



## CITY COUNCIL WORK SESSION

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Tuesday, April 28, 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. 205 Graves Mill Road - Rezoning - Office Use
  - III.2. 3839 Murray Place & 3436 Odd Fellows Road - Conditional Use Permit - LU Housing
- IV. **Work Session Agenda Items**
  - IV.3. FY27 Budget Work Session
  - IV.4. Report on graves at the end of Smyth Street (Lynchburg Union Cemetery)
  - IV.5. Councilmember Faraldi: Removing "Family Planning Services" Exemption from the Abortion Zoning Ordinance
  - IV.6. Councilmember Faraldi: Removing Attorney-Client Privilege from an Email Correspondence
  - IV.7. Councilmember Timmer: ~~Storm Fern After Action Report~~
  - IV.8. Councilmember Misjuns: ~~AR Legislation~~
- V. **Roll Call**
- VI. **Closed Session**
  - VI.9. Consideration of a closed meeting, pursuant to § 2.2-3711(A)(7) of the Code of Virginia, 1950, as amended, to consult with the City Attorney regarding specific legal matters requiring the provision of legal advice; the subject of the closed meeting being specific to a personnel matter involving a City employee.

## AGENDA ITEM SUMMARY

### MEETING DATE

April 28, 2026

### PRESENTED BY

Rachel Frischeisen, City Planner

### AGENDA ITEM # III.1

205 Graves Mill Road - Rezoning - Office Use

### RECOMMENDATION

*This item will appear for City Council vote on the May 12, 2026, Public Hearing agenda. Approval of the rezoning petition.*

### SUMMARY

Belvac Production Machinery, Inc. is petitioning to rezone approximately twenty-nine hundredths (0.29) of an acre located at 205 Graves Mill Road from I-2, Light Industrial District to B-3, Community Business District to allow an existing building to be used as a stand-alone office facility.

The City's *Comprehensive Plan 2013-2030 Future Land Use Map (FLUM)* recommends an Employment 1 use for the property. These areas are intended for large and small-scale office, research and development, and light manufacturing uses. Restaurant, small scale retail, hotel, and business service uses that support the office/industrial uses can be constructed in Employment 1 areas.

The property is currently zoned I-2, Light Industrial District. In this district, office uses must be related to an industrial use taking place on the site. The petitioner would like to lease the building to another commercial user. Approval of the proposed rezoning would allow the building to be used as an office facility that is not associated with an industrial use.

### PRIOR ACTION(S)

March 25, 2026: The Planning Commission recommended approval (5-0, with 1 absent: Henderson) of the rezoning petition.

March 25, 2026: The Planning Division recommended approval of the rezoning petition.

### FISCAL IMPACT

N/A

### CONTACT(S)

Rachel Frischeisen, City Planner

### ATTACHMENT(S)

1. Presentation
2. Planning Commission Minutes, Report, and Attachments

**REVIEWED BY**



\_\_\_\_\_  
William Martin, Community Development Director

Date: April 20, 2026



\_\_\_\_\_  
Kent White, Assistant City Manager

Date: April 20, 2026



\_\_\_\_\_  
Alicia Finney-Andrews, Clerk of Council

Date: April 23, 2026

# 205 GRAVES MILL ROAD REZONING

Tuesday, April 28, 2026



# PURPOSE & ACTION

## **Purpose:**

Petition of Belvac Production Machinery, Inc. to rezone a portion of 205 Graves Mill Road from I-2, Light Industrial District to B-3, Community Business District to allow the use of the building as an office facility that is not associated with an industrial use.

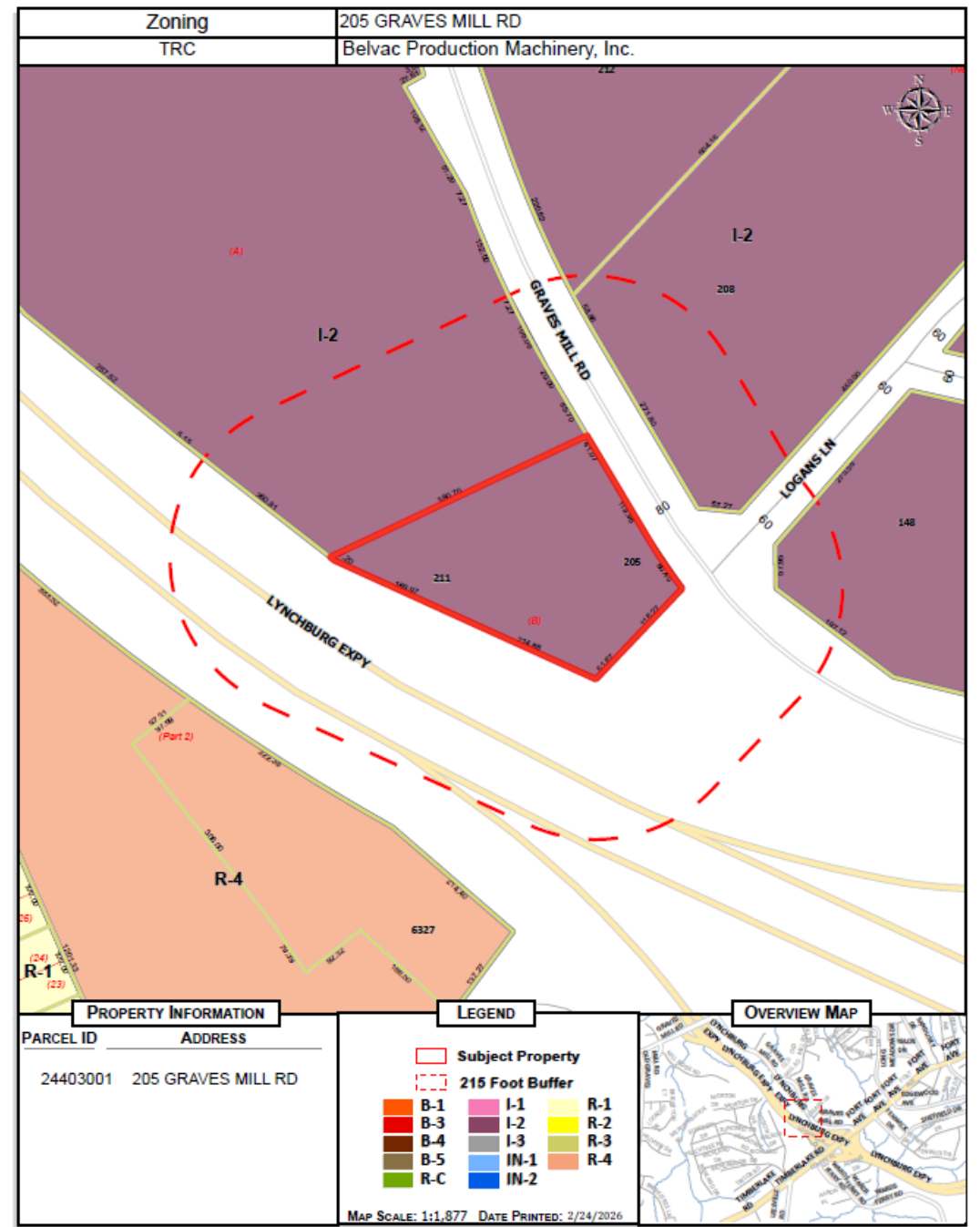
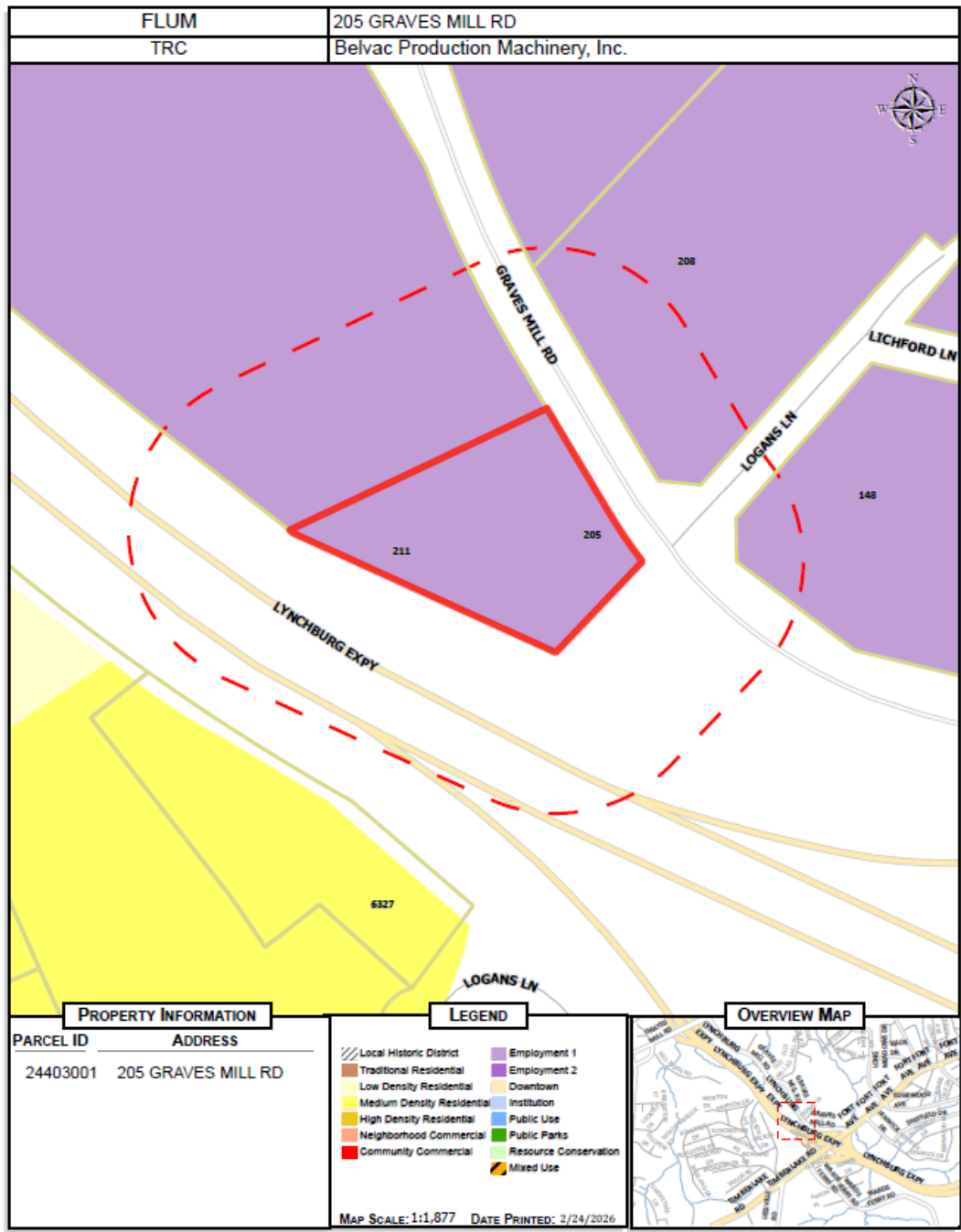
## **Recommendation:**

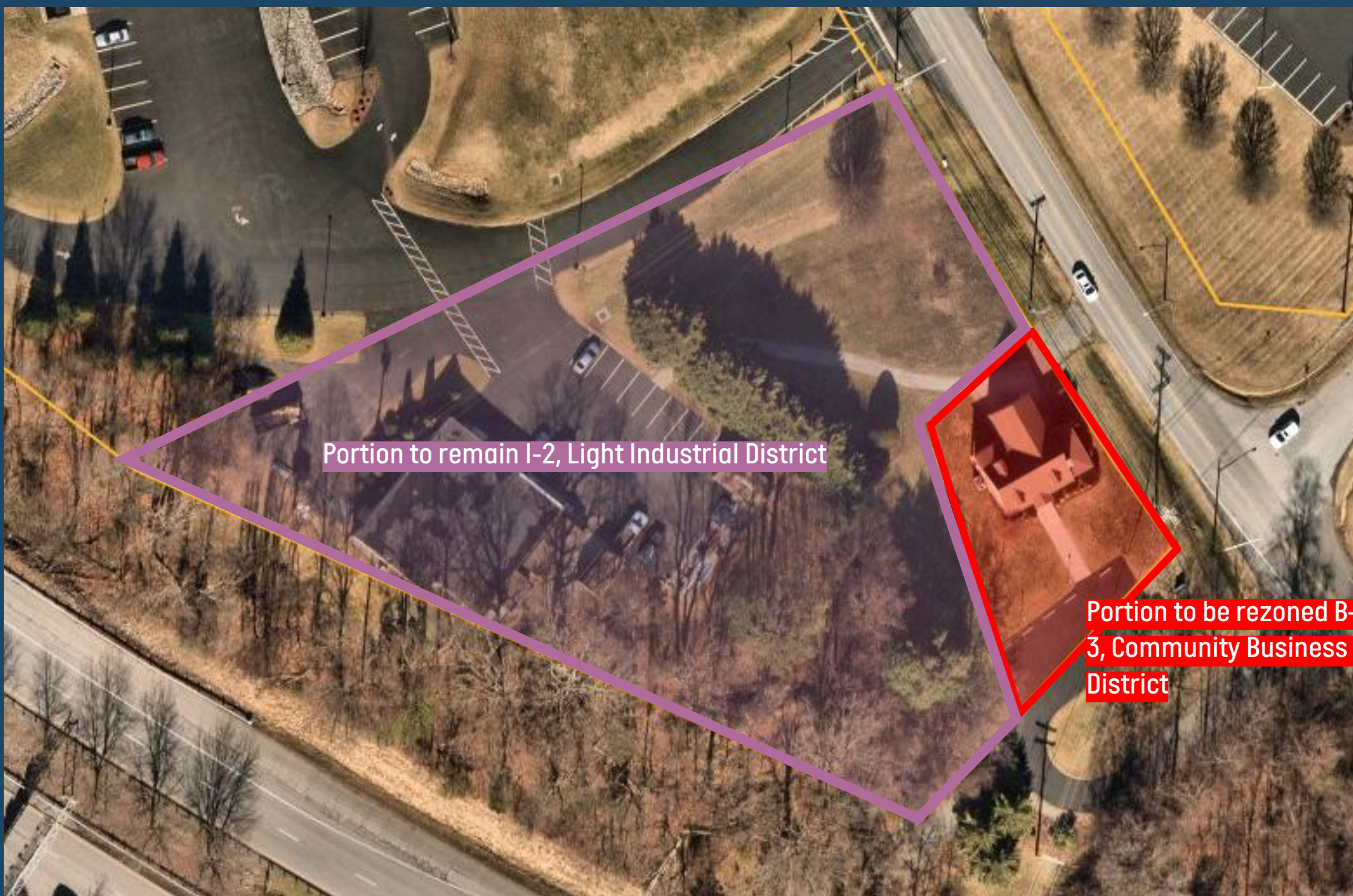
The Planning Commission recommended approval (5-0, with 1 absent) of the rezoning petition.

