associated with the permanent financing of the 2023 Line of Credit and potential refunding of the General Obligation Public Improvement and Refunding Bonds, Series 2016. City Administration is authorized to realign appropriations for issuance costs among the Funds as necessary due to this issuance and refunding. City Administration is also authorized to record appropriations associated with the underwriter's discounts, original issue discounts and any other expenses as determined with the bond sale and funded with bond proceeds.

SUMMARY

The estimated issuance cost to permanently finance the 2023 LOC and a potential refunding of the General Obligation Public Improvement Bonds, Series 2026.

Issuance Cost Components	FY 2026 Estimates
Bond Counsel	\$63,000
Bond Ratings	199,200
Financial Advisor	244,153
Official Statement Preparation, CUSIPs	8,000
Copying, Postage, Overnight Mailing, etc.	2,000
Miscellaneous	83,647
Total	\$600,000

PRIOR ACTION(S)

June 27, 2023: City Council Meeting - Adopt a Resolution to establish a Line of Credit
March 10, 2026: City Council Work Session - Presented as a Business Item Briefing (BIB)

FISCAL IMPACT

Cost of issuance for the new bond issue

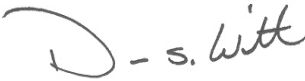
CONTACT(S)

Donna Witt, Chief Financial Officer

ATTACHMENT(S)

1. RESOLUTION for Issuance Costs

REVIEWED BY



Donna Witt, Chief Financial Officer

Date: March 05, 2026



Gregory Patrick, Deputy City Manager

Date: March 05, 2026



Alicia Finney, Clerk of Council

Date: March 05, 2026

RESOLUTION

#R-26-

BE IT RESOLVED THAT the FY 2026 General, Airport, Fleet, Water, Sewer, and Stormwater Funds' Operating Budgets are amended; and \$241,200, \$2,520, \$37,500, \$207,600, \$87,060 and \$24,120 are appropriated respectively with resources from the General Obligation Public Improvement Bonds, Series 2026 for costs associated with the permanent financing of the 2023 Line of Credit and potential refunding of the General Obligation Public Improvement and Refunding Bonds, Series 2016. City Administration is authorized to realign appropriations for issuance costs among the Funds as necessary due to this issuance and refunding. City Administration is also authorized to record appropriations associated with the underwriter's discounts, original issue discounts and any other expenses as determined with the bond sale and funded with bond proceeds.

Introduced:

Adopted:

Certified: _____

Clerk of Council

AGENDA ITEM SUMMARY**MEETING DATE**

March 10, 2026

PRESENTED BY

Cedric Simon, Airport Director

AGENDA ITEM # IV.5

Airport DC-8 Briefing

RECOMMENDATION

Hear an update on next steps for Liberty University's DC-8 airplane at Lynchburg Regional Airport.

SUMMARY

Liberty University and the City of Lynchburg are working together on opportunities to showcase a DC-8 aircraft that was recently donated to the university by Samaritan's Purse International Relief. Staff will provide an overview of ongoing coordination with federal and regional partners, as well as the consideration and timeframe for City Council to move this project forward.

PRIOR ACTION(S)

None

FISCAL IMPACT

To be determined.

CONTACT(S)

Cedric Simon, Airport Director

ATTACHMENT(S)

1. Airport DC8 March 10th 2026

REVIEWED BY

Cedric Simon, Airport Director

Date: February 26, 2026



Date: March 04, 2026

Kent White, Assistant City Manager

A handwritten signature in black ink that reads "Alicia L. Finney". The signature is written in a cursive, flowing style.

Alicia Finney, Clerk of Council

Date: March 04, 2026

LYNCHBURG REGIONAL AIRPORT DC-8 BRIEFING

March 10th, 2026



BACKGROUND



DC-8 WHAT'S AHEAD

- Permanent home for the DC-8
- Community aviation interactions
- Source of inspiration for future aviators





WHAT'S NEXT?

- Lease of property
 - Future Council meeting
- FAA, State, and County Reviews

**A RESOLUTION OF THE LYNCHBURG CITY COUNCIL TO
SUPPORT THE INDEPENDENT GOVERNANCE AND TRADITIONS
OF THE VIRGINIA MILITARY INSTITUTE**

WHEREAS, the Virginia Military Institute (VMI), founded in 1839, is one of the Nation's and Virginia's premier public military colleges and a historic institution of higher education within the Commonwealth of Virginia (Commonwealth); and

WHEREAS, VMI has produced generations of honorable graduates who have distinguished themselves in military service, public leadership, business, education, and civic life; and

WHEREAS, the City of Lynchburg, Virginia (City) is home to many proud VMI alumni who exemplify VMI's core values of honor, integrity, discipline, and service and who contribute meaningfully to the strength and character of the City; and

WHEREAS, the City Council recognizes and respects the long-standing traditions, mission, and governance structure of VMI as essential to preserving its distinctive educational model and national reputation; and

WHEREAS, proposed legislation advancing in the Virginia General Assembly seeks to alter the governance, operational structure, traditions, and independence of VMI; and

WHEREAS, the City Council believes attempts to politicize, weaken, or fundamentally alter the independence, governance, operational structure, or traditions of VMI are harmful to the institution and to the Commonwealth; and

WHEREAS, the City Council strongly desires to express its opposition to any proposed legislation that seeks to interfere with the independence, governance, operational structure, or traditions of VMI.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
THE LYNCHBURG, VIRGINIA:**

1. That the City Council hereby formally expresses strong opposition to any proposed legislation that seeks to undermine, politicize, weaken, or alter the present governance, operational structure, traditions, or independence of VMI and further expresses its support for the present operational structure, traditions, and independent governance of VMI.

2. That the City Council urges the Virginia General Assembly to reject any and all proposed legislation which would undermine, politicize, weaken, or alter the present governance, operational structure, traditions, or independence of VMI and requests VMI be allowed to continue operating consistent with its historic mission and established governing framework.

3. That the Clerk of Council is directed to transmit a copy of this Resolution to the Governor of Virginia, the Clerk for the Virginia House of Delegates, the Clerk for the Virginia Senate, the City's local legislative delegation, and the President of VMI.

Adopted: _____

Certified: _____
Clerk of Council