

PHYSICAL DEVELOPMENT COMMITTEE

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

MEETING COMMENCED AT 3:00 PM IN THE 2ND FLOOR TRAINING ROOM.

ATTENDEES

Committee Members: Councilman Dr. Sterling Wilder; Vice Mayor Curt Diemer; Mayor; Larry Taylor, Ex-Officio.

Others: Greg Patrick, Deputy City Manager; Kent White, Assistant City Manager; Gaynelle Hart, Director of Public Works; Lee Newland, City Engineer, Public Works; Marjette Upshur, Director of Economic Development; Wyatt Woody, Director of Parks and Recreation, Rachel Frischeisen, City Planner, Community Development; Kelly Hitchcock, Senior Planner, Virginia's Region 2000 Local Government Council; Dominique Grandemange, Vice President of Operations Support IB-A, Framatome; Doug Barger, Facilities & Maintenance Manager, Framatome; Susan Brown, Assistant Director of Communications and Public Engagement; Christopher Price, Public Works.

General Business

Greg Patrick and City staff presented a quarterly report on updates from a Planning perspective, an Overview of the Multimodal Plan and 12th Street Corridor Complete Neighborhoods projects, and the Comprehensive Plan Update from Community Development. Economic Development presented, with Framatome present, information regarding the sale of 147 Mill Ridge Road.

A Minute for Planning – Rachel Frischeisen, Community Development

- a. **3839 Murray Place & 3436 Odd Fellows Road** – Liberty University has submitted a Conditional Use Permit application to allow the properties to continue to be used as dormitory housing and add two additional units.
 - b. **205 Graves Mill Road** – Belvac Production Machinery has submitted a rezoning application to rezone 0.29 acres from 1-2, Light Industrial to B-3, Community Business District to allow the use of an existing structure at as an office facility.
 - c. **121 Chapel Lane**– A site plan proposing the construction of an 8,000 SF warehouse has been submitted.
 - d. **4000 Peace Street**– Chief Investments has submitted a site plan proposing the construction of a 900 SF automobile dealership building and associated improvements.
 - e. **400 Buena Vista Street** –A site plan proposing the redevelopment of the former White Rock Elementary School into a community center has been submitted.
 - f. **Chambers Street** – Lynchburg Redevelopment & Housing Authority has submitted a site plan proposing the redevelopment of 60 units in the Dearington Apartments.
1. **Overview of the Multimodal Plan and 12th Street Corridor Complete Neighborhoods projects** – Kelly Hitchcock, Region 2000 Local Government Council

PHYSICAL DEVELOPMENT COMMITTEE

The Central Virginia Transportation Planning Organization (CVTPO), in partnership with Lynchburg City and Greater Lynchburg Transit Company (GLTC), is developing a City-wide plan to make it easier and safer for people to walk to, take transit to, and bike to important places like schools, jobs, transit stops, and parks. Using extensive data evaluation and public input, the pending Multimodal Plan will prioritize projects and programs that can be implemented over time to create a connected network that supports the transportation access needs of all residents. Funding has been provided by the Central Virginia Transportation Planning Organization (CVTPO), Virginia Department of Rail and Public Transportation (DRPT), Virginia Department of Transportation (VDOT), Federal Transit Administration (FTA), and the Federal Highway Administration (FHWA). The project consultants, the Timmons Group, have broken the City roadways into over 4,500 individual roadways segments in an extensive GIS-based data evaluation while developing the Draft Multimodal Network Map. The completed Draft Lynchburg Multimodal Plan document will be presented to the public in early March. 12th Street Corridor Complete Neighborhoods Project The Central Virginia Planning District Commission (CVPDC), in partnership with Lynchburg City and GLTC, was also awarded a US Department of Transportation (DOT) Thriving Communities Program (TCP) award, which provides technical assistance in the form of professional consultant services to advance transformative community projects. The TCP technical assistance services are provided through the end of 2026 and funding has been provided by the United States Department of Transportation (USDOT), the CVPDC, the CVTPO, VDRPT, and VDOT. This project is focused on advancing 12th Street corridor improvements, developing a transit-oriented development (TOD) policy, and identifying funding options. It also includes a subaward of up to \$50,000 in direct funding to advance a key element of the project goals. The \$50,000 subaward will be used to develop the 12th Street Pedestrian Safety Facilities Engineering Plan, which includes engineering design of pedestrian safety features, such as curb ramps, pedestrian refuges, pavement markings, and other traffic calming elements along 12th Street from Polk Street to Kemper Street. The 12th Street is a priority corridor from the Lynchburg Multimodal Plan and a segment of safety focus, advancing safety around schools, from the Central Virginia Safety Action Plan.