## **Action:**

A City Council public hearing will be held on May 12, 2026.







Portion to remain I-2, Light Industrial District

Portion to be rezoned B-3, Community Business District



**MINUTES OF THE MARCH 25, 2026 PLANNING COMMISSION MEETING (MINUTES HAVE BEEN APPROVED):**

**Petition of Belvac Production Machinery, Inc. to rezone approximately twenty-nine hundredths (0.29) of an acre located at 205 Graves Mill Road from I-2, Light Industrial District to B-3, Community Business District to allow the stand-alone use of an office facility.**

Ms. Rachel Frischeisen, City Planner, provided the following summary to the Commission. The City's Future Land Use Map (FLUM) recommends an Employment 1 use for the property. These areas are intended for large-scale office, small-scale office, research and development, and light manufacturing uses. Restaurant, small scale retail, hotel, and business service uses can also be appropriate in Employment 1 areas. The existing I-2, Light Industrial District zoning was established in 1978. In this district, office use must be related to an industrial use taking place on the site. The purpose of this rezoning is to allow for a nonindustrial related use of this office space. The property at 205 Graves Mill Road is approximately one and seventy-six hundredths (1.76) acres total. The portion of the property proposed for rezoning consists of approximately twenty-nine hundredths (0.29) of an acre. The property contains a structure, which was originally constructed as a residential home in 1945, but was later converted to office use associated with the adjacent Belvac Machinery facility. The structure is approximately one thousand eight hundred (1,800) square feet in size. The remainder of the property contains another structure, which is approximately four thousand two hundred (4,200) square feet in size and is currently used for industrial purposes by Belvac. This portion of the site would remain zoned I-2, Light Industrial District. The property is bound by industrial uses to the north and east, and by the Lynchburg Expressway to the south and west. If the petition is approved, the existing building is proposed for use as a stand-alone office facility, unrelated to the adjacent industrial use. The building could also be used for another permitted use in the proposed B-3, Community Business District. There are no exterior improvements or modifications proposed at this time. The structure is served by its own entrance and parking area. The property is recommended for Employment 1 uses on the Future Land Use Map. While Employment 1 areas are generally meant for large-scale offices and light manufacturing, smaller-scale offices and other uses can support those larger facilities. The proposed use of the structure as a stand-alone office facility is permitted in the proposed B-3, Community Business District and would agree with the Future Land Use Map designation. The use should have limited impact on the area. The City's Technical Review Committee reviewed the petition on March 3, 2026. The Planning Division recommends approval of the petition.

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

Mr. Chris Gentry of Gentry Commercial Real Estate was present to represent the petition. He noted that the building was originally a residence and was used by Belvac as their office space. Belvac no longer has any need for the building and would like the ability to lease it to a third party.

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

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

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

Chair Rogers said this was a good use of the building and he was in support of the petition.

Commissioner Perault said he was in support of the petition as well. He requested clarification on why the owner was rezoning the building since using it as an office was already an allowed use.

Ms. Frischeisen responded that the current zoning, I-2, Light Industrial District, only permits offices that are directly associated with industrial users.

Commissioner Perault noted that the rezoning would allow the petitioner to potentially lease the site

to other users, unrelated to the industrial use.

Ms. Frischeisen agreed.

Commissioner Woodson asked if there were plans to further develop the structure.

Ms. Frischeisen replied the petitioner plans to use the building as-is. Only a small portion of the property is being rezoned and there are few other uses that would be suited for this situation.

Commissioner Perault commented that this rezoning would fit with the character of the road.

Commissioner Cox made the following motion, seconded by Commissioner Woodson. The motion to approve passed by the following vote:

**“Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the request of Belvac Production Machinery, Inc. to rezone approximately twenty-nine hundredths (0.29) of an acre at 205 Graves Mill Road from I-2, Light Industrial District to B-3, Community Business District.”**

AYES: Cox, Gammon, Perault, Rogers, Woodson	5
NOES:	0
ABSTENTIONS:	0
ABSENT: Henderson	1

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

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** March 25, 2026  
**Re:** **REZONING: I-2, Light Industrial District to B-3, Community Business District**

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**I. PETITIONER**

David Mammolenti, Belvac Production Machinery, Inc., 237 Graves Mill Road, Lynchburg, VA 24502

**Property Owner:** Same as petitioner

**Representative:** Chris Gentry, Gentry Commercial Real Estate, Inc., 1605 Enterprise Drive, Suite A, Lynchburg, VA 24502

**II. LOCATION**

The subject property consists of a portion of 205 Graves Mill Road which contains approximately twenty-nine hundredths (0.29) of an acre.

**III. PURPOSE**

The purpose of the petition is to allow the stand-alone use of an existing office facility.

**IV. SUMMARY**

- The City’s *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends an Employment 1 use for the property. While these areas are generally meant for large-scale offices, smaller-scale offices and other uses can support those larger facilities.
- In the current I-2, Light Industrial District, office use must be related to an industrial use taking place on the site.
- Rezoning the property to B-3, Community Business District, as proposed would allow the use of the building as an office facility that is not associated with an industrial use.

**The Planning Division recommends approval of the rezoning petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends an Employment 1 use for the property. These areas are intended for large-scale office (greater than 20,000 square foot floor areas and/or more than four stories), small-scale office, research and development, and light manufacturing uses. Restaurant, small scale retail, hotel, and business service (e.g., copy shop, computer sales and service) uses that support the office/industrial uses can be constructed in Employment 1 areas. (p. 76)
2. **Zoning.** The subject property was annexed into the City in 1976. The existing I-2, Light Industrial District zoning was established in 1978.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances would be 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 May 22, 1979, Council approved amendments to the Zoning Map to allow the rezoning of the Timberlake Road area.
  - On September 12, 1982, Council approved the Conditional Use Permit (CUP) petition of Spanky's Fun Time Pizza for a restaurant and game room located at 1200 Fenwick Drive.
  - On December 14, 1982, Council approved the petition of William Burruss and Dreaming Creek Properties to rezone an area located near Old Graves Mill Road from I-1, Restricted Industrial to I-2C, Light Industrial (Conditional) to allow site development of a sixteen (16) acre parcel for Penril Corporation as part of a Mill Ridge Development.
  - On January 13, 1987, Council approved the petition of Schewel Furniture Company to rezone a five (5) acre tract located on Timberlake Road from B-1, Limited Business District to B-3C, Community Business District (Conditional) to allow the construction and operation of a retail furniture store and parking.
  - On February 14, 1989, Council approved the amendment of the Zoning Map to allow the rezoning of the Timberlake Road area.
  - On October 10, 1995, Council approved the petition of Salvatore Vitale to rezone 7001 Timberlake Road from B-1, Limited Business District to B-3C, Community Business District (Conditional) to allow the construction of a restaurant and parking lot.
  - On December 12, 1995, Council approved the petition of James P. Anderson to rezone 327 Graves Mill Road from I-1, Restricted Industrial District to B-5C, General Business District (Conditional) to allow the expansion of an existing commercial amusement facility.
  - On December 9, 1997, Council approved the petition of William F. Overacre to rezone 427 and 427 A Graves Mill Road from I-1, Restricted Industrial District to B-3C, Community Business District (Conditional) to allow the construction and operation of buildings for commercial service and retail uses.
  - On March 12, 2024, Council approved the petition of Watan Holdings, LLC to amend the FLUM from Resource Conservation to Community Commercial and to rezone 6201 Fort Avenue from I-2, Light Industrial District to B-3, Community Business District to allow the use of an existing structure as a restaurant.
5. **Site Description.** The property at 205 Graves Mill Road is approximately one and seventy-six hundredths (1.76) acres total.

The portion of the property proposed for rezoning consists of approximately twenty-nine hundredths (0.29) of an acre and contains a one and a half (1.5) story, wood frame structure, which was originally constructed as a residential home in 1945. The structure is approximately one thousand, eight hundred sixty-nine (1,869) square feet in size.

The remainder of the property contains a one (1) story structure constructed in 1977. This structure is approximately four thousand, two hundred eighty (4,280) square feet in size and is used for industrial purposes by Belvac Production Machinery, Inc. This portion of the site would remain zoned I-2, Light Industrial District.

The property is bound by industrial uses to the north and east, and by the expressway to the south and west.

6. **Proposed Use of Property.** If the petition is approved, the existing building is proposed for use as a stand-alone office facility, unrelated to the adjacent industrial use. The building

could also be used for another permitted use in the proposed B-3, Community Business District.

7. **Traffic, Parking and Public Transit.** The petitioner was not required to conduct a traffic analysis as part of the petition.

A five (5) space parking area with a paved entrance is located on the property. The City Engineer noted that the other gravel entrance should be paved if it is planned for use in the future.

The closest Greater Lynchburg Transit Company (GLTC) transit stop is located approximately four tenths (0.4) of a mile away, near the intersection of Fort Avenue and Fenwick Drive. The area is not connected by sidewalk.

8. **Stormwater Management.** An erosion & sediment control / stormwater management plan will not be required since no external improvements or modifications are proposed at this time.
9. **Emergency Services.** The City Fire Marshal’s Office and Police Department had no comments of concern.

**Impact.** The petition proposes a rezoning to allow the use of the existing office structure to be leased to a nonindustrial tenant. The structure was previously converted from a residential home and has been used as corporate office space. There are no proposed exterior improvements or modifications at this time. The structure is served by its own entrance and parking area.

The property is currently zoned I-2, Light Industrial District and is recommended for Employment 1 uses on the FLUM. While Employment 1 areas are generally meant for large-scale offices, smaller-scale offices and other uses can support those larger facilities. The proposed use of the structure as a stand-alone office facility is permitted in the proposed B-3, Community Business District and would agree with the existing FLUM. The use should have limited impact on the area.

10. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the petition on March 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 request of Belvac Production Machinery, Inc. to rezone approximately twenty-nine hundredths (0.29) of an acre at 205 Graves Mill Road from I-2, Light Industrial District to B-3, Community Business District.**

This matter is respectfully offered for your consideration.



Rachel Frischeisen  
City Planner

pc: Wynter Benda, City Manager  
Greg Patrick, Deputy City Manager  
Kent White, Assistant City Manager  
Tom Martin, Director of Community Development  
Matthew Freedman, City Attorney  
J. Lee Newland, City Engineer  
Cynthia Kozerow, Lynchburg Police Department  
Candace Brown, Fire Marshal  
Doug Saunders, Building Official  
Kevin Henry, Zoning Administrator  
David Mammolenti, Belvac Production Machinery, Inc., Petitioner & Property Owner  
Chris Gentry, Gentry Commercial Real Estate, Inc., Representative

**VII. ATTACHMENTS**

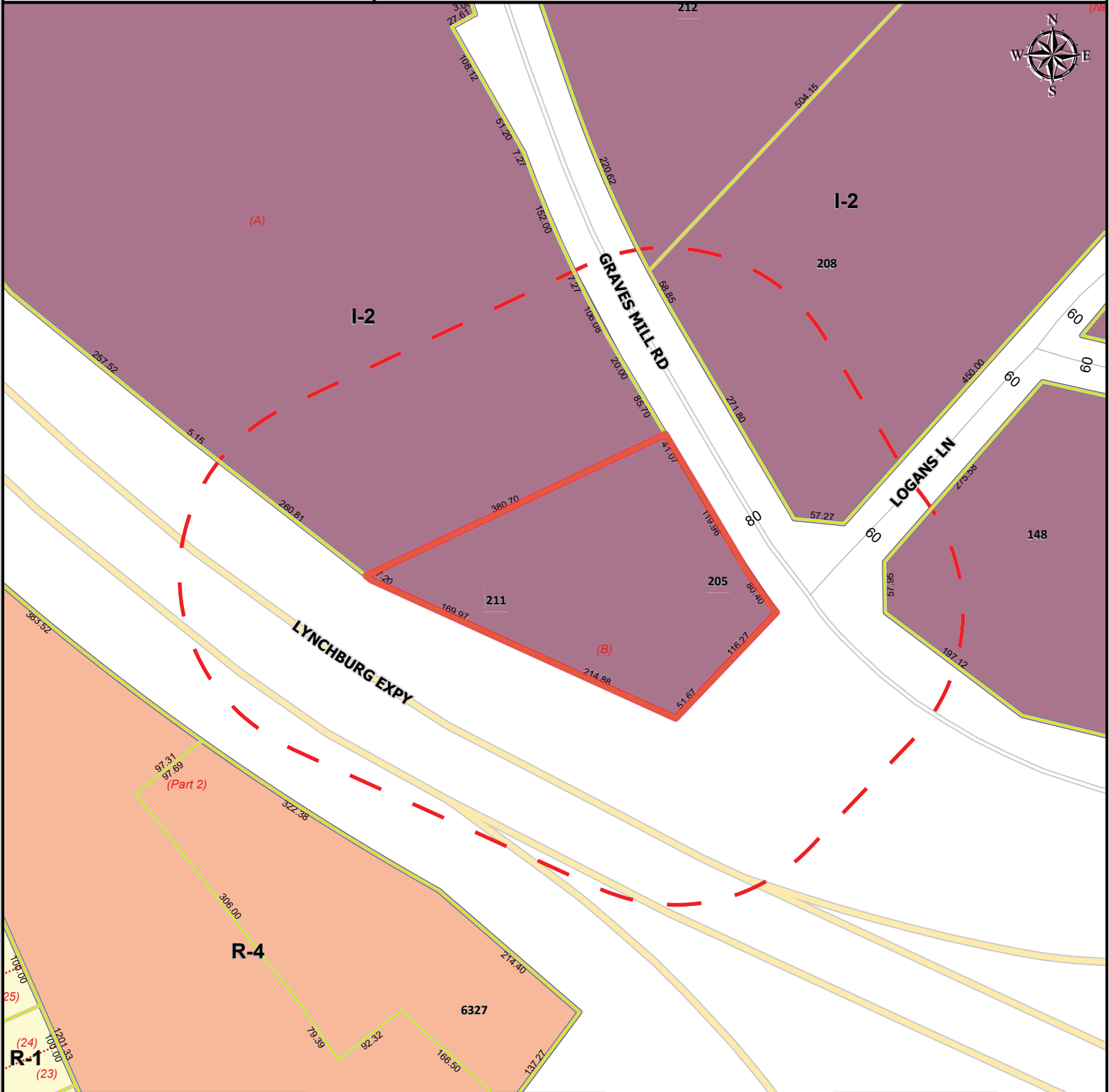
- 1. Zoning Map with Adjoining Property Owners**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Narrative**
- 6. Concept Plan**
- 7. Property Photograph**

Zoning

205 GRAVES MILL RD

TRC

Belvac Production Machinery, Inc.



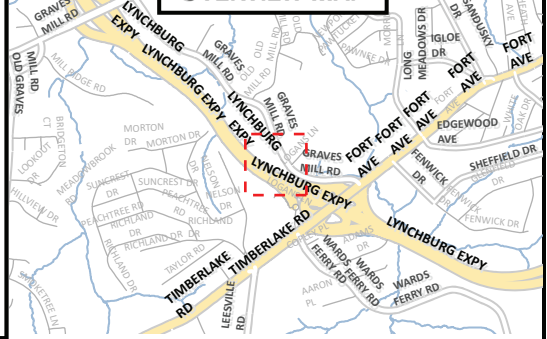
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
24403001	205 GRAVES MILL RD

**LEGEND**

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

**OVERVIEW MAP**



MAP SCALE: 1:1,877 DATE PRINTED: 2/24/2026

**205 Graves Mill Road**

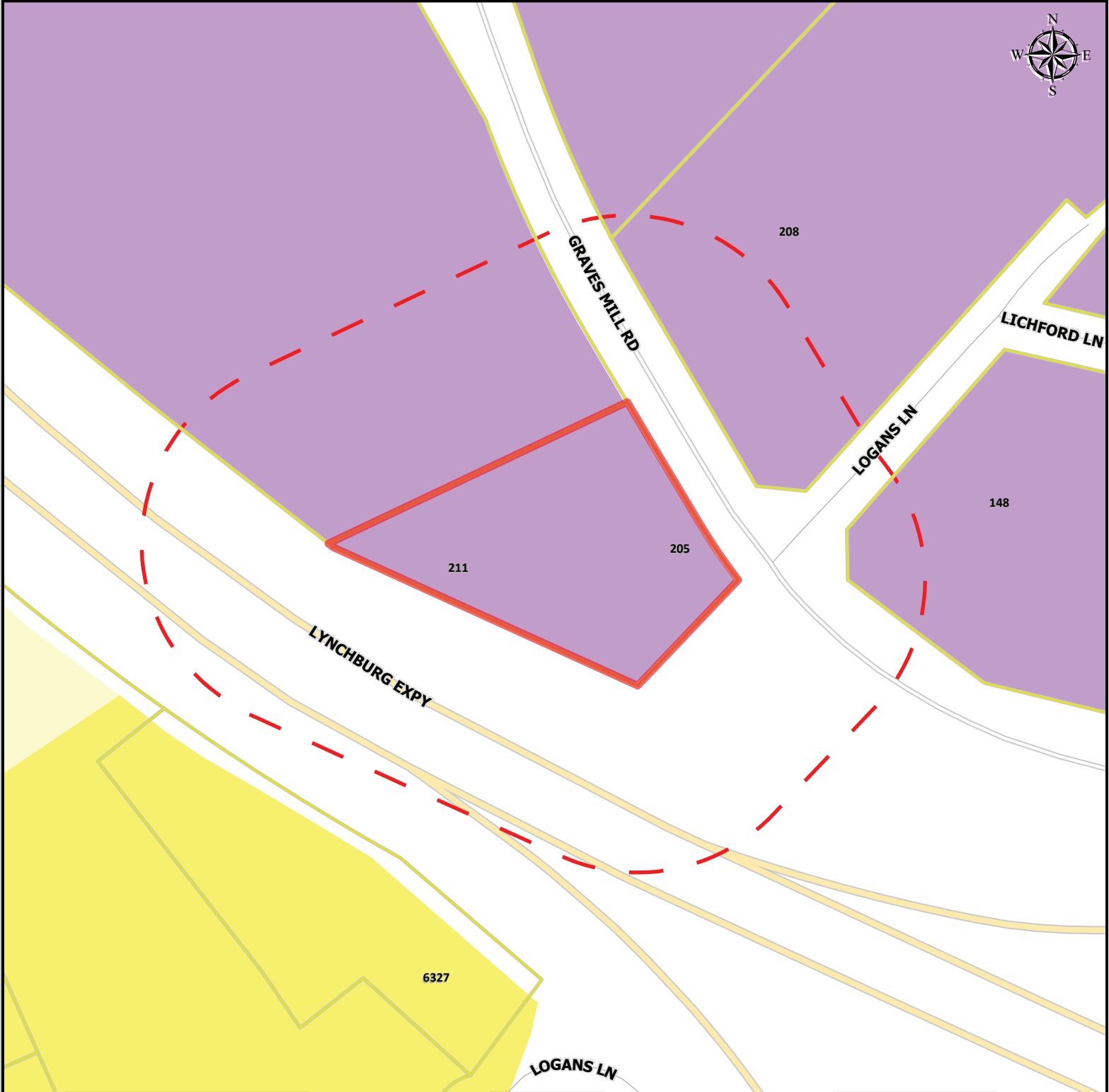
<b>Parcel ID</b>	<b>Address</b>	<b>Owner</b>	
24403001	205 GRAVES MILL RD	BELVAC PRODUCTION MACHINERY INC	
24403011	237 GRAVES MILL RD	BELVAC PRODUCTION MACHINERY INC	
24402001	208 GRAVES MILL RD	ELECTRICAL REALTY AND SALES COMPANY	ATTN: JULIE KINGSLEY
24503006	148 GRAVES MILL RD	INSPIRATION PROPERTIES	
24402002	212 GRAVES MILL RD	SEVEN-UP DISTRIBUTING CO	

FLUM

205 GRAVES MILL RD

TRC

Belvac Production Machinery, Inc.



**PROPERTY INFORMATION**

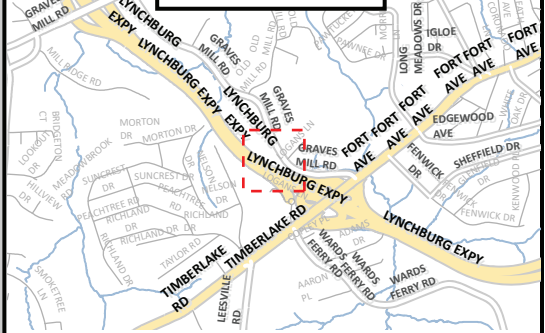
PARCEL ID	ADDRESS
24403001	205 GRAVES MILL RD

**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: 1:1,877 DATE PRINTED: 2/24/2026

**OVERVIEW MAP**



Watershed

205 GRAVES MILL RD

TRC

Belvac Production Machinery, Inc.



**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
24403001	205 GRAVES MILL RD

**LEGEND**

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

**OVERVIEW MAP**



MAP SCALE: 1:1,877 DATE PRINTED: 2/24/2026



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

**PROPERTY INFORMATION**

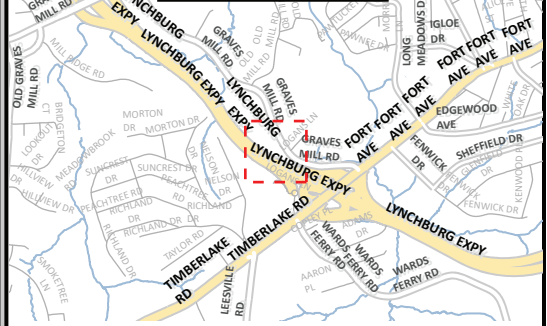
PARCEL ID	ADDRESS
24403001	205 GRAVES MILL RD

**LEGEND**

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Planimetrics	Paved (solid grey)	Unpaved (dotted brown)	Other (solid tan)
	Structure (solid grey)	Roadway (solid grey)	Parking (dotted grey)
	Sidewalk (solid grey)	Driveway (solid grey)	-
	Topography	Contour 100' (solid blue)	Contour 20' (dashed blue)
	Contour 50' (solid orange)	Contour 10' (dashed orange)	Contour 1' (dotted orange)

MAP SCALE: 1:1,877 DATE PRINTED: 2/24/2026

**OVERVIEW MAP**





**GENTRY**

*A Trusted Name In Virginia Real Estate*

**February 17, 2026**

Mr. Kevin Henry, Zoning Administrator  
City of Lynchburg, Dept. of Community Development  
900 Church Street  
Lynchburg, VA 24504

RE: Rezoning Narrative  
205 Graves Mill Road  
Lynchburg, VA 24502  
Parcel ID#: 24403001  
Legal Description: Terrell Place; PT Lot 3

Dear Mr. Henry:

Belvac Production Machinery, Inc. is seeking to rezone a portion of their property located at 205 Graves Mill Road from I2- Light Industrial to B3 – Community Business. The portion of the property to be rezoned is improved with a freestanding office building (converted residential structure) that has been used by the owner for corporate office space.

This building is no longer needed for office space by the owner, and they would like to be able to lease the building for office use to a third party. Under the current zoning classification, the structure can only be used for office space related to an industrial use on the same property. Belvac owns a separate structure on the property that they do occupy and use for industrial purposes, which would be within the area of the property to remain under its current I-2 zoning classification. Since this building is freestanding and located adjacent to Graves Mill Road with a separate entrance and parking areas, it lends itself better for use as a stand-alone office facility.

The adjacent properties are zoned I-2, Light Industrial. The petitioner owns the property to the West, and two properties to the North are EECO (Electrical

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Gentry Commercial Real Estate, Inc.  
1605 Enterprise Drive, Suite A, Lynchburg, VA 24502  
434.485.8900 (o) 434.485.8919 (f)

Equipment Company) and TRS Direct, Inc. The property is bounded by the Lynchburg Expressway to the East and South.

Please let me know if I can provide any additional information.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'C. Gentry', enclosed within a circular flourish.

Christopher Gentry, SIOR  
Gentry Commercial Real Estate, Inc.



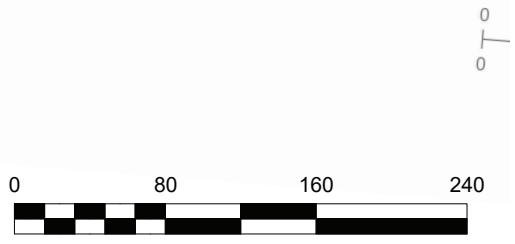
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 $R: 676.62'$   
 $A: 80.40'$   
 $CH: 80.36'$   
 $CB: S 30^{\circ}01'48'' E$

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rcels

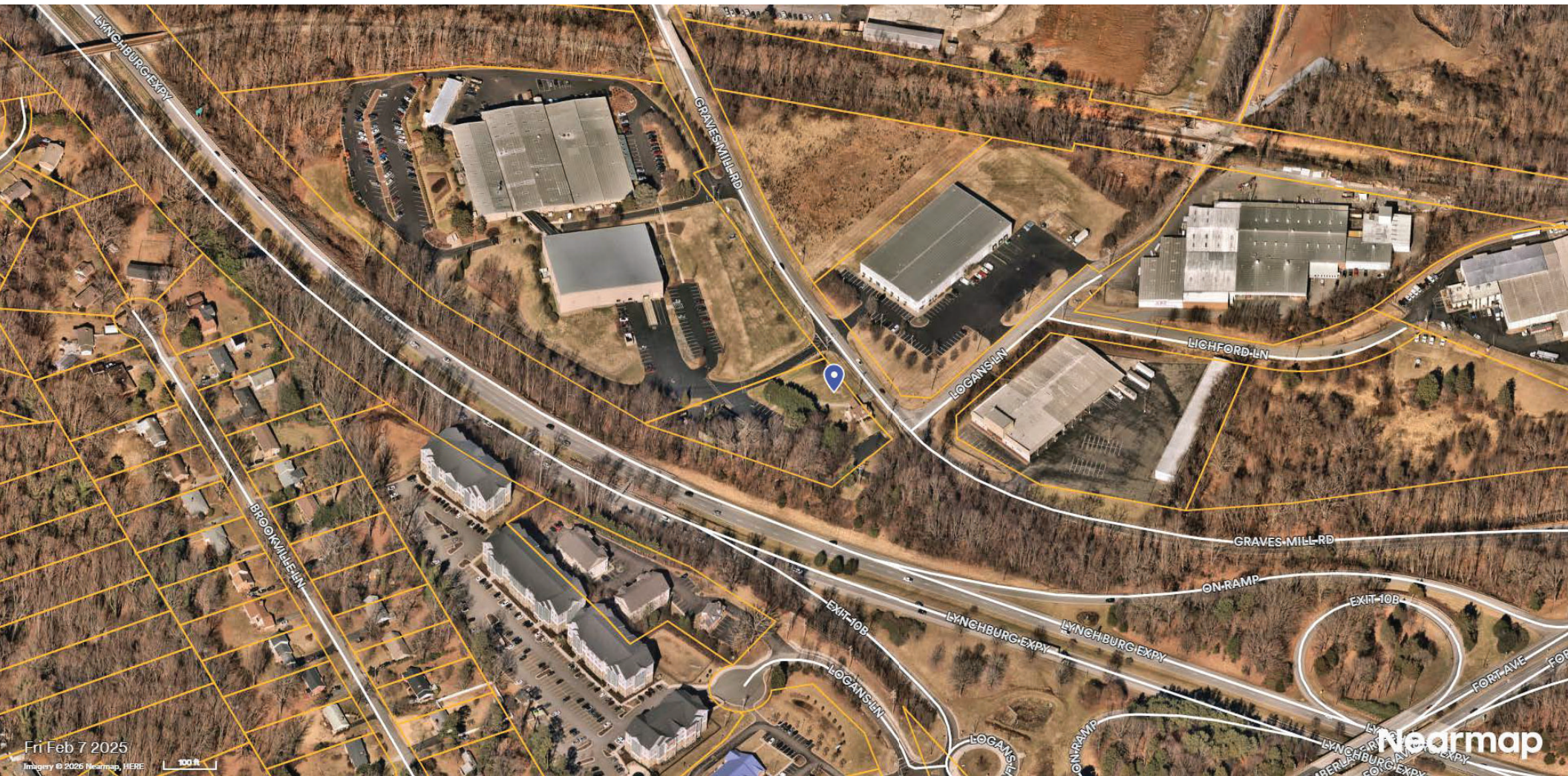
cels-halo

**EXHIBIT SHOWING  
 METES & BOUNDS  
 PROPERTY OF  
 BELVAC PRODUCTION MACHINERY INC  
 CITY OF LYNCHBURG, VIRGINIA**



PREPARED FOR A METES AND BOUNDS REZONING FROM PC 3, SL 232.