2. **Comprehensive Plan Update** – Rachel Frischeisen, Community Development
City staff will provide an overview of the emerging themes and recommendations in the draft Comprehensive Plan.
3. **Sale of 147 Mill Ridge Road** – Marjette Upshur, Economic Development
The City of Lynchburg owns approximately 5 acres with a 42,250-square-foot commercial building located at 147 Mill Ridge Road (Tax Map #24308002). Acquired in 1988, the facility was originally constructed as a business incubator utilizing funds from the U.S. Economic Development Administration and the City. Since that time, it has been operated by a 501(c)(3) nonprofit organization whose board is appointed by City Council. Over time, the facility transitioned from an incubator model to primarily below-market leased space. The property is assessed in 2025 at \$2,586,200 and was independently appraised at \$1,765,000. There have been recent inquiries about options to purchase the building. In December 2025, the City issued a 30-day Request for

PHYSICAL DEVELOPMENT COMMITTEE

Proposals for the purchase and redevelopment of the property. One proposal was received from Framatome Inc. Framatome proposes to redevelop the facility to support expansion of its Lynchburg operations, including office space, light manufacturing for nuclear-grade component machining and fabrication, workforce training areas, and research and development space. The company has offered \$2,051,000 for the property and has committed an additional \$6 million to building renovations and site improvements. The project will accommodate 40–80 employees and relocate approximately 20 existing positions from Campbell County into the City. Framatome has operated in Lynchburg for more than 50 years and is the City’s largest taxpaying employer. The company is currently executing a multi-year growth plan that anticipates 515 net new jobs in Virginia by 2027, with an average wage exceeding \$122,000. This transaction returns the property to the tax rolls, eliminates ongoing public subsidy of below-market space, leverages significant private investment, and strengthens Lynchburg’s position as a national leader in advanced nuclear energy and manufacturing.

No approval required in the Physical Development Committee. This item will appear for vote before the regularly scheduled City Council Meeting on 3/10/26.

Questions

a. Dr. Sterling Wilder:

- Is the Business Development staff comprised of City staff? City staff explained that the Business Development staff is a 501 c3, which is a separate organization.
- Will the sale of 147 Mill Ridge Road dissolve the Business Development staff? City staff explained that we are looking into what will happen moving forward, and a response is pending from the Executive Director and staff of Business Development.
- Does the City have any obligations to the Business Development staff since they are a separate organization? City staff responded, no, the City does not have any responsibility toward their staff.
- Is SCORE still at the Business Development Center? City staff explained yes, SCORE is still at the Business Development Center, however they have transitioned to virtual meetings.
- Was the sale of 147 Mill Ridge Road put out to bid? City staff explained that this sale went through an RFP process (Request for Proposal) for 30 days so the public knew it was available. All procurement processes were followed.

b. Vice Mayor Curt Diemer:

- What is a Pedestrian Refuge? City staff explained that a Pedestrian Refuge is an island in the middle of the road, allowing for pedestrians to rest and cross the remaining of the street.

c. Mayor Larry Taylor

- Have any businesses has to close due to the sale of 147 Mill Ridge Road? City staff explained that no businesses have had to close that we are aware of.

PHYSICAL DEVELOPMENT COMMITTEE

Roll Call

N/A

Meeting Adjourned – 3:40 pm

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