 <p>             PO BOX 942              AMHERST, VA 24521              434-241-0919              JOE@KINZERSTREET.COM         </p>	PROJECT NO:	25066
	DATE:	12/12/2025
	SCALE:	1" = 80'
	SHEET:	1 OF 1







## AGENDA ITEM SUMMARY

### MEETING DATE

April 28, 2026

### PRESENTED BY

Rachel Frischeisen, City Planner

### AGENDA ITEM # III.2

3839 Murray Place & 3436 Odd Fellows Road - Conditional Use Permit - LU Housing

### RECOMMENDATION

*This item will appear for City Council vote on the May 12, 2026, Public Hearing agenda. Approval of the Conditional Use Permit (CUP) petition.*

### SUMMARY

Liberty University, Inc. is petitioning for a CUP to allow two (2) new Resident Director dwellings and the continued use of the former hotel structure as dormitory housing in a B-5, General Business District at 3839 Murray Place and 3436 Odd Fellows Road.

The City's *Comprehensive Plan 2013-2030* Future Land Use Map (FLUM) recommends Mixed Use for this portion of the subject properties. The portion of the properties where the dwellings and dormitory housing will be located is zoned B-5, General Business District. In this district, schools, colleges, and dormitory housing are permitted upon approval of a CUP by Council.

The construction of two (2) new Resident Director dwellings and the continued use of the former hotel structure as dormitory housing should have limited impact on the surrounding area.

### PRIOR ACTION(S)

April 8, 2026: The Planning Commission recommended approval (6-0) of the CUP petition.

April 8, 2026: The Planning Division recommended approval of the CUP petition.

### FISCAL IMPACT

N/A

### CONTACT(S)

Rachel Frischeisen, City Planner

### ATTACHMENT(S)

1. Presentation
2. Planning Commission Minutes, Report, and Attachments

REVIEWED BY



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William Martin, Community Development Director

Date: April 20, 2026



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Kent White, Assistant City Manager

Date: April 20, 2026



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Alicia Finney-Andrews, Clerk of Council

Date: April 23, 2026

# 3839 MURRAY PLACE & 3436 ODD FELLOWS ROAD CONDITIONAL USE PERMIT

Tuesday, April 28, 2026



# PURPOSE & ACTION

## **Purpose:**

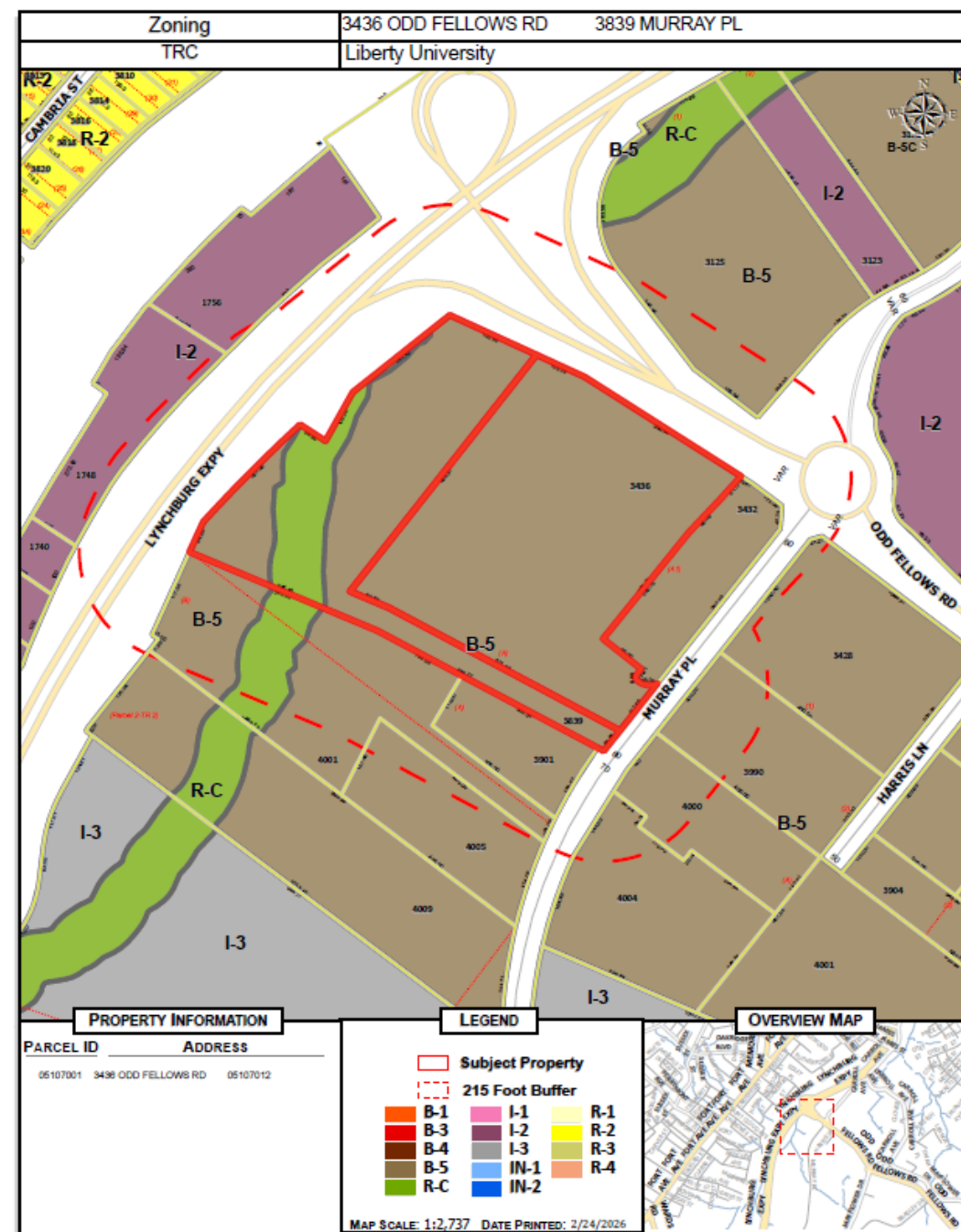
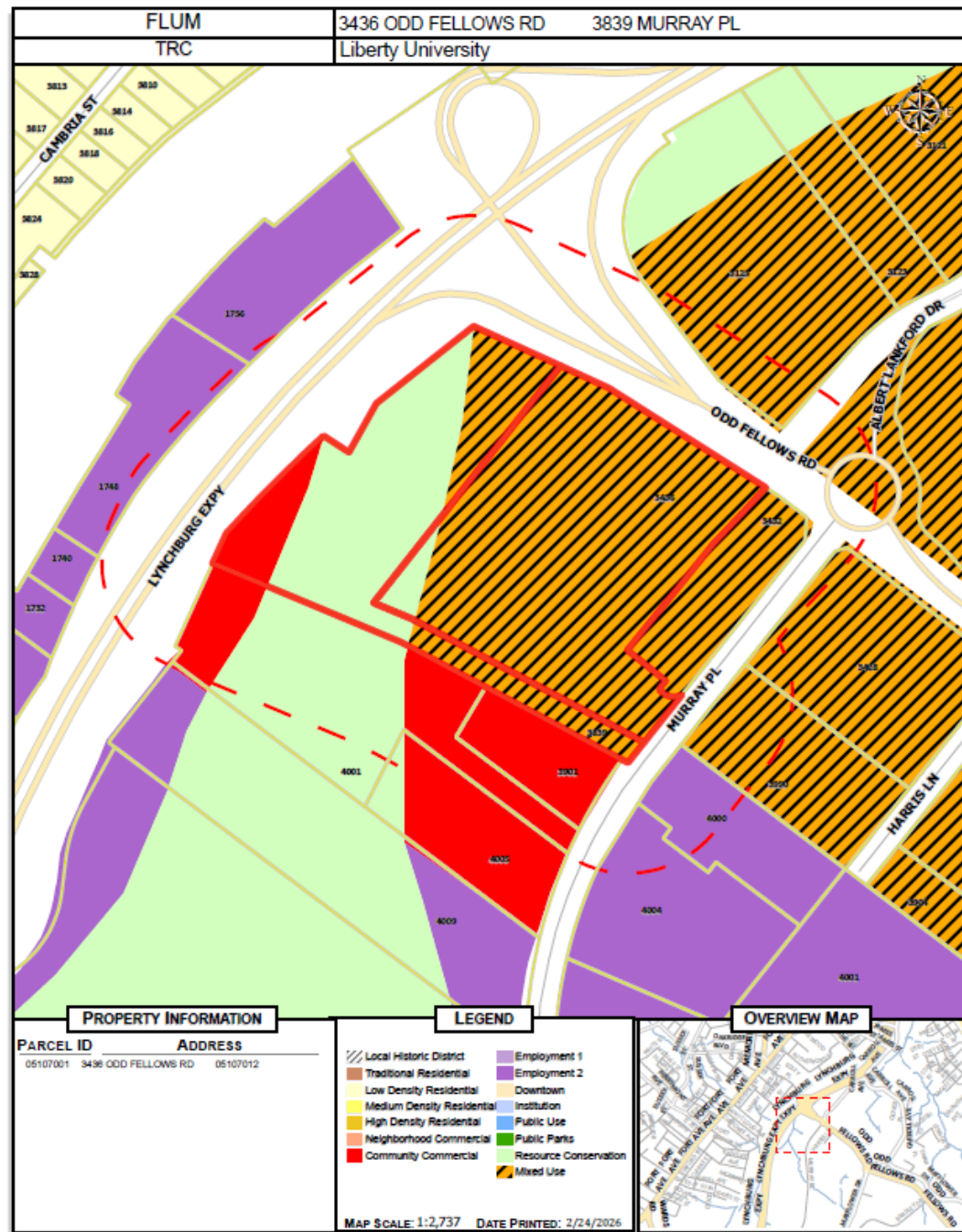
Petition of Liberty University, Inc., for a Conditional Use Permit allow the construction of two (2) new dwellings and the continued use of the former hotel structure as dormitory housing in a B-5, General Business District.

## **Recommendation:**

The Planning Commission recommended approval (6-0) of the petition.

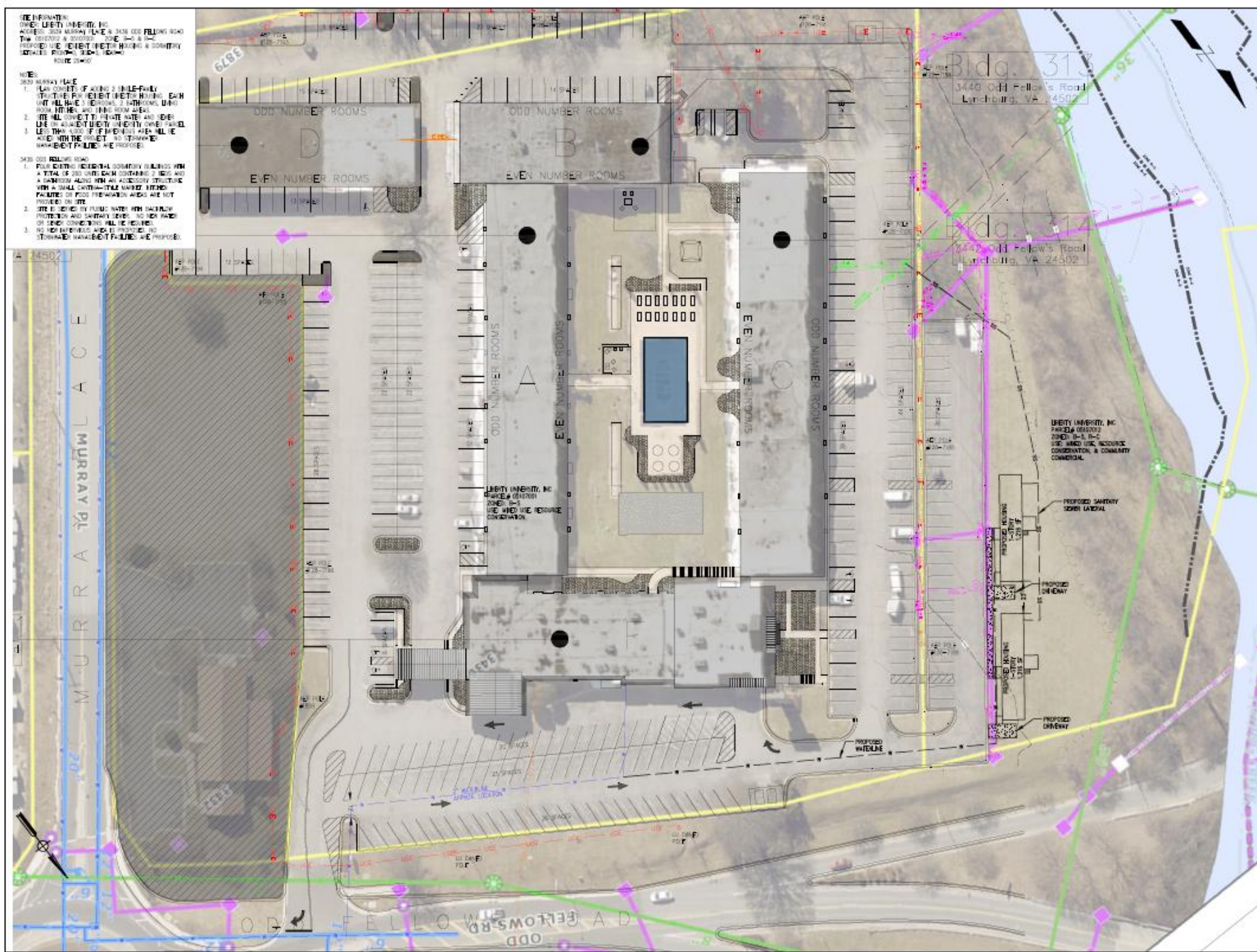
## **Action:**

A City Council public hearing will be held on May 12, 2026.



**SITE INFORMATION:**  
**OWNER:** LIBERTY UNIVERSITY, INC.  
**ADDRESS:** 3440 MURRAY PLACE & 3438 ODD FELLOWS ROAD  
**TOWN:** CROFTON & BOSTON, ZONE S-3 & S-4  
**PROPOSED USE:** DORMITORY BUILDING & COMMUNITY  
**ADJACENT PLOTS:** 24502, 24501, 24500  
**ROUTE 24502**

- NOTES:**
1. PLAN CONCEPT FOR ROOMS & SINGLE-FAMILY STRUCTURE FOR RESIDENT DORMITORY BUILDING. EACH UNIT WILL HAVE 2 BEDROOMS, 2 BATHROOMS, DINING ROOM, KITCHEN, AND BUNK ROOM AREAS.
  2. SITE WILL CONNECT TO WHITE WATER AND OVERLINE OF ADJACENT LIBERTY UNIVERSITY CAMPUS. PLEASE TAKE CARE OF FUTURE ACCESSIBILITY AND STORMWATER MANAGEMENT PLAN. SEE PROPOSED.
  3. 3438 ODD FELLOWS ROAD  
 FULLY FINISHED INDIVIDUAL DORMITORY BUILDING WITH A TOTAL OF 200 UNITS. EACH CONTAINING 2 BEDS AND A BATHROOM ALONG WITH AN ACCESSIBLE STRUCTURE WITH A SMALL KITCHEN-THESE UNITS WILL BE FINISHED FOR FOOD PREPARATION AREAS ARE NOT PROVIDED ON SITE.  
 SITE IS TO BE USED TO PROVIDE WATER WITH SANITARY PROTECTION AND SANITARY DEVICES. NO DISCHARGE OF SEWAGE CONNECTIONS WILL BE REQUIRED. NO NEW EXHAUSTION AREAS TO BE PROVIDED AND STORMWATER MANAGEMENT PLAN. SEE PROPOSED.



**CUP DORMITORY REQUEST  
 CONCEPT PLAN**

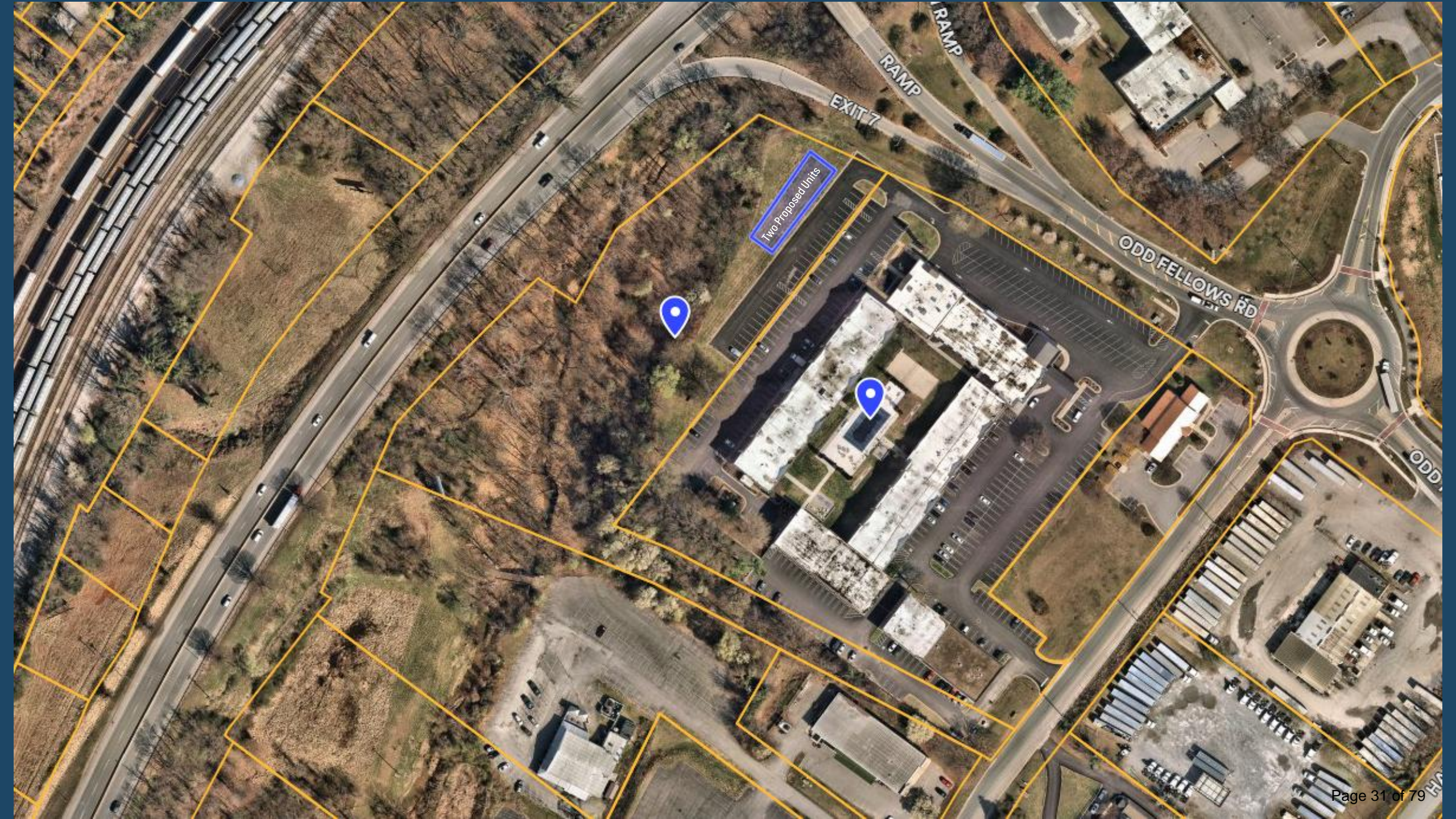
**PROJECT NUMBER:**  
 3438 MURRAY PLACE  
 LYNCHBURG, VA 24501



**PROJECT:**  
 STACY DARSON 434-582-4233  
 GRAPHIC SCALE  
 1" = 100'


**DATE:** 02/13/2026  
**BLDG.:** 310  
**DRAFT:** SSD  
**XXXX**

**HEET NUMBER:**  
**c1.1**



Two Proposed Units

**MINUTES OF THE APRIL 8, 2026 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):**

**Petition of Liberty University, Inc. for a Conditional Use Permit in a B-5, General Business District to allow the construction of two (2) new dwellings and the continued use of the former hotel structure as dormitory housing at 3839 Murray Place and 3436 Odd Fellows Road.**

Ms. Rachel Frischeisen, City Planner, provided the following summary to the Commission. The purpose of the Conditional Use Permit (CUP) petition is to allow the construction of two (2) new dwellings and the continued use of the former hotel structure as dormitory housing in a B-5, General Business District. The Comprehensive Plan 2013-2030 Future Land Use Map (FLUM) recommends Mixed Use and Resource Conservation uses for the properties. The dormitory housing is located in the Mixed Use area, which is the hatched area on the map. These areas are intended to be developed for a balanced mix of residential, neighborhood commercial, civic uses, parks and open spaces. The subject properties were annexed into the City in 1940. The existing B-5, General Business District zoning and R-C, Conservation District zoning were established in 1978. The portion of the properties where the dwellings and dormitory housing will be located is within the B-5 district, which is the brown portion shown on the zoning map. In this district, schools, colleges, and dormitory housing are permitted upon approval of a CUP by Council. The subject properties consist of approximately ten and seventy-seven hundredths (10.77) acres located at 3839 Murray Place and 3436 Odd Fellows Road. The facility was originally constructed as a hotel and currently contains four existing residential buildings with a total of two hundred sixty (260) dormitory units and five hundred (500) beds. This property has been used as student housing for several years now, although City and Liberty University staff were unable to find documentation or approval of the facility as a dormitory. Therefore, the continued use of the existing facility as dorms is included in this petition for two (2) additional residential units. The two new dwellings would be for Resident Directors, who are professional, live-in staff who oversee dormitory facilities. In summary, the construction of two (2) new dwellings and the continued use of the former hotel structure as dormitory housing should have limited impact on the surrounding area. The Technical Review Committee (TRC) reviewed the CUP petition on March 3, 2026. Comments were minor in nature. The Planning Division recommends approval of the CUP petition.

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

Mr. Daniel Deter, Senior Vice President of Facilities, Planning and Management for Liberty University was present to represent the petition. He explained that currently they do not have Resident Director housing for this dormitory facility. He clarified that rather than reducing the number of student housing units in the dormitory, Liberty University is petitioning to install these two (2) modular units to serve as Resident Director housing. In addition, he explained that he was unable to find documentation for the approval of the existing dormitory use; therefore, both parcels and their uses would be included in this CUP petition.

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

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

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

Commissioner Cox asked if Liberty University planned to connect these units to City water and sewer.

Mr. Deter replied that these would be modular homes and will be connected to City water and sewer.

Chair Rogers asked if the modular homes would be temporary or permanent structures.

Mr. Deter replied they would be modular homes on a permanent foundation.

Commissioner Henderson asked for clarification regarding the temporary status of the student

dormitory housing.

Mr. Deter replied that Liberty University's overall long-term goal is to move student housing closer to campus.

Commissioner Henderson responded that Liberty University's narrative states that the student housing at this site was a five-year plan, but students have been living there since 2020.

Ms. Frischeisen clarified that the submitted narrative originally indicated the building has been used for dorms since 2020, but based on additional research, this location has likely been used for this purpose since approximately 2010.

Mr. Deter agreed with Ms. Frischeisen.

Commissioner Henderson asked what Liberty University's timeframe was for ending the student housing use at this location.

Mr. Deter estimated the timeframe to be three to five years, but he could not firmly commit to that.

Commissioner Woodson said this was a good opportunity for Liberty University to continue to grow.

Commissioner Gammon stated that having two (2) modular units so close to two (2) sections of highway would be ill-advised. He expressed concern that modular units degrade, which may cause problems in the future. He suggested that the modular homes be on temporary foundations which would better align with the five-year timeline and be easier to remove if Liberty University decides to sell the property. He asked Mr. Deter if Liberty University would consider placing the modular units on temporary foundations.

Mr. Deter replied that these units should be considered dormitory use as they will house Resident Directors, adding that Liberty University has no intention of leasing or selling these units. He clarified that the University would not be opposed to putting the modular units on temporary foundations.

Commissioner Gammon explained that, under real estate laws, modular units are usually considered personal property; but when placed on permanent foundations, they are considered improvements, resulting in the change of classification from personal property to residence. He expressed concern over what may happen with this property if the modular units are not placed on temporary foundations.

Commissioner Cox asked Commissioner Gammon if he was concerned that the CUP may result in the site becoming a trailer park in the future.

Commissioner Gammon replied yes.

Commissioner Perault asked Ms. Frischeisen if Conditional Use Permits were transferred to new owners.

Ms. Frischeisen replied that Conditional Use Permits could be transferred to new owners. She clarified that, based on her understanding, the modular units would need to be placed on permanent foundations. She does not believe that the City allows new modular units to be placed on a temporary frame/foundation. The City does not permit single-family detached by-right in B-5; they could only be allowed by a Conditional Use Permit. She suggested that the Planning Commission could add a condition, if Liberty University is amenable, stating, "should dormitory use at 3436 Odd Fellows Road cease, the modular units would be removed."

Commissioner Gammon responded that the condition would address the issue.

Mr. Deter said that Liberty University would be amenable to the condition, adding that temporary

foundations would make the removal of the units easier than a permanent foundation would.

Commissioner Gammon responded that still left the question of foundation to be addressed.

Commissioner Perault stated that the Commission does not usually add language; they are there to determine the appropriate uses allowable for the property.

Chair Rogers commented that the City does not allow new trailer parks to be installed. He views these units as being support buildings. There is little use for these units outside of being support for the dormitory.

Commissioner Gammon asked what Liberty University's long-term plans for these properties were.

Mr. Deter replied that most likely they will sell these two properties.

Commissioner Perault commented that he thought Conditional Use Permits did not transfer to new owners.

Ms. Frischeisen responded that the City Attorney has cautioned that there may be some enforceability issues if the City were to take the stance that CUPs do not transfer with ownership.

Chair Rogers said that the condition is that these are dorms. If someone were to buy this property and not use it for dorms, then they would not be meeting the condition.

Ms. Frischeisen said if a new owner was not using the property for dorms or another use permitted by B-5 zoning, then it would be a zoning violation.

Commissioner Perault said he did not have a problem with this petition. If someone wanted to add additional units, they would have to come before the Commission.

Commissioner Gammon asked what the Future Land Use Map recommended.

Ms. Frischeisen replied that the Future Land Use Map recommends Mixed Use.

Commissioner Gammon asked if that included residential.

Ms. Frischeisen confirmed that it could include residential.

Commissioner Perault said that this action would not open the door for similar structures to be placed there as it would not be in compliance with the approved site plan. A new owner would need to submit a new site plan and that would come before the Commission.

Commissioner Woodson commented that this is similar to the petition the Commission approved for the Virginia University of Lynchburg (VUL) modular units, though those units were classrooms. He asked Ms. Frischeisen if those units had been placed on permanent foundations.

Ms. Frischeisen replied the VUL modular units had been placed on permanent foundations, although the school had stated their intent for them to be temporary, initially. The Commission recommended approval for the VUL petition.

Commissioner Gammon commented that the VUL units were different from these units as those are classrooms. In principle, he is not against the petition, but there could be potential issues down the road.

Mr. Deter said Liberty University would not be opposed to adding the language discussed to their petition.

Ms. Frischeisen said that if the Commission makes a recommendation today, then staff would follow

up with the City Attorney for suggestions on verbiage for that new condition, if it is needed.

Commissioner Gammon agreed.

Commissioner Perault asked if any development in the Resource Conservation (R-C) area would come before the Commission.

Ms. Frischeisen replied that any additional development would need to come before the Commission.

Commissioner Perault asked if that meant the R-C area was protected.

Ms. Frischeisen replied yes.

Commissioner Perault stated he supported moving the petition forward.

Commissioner Gammon made the following motion, seconded by Commissioner Cox. The motion to approve passed by the following vote:

**“Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Liberty University, Inc., for a Conditional Use Permit (CUP) at 3839 Murray Place and 3436 Odd Fellows Road to allow the construction of two (2) new dwellings and the continued use of the former hotel structure as dormitory housing subject to the following conditions:**

- 1. The property shall be developed in substantial compliance with “Liberty University CUP Dormitory Request Concept Plan” dated February 13, 2026.”**

AYES: Cox, Gammon, Henderson, Perault, Rogers, Woodson	6
NOES:	0
ABSTENTIONS:	0
ABSENT:	0

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

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** April 8, 2026  
**Re:** **Conditional Use Permit (CUP) – Liberty University Housing – 3839 Murray Place & 3436 Odd Fellows Road**

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**I. PETITIONER**

Liberty University, Inc., 1971 University Boulevard, Lynchburg, VA 24502

**Property Owner:** Same as petitioner.

**Representative:** Dan Deter & Stacy Dawson, Liberty University, Inc., 1971 University Boulevard, Lynchburg, VA 24502

**II. LOCATION**

The subject property consists of approximately ten and seventy-seven hundredths (10.77) acres located at 3839 Murray Place and 3436 Odd Fellows Road.

**III. PURPOSE**

The purpose of the CUP petition is to allow the construction of two (2) new dwellings and the continued use of the former hotel structure as dormitory housing in a B-5, General Business District.

**IV. SUMMARY**

- The portion of the properties where the dwellings and dormitory housing will be located is zoned B-5, General Business District. In this district, schools, colleges, and dormitory housing are permitted upon approval of a CUP by Council.
- The *Comprehensive Plan 2013-2030 Future Land Use Map (FLUM)* recommends Mixed Use and Resource Conservation uses for the portion of the subject properties proposed for housing.
- The construction of two (2) new dwellings and the continued use of the former hotel structure as dormitory housing should have limited impact on the surrounding area.

**The Planning Division recommends approval of the CUP petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030 Future Land Use Map (FLUM)* recommends Mixed Use and Resource Conservation uses for the portion of the subject properties proposed for housing. Mixed Use areas do not fit into any single use category as they are planned for a mix of uses carefully designed so as to mitigate any potential land use conflicts. The mixed use areas generally consist of large undeveloped or greenfield areas that are intended to be developed for a balanced mix of residential, neighborhood commercial, civic uses, parks and open spaces. The mix of uses in these areas is intended to be determined at the time of development review and approval. (p. 76)

Resource Conservation areas encompass lands with special natural characteristics that limit land uses and development to protect the City's environmental health. The mapped areas include the steep slopes of Candler's Mountain as well as the City's stream valleys. The stream valleys include streams and rivers, their 100-year floodplains, connected wetlands and adjacent steep slopes. Steep slopes are defined as slopes of 25% or greater. These areas are planned to remain in vegetated open space with development limited to: 1) trails and other passive recreational facilities that involve minimal removal of vegetation, and 2) public facilities that must be located in stream valleys. The goal is to keep Resource Conservation areas as natural as possible to stabilize slopes, prevent soil erosion, provide natural absorption areas for urban runoff, moderate climate, and provide wooded areas for wildlife and for the respite of City dwellers. (p.77)

The property is included in the Campbell Avenue / Odd Fellows Road Land Use Master Plan Study. The Plan recommends that the property be developed into a Major Center for Mixed-Use Development. This area is recommended for infill development that would complement the existing commercial, office and institutional uses. (p. 30)

2. **Zoning.** The subject properties were annexed into the City in 1940. The existing B-5, General Business District zoning and R-C, Conservation District zoning were established in 1978.
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 November 11, 1987, City Council approved Centel Cellular Company's petition for a CUP to allow the construction of an office building with a cellular tower in the 3500 Block of Mayflower Drive.
  - On July 11, 1995, City Council approved Webb Oil Company's petition for a CUP to allow the construction of a commercial fueling center in an I-3, Heavy Industrial District at 112 Bradley Drive.
  - On June 11, 1996, City Council approved Lovelace Oil's petition for a CUP and to rezone twelve and twenty-six hundredths (12.26) acres from I-2, Light Industrial District, to I-3C, Heavy Industrial District (Conditional), to allow the construction of a petroleum fuel storage facility and operation of a fuel distribution facility.
  - On July 8, 1997, City Council approved Outback Steakhouse's petition to rezone two and six-tenths (2.6) acres at 3100 Albert Lankford Drive from I-2, Light Industrial District, to B-5 (Conditional), General Business District, to allow the construction of a restaurant and parking lot.
  - On October 13, 1998, City Council approved Center Point, LLC's petition to rezone one and seventy-six hundredths (1.76) acres at 3417 Odd Fellows Road from I-2, Light Industrial District, to B-3, Community Business District, to allow the construction of a branch bank.
  - On July 13, 2004, City Council approved Quarles Fuel Network's petition for a CUP and to rezone two and twenty-two hundredths (2.22) acres at 3121 Odd Fellows Road and 3100 Mayflower Drive from I-2, Light Industrial District, and I-3, Heavy Industrial District, to I-3C (Conditional) to allow construction of an unmanned automobile fueling station.

- On September 22, 2015, City Council approved the petition of Liberty University for a CUP to allow the conversion of an existing 124-unit hotel to a 64-unit college dormitory in a B-5, General Business District and R-C, Conservation District at 3125 Albert Lankford Drive.
- On January 9, 2018, City Council approved Royal Oak Farm, LLC’s petition for a CUP to allow the construction and operation of an industrial food liquid unloading and dewatering facility in an I-3, Heavy Industrial District at 4220 Murray Place.
- On December 13, 2022, City Council approved Grace Orthodox Presbyterian Church’s petition to rezone ninety-seven hundredths (.97) of an acre at 3300 Carroll Avenue from I-2, Light Industrial District to B-5, General Business District to allow the expansion of the existing church to include the construction of a covered deck.
- On November 12, 2025, City Council approved the petition of Dantas Properties, LLC for a CUP to allow the use of an existing structure as an athletic club in an I-2, Light Industrial District at 3200 Carroll Avenue.

5. **Site Description.** The subject property at 3839 Murray Place consists of approximately four and forty-five hundredths (4.45) acres. The property contains approximately twelve thousand, nine hundred (12,900) square feet of paving used for parking.

The subject property at 3436 Odd Fellows Road consists of approximately six and thirty-two hundredths (6.32) acres. The property contains several structures that have been used as student housing since 2020. The first is an approximately twenty-two thousand, two hundred forty-three (22,243) square foot one-story, fire resistant structure constructed in 1965. The second structure is an approximately fifty-nine thousand, three hundred thirty-two (59,332) square foot two-story, fire resistant structure constructed in 1963. The third structure is an approximately thirty thousand, two hundred forty-two (30,242) square foot two-story, fire resistant structure constructed in 1978. The property also contains a commercial swimming pool, several commercial canopies, and approximately one hundred forty-eight thousand (148,000) square feet of paving used for parking.

The property is bound to the north by additional dormitory housing, commercial uses, and the Lynchburg Police Department; to the east and south by commercial uses; and to the west by the Lynchburg Expressway, vacant land, and railroad.

6. **Proposed Use of Property.** If the petition is approved, two (2) new three (3) bedroom, two (2) bathroom single-family dwellings would be constructed at 3839 Murray Place for use as Resident Director (RD) housing. The existing structures located at 3436 Odd Fellows Road would continue to be used as dormitory housing. These structures currently contain two hundred sixty (260) units and five hundred (500) beds. They have been used as student housing since 2020 when the structures were converted from hotel use. It was previously the University’s intent to cease student housing operations at 3436 Odd Fellows Road upon completion of dormitory housing on the main campus.

7. **Traffic, Parking and Public Transit.** The petitioner was not required to conduct a traffic analysis as part of this petition.

The Zoning Ordinance provides that parking requirements for Colleges & Universities are to be set at time of Conditional Use Permit (CUP) approval. The subject property contains three hundred sixty-seven (367) existing parking spaces.

The site is not directly served by the Greater Lynchburg Transit Company (GLTC), but route 9 serves the area. There are stops located along Albert Lankford Drive, within a mile of the subject property.

8. **Stormwater Management.** The petitioner is not currently proposing any new buildings, additions, or parking areas at 3436 Odd Fellows Road. Two (2) single-family dwellings are proposed for 3839 Murray Place, which will introduce less than four thousand (4,000) square feet of new impervious area. The existing tributary to Fishing Creek is adequate to convey stormwater runoff from the site. In lieu of a site plan, the land disturbance for these dwellings will be addressed with a building permit.
9. **Emergency Services:** The City’s Fire Marshal and Police Department had no comments of concern regarding the petition.
10. **Impact.** Colleges and dormitory housing are permitted in the B-5, General Business District upon approval of a CUP by City Council. The continued use of the existing structures at 3436 Odd Fellows Road as dormitory housing and the construction of two (2) new single-family dwellings at 3839 Murray Place should have limited impact on the surrounding area. The existing structures have been used as dormitory housing since 2020, when they were converted from hotel use. Similar dormitory housing is also located at 3125 Albert Lankford Drive. Two (2) new single-family dwellings designated for use by Resident Directors, professional, live-in staff responsible for the oversight and daily management of residence halls, should complement the adjacent dormitory uses. Parking is currently provided on site.  
  
Both the new dwellings and the existing dormitory housing will be located in the B-5, General Business District zoning. There is no proposed development in the R-C, Conservation District, where the tributary to Fishing Creek and flood zone area is located, preserving the natural area and providing a buffer between the housing and the Lynchburg Expressway.
11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the CUP petition on March 3, 2026. Comments were minor in nature.

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**VI. PLANNING DIVISION RECOMMENDATION**

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Liberty University, Inc., for a Conditional Use Permit (CUP) at 3839 Murray Place and 3436 Odd Fellows Road to allow the construction of two (2) new dwellings and the continued use of the former hotel structure as dormitory housing subject to the following conditions:**

1. **The property shall be developed in substantial compliance with “Liberty University CUP Dormitory Request Concept Plan” dated February 13, 2026.**

This matter is respectfully offered for your consideration.



Rachel Frischeisen  
City Planner

pc: Wynter Benda, City Manager  
Greg Patrick, Deputy City Manager  
Kent White, Assistant City Manager

Tom Martin, Director of Community Development  
Matthew Freedman, City Attorney  
J. Lee Newland, City Engineer  
Cynthia Kozerow, Lynchburg Police Department  
Candace Brown, Fire Marshal  
Doug Saunders, Building Official  
Kevin Henry, Zoning Administrator  
Dan Deter, Liberty University, Inc.  
Stacy Dawson, Liberty University, Inc.

## **VII. ATTACHMENTS**

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

Zoning

3436 ODD FELLOWS RD

3839 MURRAY PL

TRC

Liberty University



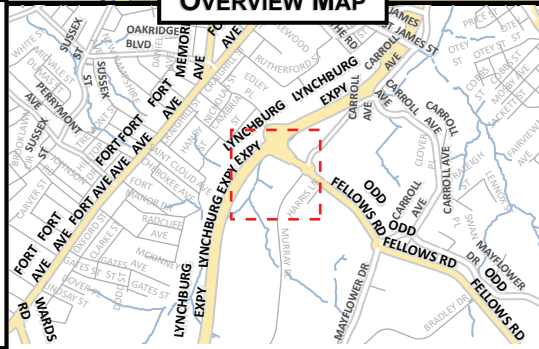
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
05107001	3436 ODD FELLOWS RD
05107012	

**LEGEND**

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

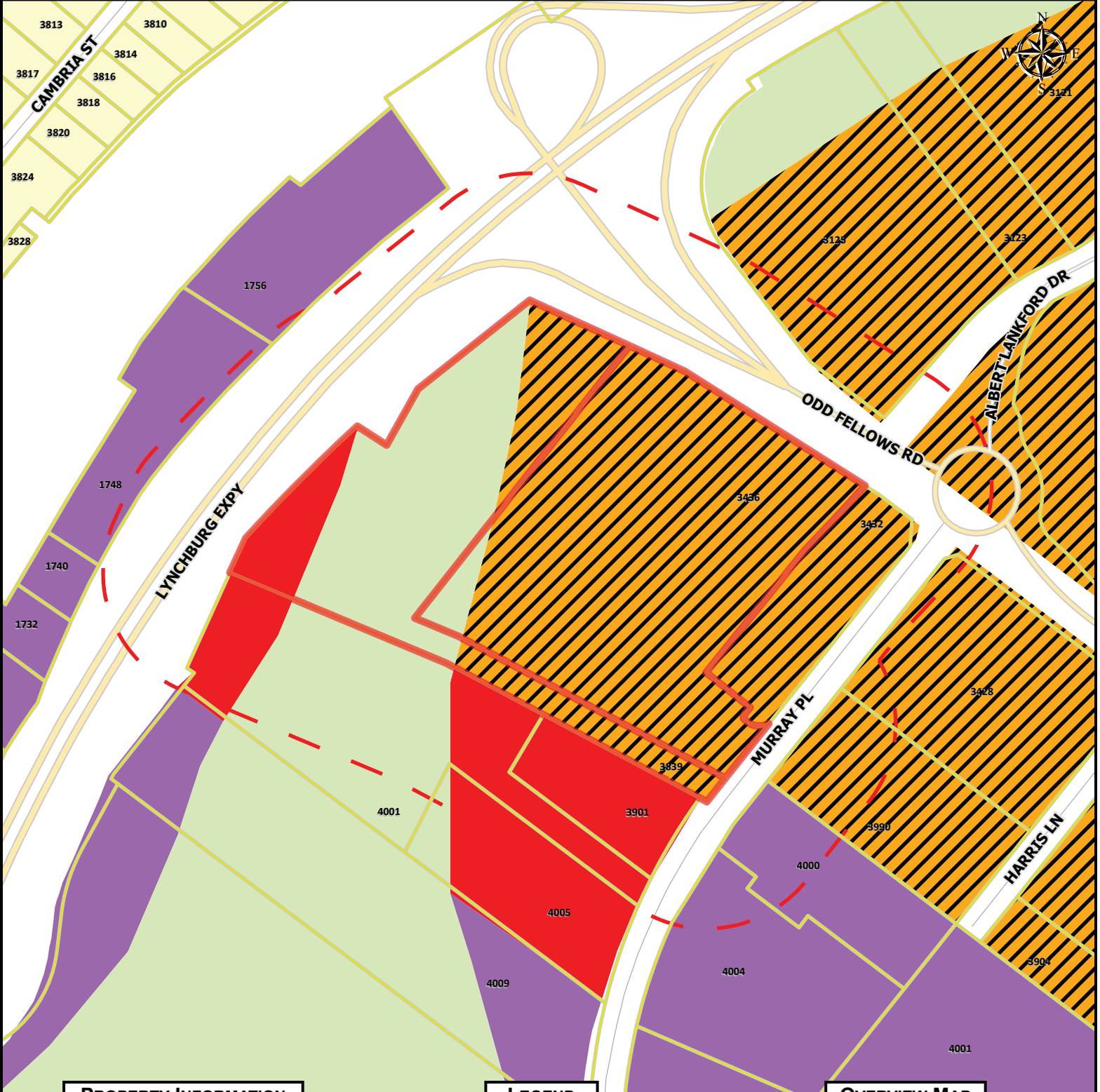
**OVERVIEW MAP**



MAP SCALE: 1:2,737 DATE PRINTED: 2/24/2026

**3839 Murray Place & 3436 Odd Fellows Road**

<b>Parcel ID</b>	<b>Address</b>	<b>Owner</b>	
02914044	1748 LIGGATES RD	WEBB, PEGGY M TRS	
02914043	1756 LIGGATES RD	CITY OF LYNCHBURG	CITY MANAGER'S OFFICE
05103006	3125 ALBERT LANKFORD DR	LIBERTY UNIVERSITY INC	C/O GENERAL COUNSEL
05107011	3432 ODD FELLOWS RD	AUDENTES FORTUNA JUVET LLC	
05107001	3436 ODD FELLOWS RD	LIBERTY UNIVERSITY INC	
05107012	3839 MURRAY PL	LIBERTY UNIVERSITY INC	ATTN: ACCOUNTS PAYABLE
05201015	3901 MURRAY PL	3901 MURRAY PLACE LLC	
05201010	4001 MURRAY PL	P DUCKWALL SMITH INC	
05107008	4004 MURRAY PL	MDC COAST 23 LLC	ATTN: PM DEPT #8060
05107005	4000 MURRAY PL	FRAZIER, HERBERT H TRS	
05107009	3990 MURRAY PL	FRAZIER, HERBERT H TRS	
05107002	3428 ODD FELLOWS RD	PARKER BUILDING LLC	
05201008	4005 MURRAY PL	PATRICK HENRY FAMILY SERVICES INC	
05201011	4009 MURRAY PL	PATRICK HENRY FAMILY SERVICES INC	



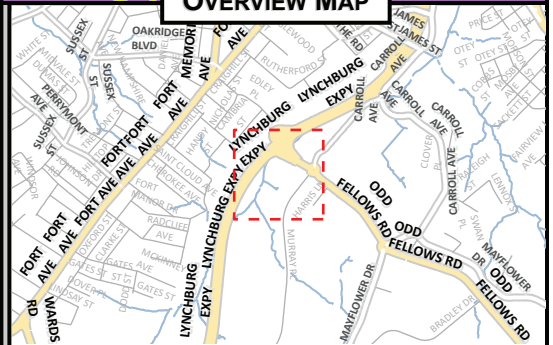
PROPERTY INFORMATION

PARCEL ID	ADDRESS
05107001	3436 ODD FELLOWS RD
05107012	

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

OVERVIEW MAP



MAP SCALE: 1:2,737 DATE PRINTED: 2/24/2026



**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
05107001 3436 ODD FELLOWS RD	05107012

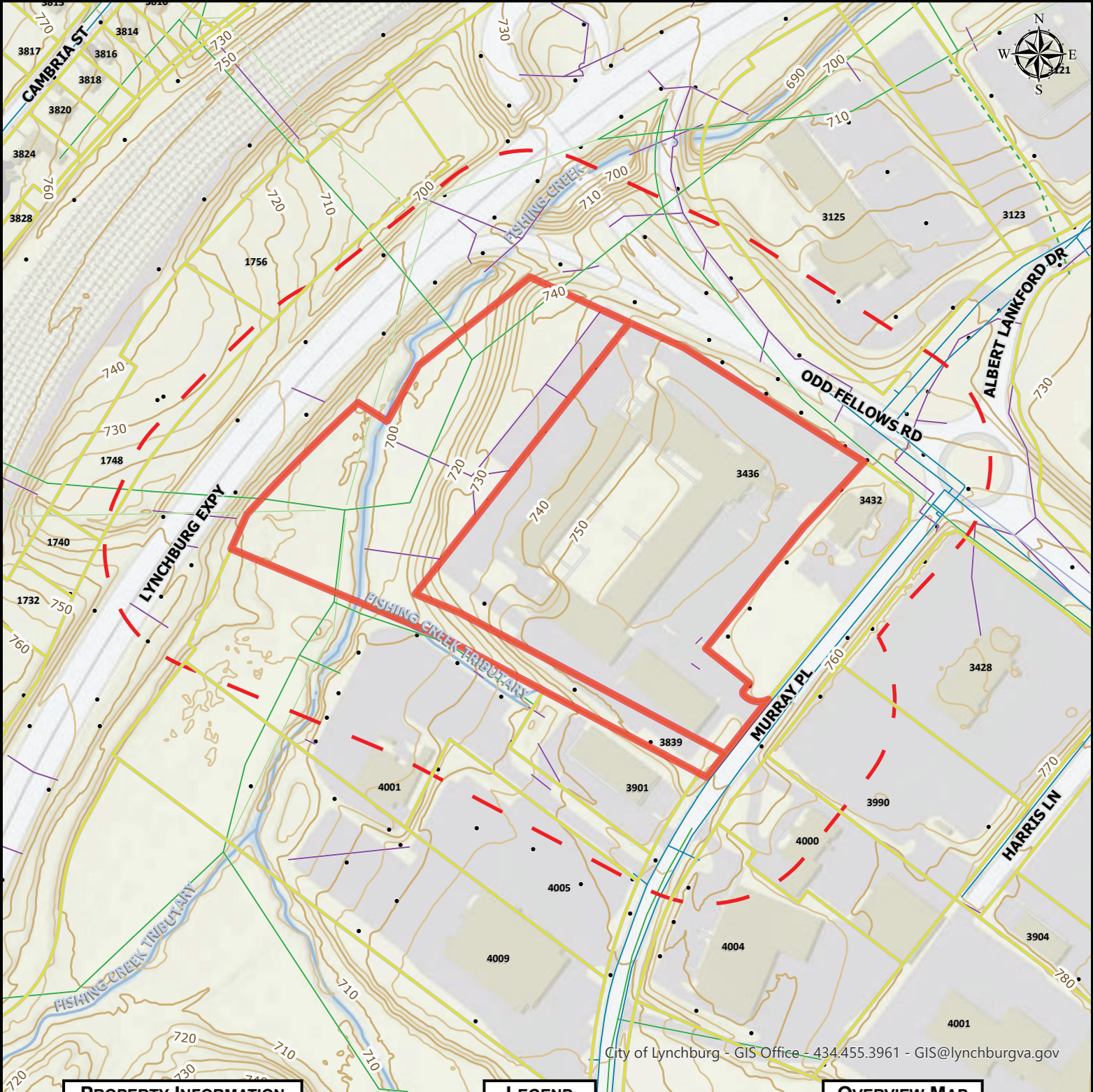
**LEGEND**

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

**OVERVIEW MAP**



MAP SCALE: 1:2,737 DATE PRINTED: 2/24/2026



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

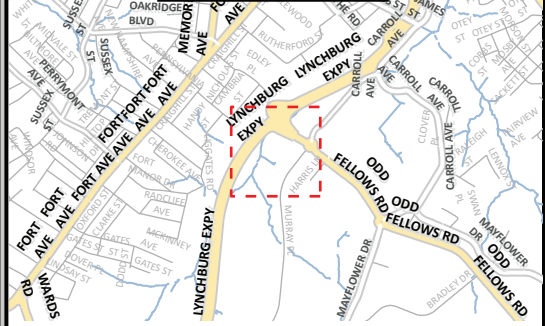
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
05107001	3436 ODD FELLOWS RD
05107012	

**LEGEND**

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dashed green)	Storm (dashed purple)
Planimetrics	Structure (solid grey)	Roadway (solid brown)	Parking (dotted grey)
Topography	Contour 100' (solid brown)	Contour 50' (dashed brown)	Contour 20' (solid orange)

**OVERVIEW MAP**



MAP SCALE: 1:2,737 DATE PRINTED: 2/24/2026

**Liberty University Residential Annex  
Dormitory Conditional Use Permit Request Narrative  
3839 Murray Place & 3436 Odd Fellows Road  
Lynchburg, VA  
Current Zoning: B-5 & R-C**

Liberty University requests a conditional use permit for the adjacent properties located at 3839 Murray Place and 3436 Odd Fellows Road in Lynchburg, VA to allow for dormitory housing. The majority of the combined sites are zoned B-5, and all proposed development activity is situated within this zoning classification. A tributary to Fishing Creek traverses the western portion of the property within an R-C zoning district and designated flood zone area. No improvements or land-disturbing activities are proposed within the R-C district or flood zone, which will remain undisturbed in its natural condition.

On the 3839 Murray Place parcel, the university proposes installing two single-family structures for use as Resident Director (RD) housing. Each home will include three bedrooms, two bathrooms, a living room, kitchen, and dining area. RDs are professional, live-in staff responsible for the oversight and daily management of residence halls, including the supervision of Resident Assistants (RAs), coordination of facilities needs, and support for students' academic, social, and spiritual development. Both units will include front and rear porches, ADA-compliant access, and individual driveways for parking with a connecting sidewalk to ensure safe and convenient pedestrian access between the two units.

The adjacent property at 3436 Odd Fellows Road, also included in this CUP request, contains four existing residential buildings with a total of 260 units and 500 beds, along with an accessory structure that houses vending machines, coolers, and a small cantina-style market. The market provides prepackaged food items and microwaves for student use but does not include kitchen facilities, food preparation areas, or operational food service. This property has been used as student housing since 2020. As part of the university's long-term planning efforts, there is a five-year phased transition to consolidate student housing closer to main campus.

Parcel 3436 Odd Fellows Road is currently served by public water – with backflow protection – and public sewer. The proposed RD homes on 3839 Murray Place will connect to the existing water line and sanitary sewer system serving the adjoining dormitory complex. Both utilities have adequate capacity to accommodate the new RD housing along with the existing residential units. The existing parking lot also provides sufficient parking capacity to support the collective residential use. This project introduces less than 4,000 square feet of new impervious area, and the existing tributary to Fishing Creek is adequate to convey stormwater runoff from the site.

**address** 1971 University Boulevard  
Lynchburg, VA 24502-2269

**phone** 434-582-2855

**email** [pcadmin@liberty.edu](mailto:pcadmin@liberty.edu)  
**web** [www.liberty.edu](http://www.liberty.edu)

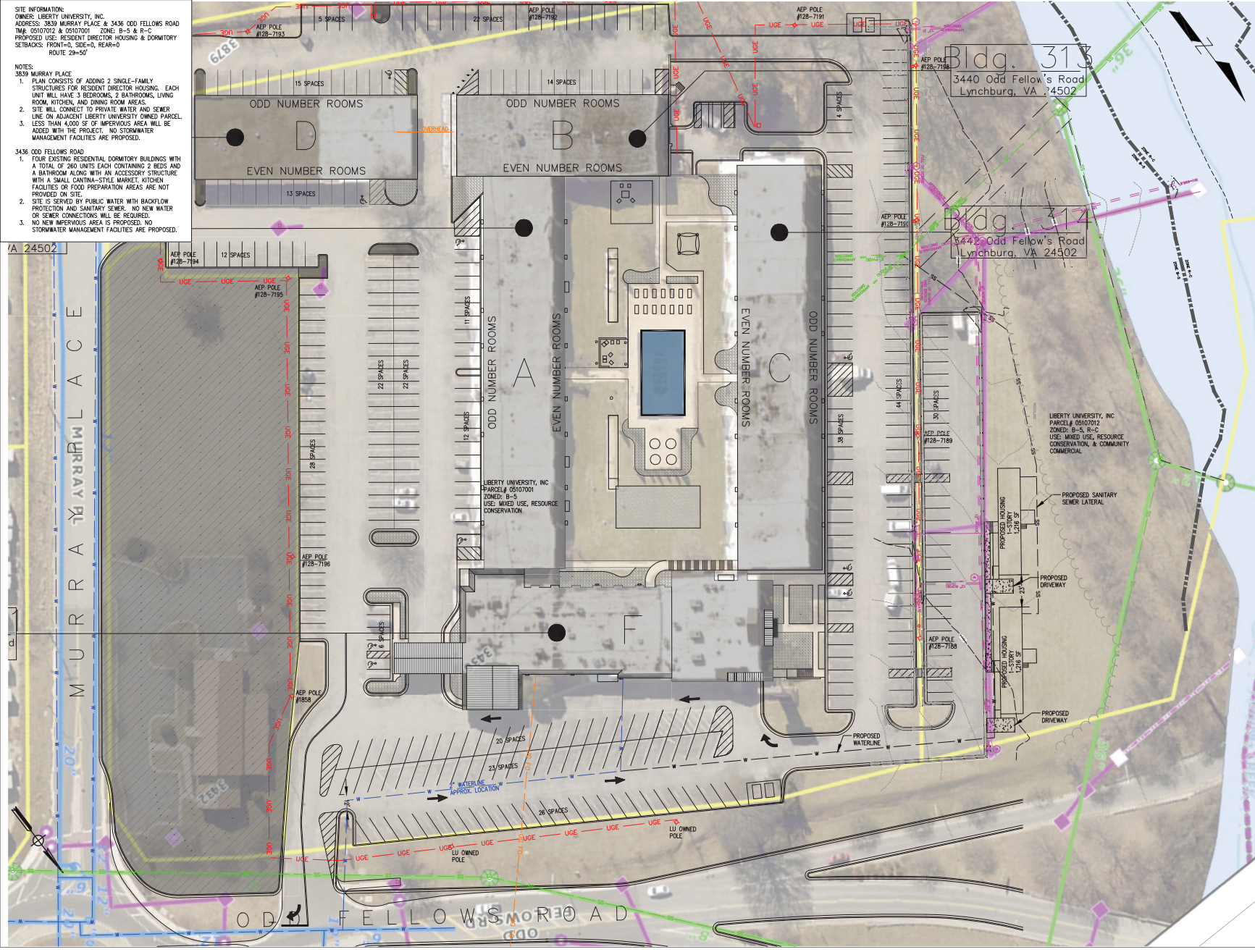
Solid waste for both parcels will be served by the existing screened dumpster at 3436 Odd Fellows Road.

The proposed use is consistent with nearby, similar dormitory housing located at 3125 Albert Lankford Drive and is not expected to adversely impact adjacent properties or future land use. Liberty University respectfully requests approval of this Conditional Use Permit to support the University's student operations through the addition of appropriate RD housing and continued utilization of existing dormitory facilities.

**SITE INFORMATION:**  
 OWNER: LIBERTY UNIVERSITY, INC.  
 ADDRESS: 3839 MURRAY PLACE & 3436 ODD FELLOWS ROAD  
 TRAC: 0510702 & 0510701 ZONE: B-S & B-C  
 PROPOSED USE: RESIDENT DIRECTOR HOUSING & DORMITORY  
 SETBACKS: FRONT=0, SIDE=0, REAR=0  
 ROUTE 29=50'


**NOTES:**  
 1. 3839 MURRAY PLACE  
 PLAN CONSISTS OF ADDING 2 SINGLE-FAMILY STRUCTURES FOR RESIDENT DIRECTOR HOUSING. EACH UNIT WILL HAVE 3 BEDROOMS, 2 BATHROOMS, LIVING ROOM, KITCHEN, AND DINING ROOM AREAS.  
 2. SITE WILL CONNECT TO PRIVATE WATER AND SEWER LINE ON ADJACENT LIBERTY UNIVERSITY OWNED PARCEL. LESS THAN 4,000 SF OF IMPERVIOUS AREA WILL BE ADDED WITH THE PROJECT. NO STORMWATER MANAGEMENT FACILITIES ARE PROPOSED.

3436 ODD FELLOWS ROAD  
 1. FOUR EXISTING RESIDENTIAL DORMITORY BUILDINGS WITH A TOTAL OF 260 UNITS EACH CONTAINING 2 BEDS AND A BATHROOM ALONG WITH AN ACCESSORY STRUCTURE WITH A SMALL CANTINA-STYLE MARKET, KITCHEN FACILITIES OR FOOD PREPARATION AREAS ARE NOT PROVIDED ON SITE.  
 2. SITE IS SERVED BY PUBLIC WATER WITH BACKFLOW PROTECTION AND SANITARY SEWER. NO NEW WATER OR SEWER CONNECTIONS WILL BE REQUIRED.  
 3. NO NEW IMPERVIOUS AREA IS PROPOSED. NO STORMWATER MANAGEMENT FACILITIES ARE PROPOSED.



**CUP DORMITORY REQUEST  
 CONCEPT PLAN**

**PHYSICAL ADDRESS:**  
 3839 MURRAY PLACE  
 LYNCHBURG, VA 24501

**OWNER:**  
 **LIBERTY UNIVERSITY**  
 FACILITIES MANAGEMENT  
 1971 UNIVERSITY BLVD  
 LYNCHBURG, VA 24515

**CONTACT:**  
 STACY DAWSON 434-592-4233  
 GRAPHIC SCALE: 1"=30'

**REVISIONS:**

NO.	DATE	DESCRIPTION

02/13/2026 SHEET NUMBER:  
 BLDG: 310  
 DRAFT:SSD  
 XXXX

C1.1

# City of Lynchburg

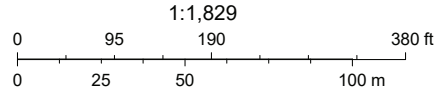


2/10/2026, 3:24:12 PM

Parcels	75.00 - 100.00	250.00 - 275.00	425.00 - 450.00	600.00 - 625.00	775.00 - 800.00	950.00 - 975.00	1125.00 - 1150.00
Parcels-halo	100.00 - 125.00	275.00 - 300.00	450.00 - 475.00	625.00 - 650.00	800.00 - 825.00	975.00 - 1000.00	1150.00 - 1175.00
Corporate Limit	125.00 - 150.00	300.00 - 325.00	475.00 - 500.00	650.00 - 675.00	825.00 - 850.00	1000.00 - 1025.00	1175.00 - 1200.00
Buffer_of_Corporate_Limit	150.00 - 175.00	325.00 - 350.00	500.00 - 525.00	675.00 - 700.00	850.00 - 875.00	1025.00 - 1050.00	1200.00 - 1225.00
	0.00 - 25.00	175.00 - 200.00	350.00 - 375.00	525.00 - 550.00	700.00 - 725.00	875.00 - 900.00	1050.00 - 1075.00
	25.00 - 50.00	200.00 - 225.00	375.00 - 400.00	550.00 - 575.00	725.00 - 750.00	900.00 - 925.00	1075.00 - 1100.00
	50.00 - 75.00	225.00 - 250.00	400.00 - 425.00	575.00 - 600.00	750.00 - 775.00	925.00 - 950.00	1100.00 - 1125.00
							CL_Outside

DEM  
 High : 1470.51  
 Low : 479.137

filtered\_hshd  
 High : 238  
 Low : 0



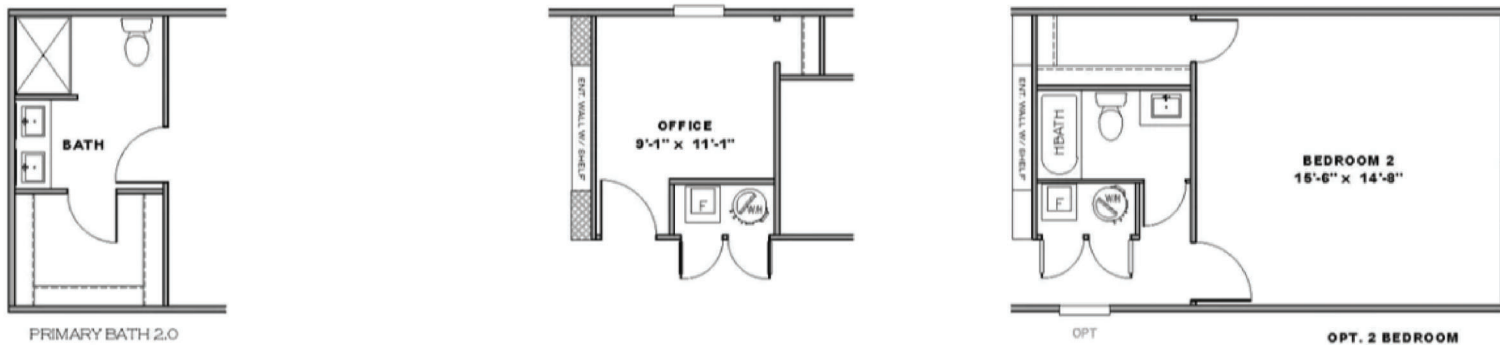
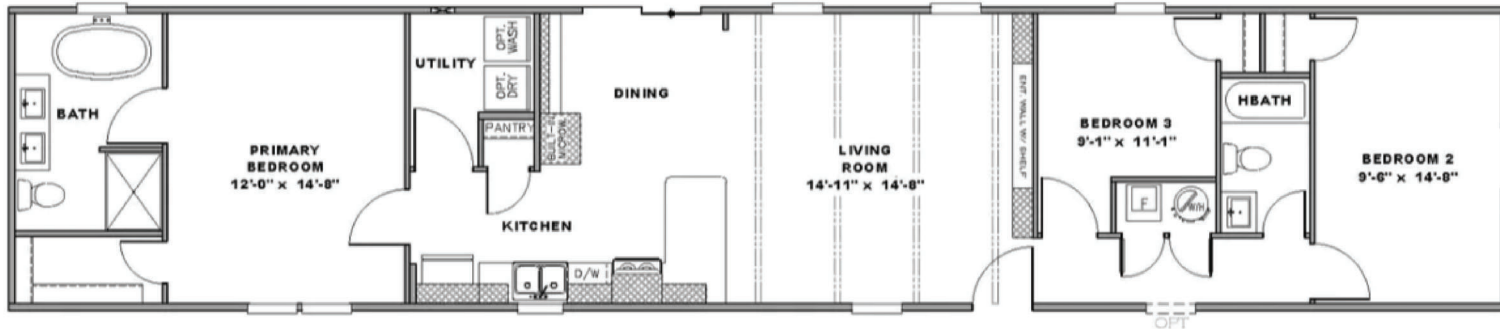
City of Lynchburg - GIS Office - 434.455.3961 - GIS@lynchburgva.gov



1D ANNIVERSARY '76 MODEL RENDERING  
SCALE: NTS



4D ANNIVERSARY '76 MODEL RENDERING  
SCALE: NTS



1A ANNIVERSARY '76 MODEL FLOOR PLAN  
SCALE: NTS

OWNER



Facilities Management  
400 Murray Drive  
Lynchburg, VA 24501  
Joshua Marwarren 434-592-5246

PROJECT

Project Number: W0000039779  
ANNEX 1  
RD TRAILER(S)

PROJECT ADDRESS

3839 MURRAY PLACE  
LYNCHBURG, VA 24501

DRAWING RELEASE

PERMIT SET

Drawing Date: 2/16/2026  
Designer: JSM  
Current Revision #:

DRAWING TITLE

PROJECT RENDERINGS

BUILDING PERMIT NUMBER

DRAWING NO.

T002



Fri Feb 7 2025

Imagery © 2025 Nearmap, HERE

200 ft

Nearmap



# FY 2027 PROPOSED BUDGET

Work Session

April 28, 2026



# QUESTIONS

- How can we continue the motor vehicle license and trash fee waivers?  
(Faraldi and Taylor)
- Please identify one-time expenses requested in the Schools budget.  
(Misjuns)

# MOTOR VEHICLE LICENSE FEE

- Generates \$1,550,000 in Non-Dedicated revenue
- Possible to waive the Motor Vehicle License Fee for another year
- Funds available for consideration:
  - \$650,000 – updated State revenue projections
  - \$900,000 – decrease recurring funds utilized to purchase Fire vehicles; replace with line of credit funding

# TRASH FEE

- Generates \$2,480,000 in Dedicated revenue
- Possible to waive the Trash Fee for another year
  - Must use one-time funds to waive the Trash Fee
- One-time funds available for consideration:
  - \$1,726,735 – eliminate Debt Service Reserve
  - \$753,265 – reduce Major Building Repairs and Improvements/  
Multiple Projects; project(s) TBD
  - Other variations between Pay-As-You-Go Capital and Reserves

# SCHOOLS – JOINT MEETING REQUEST

Per email sent by Lynchburg City Schools on April 16, 2026:

Possible One-Time Funding Requests	Amount
Additional funding for advertising and recruitment	\$10,000
Grounds Equipment	75,000
School Nutrition Equipment Upgrades	250,000
PowerSchool/SIS Update	145,000
School-Level Purchased Services for Special Education Program	297,255
School-Level Purchased Services for Private Transportation of Special Education Students	264,099
Materials Supplies - Building Maintenance	179,088
<b>Total</b>	<b>\$1,220,442</b>

*Note: School Nutrition Upgrades are included on both lists.*

# SCHOOLS – FY 2027 PROPOSED PAY-AS-YOU-GO

The City has included \$1.6 million of one-time funds in the FY 2027 Proposed Budget to address capital items requested by LCS (FY 2027 Proposed Budget, Budget Overview Tab, page vii).

Schools Capital	Amount
Civic Auditorium Improvements	\$170,000
Electrical and Mechanical Reserve	250,000
Elementary Playground Modernization	250,000
Middle School Career and Technical Education Improvements	440,000
Paving and Fencing Improvements	220,000
Reserve for Facilities Maintenance Needs	115,222
School Nutrition Upgrades	200,000
<b>Total Schools Capital</b>	<b>\$1,645,222</b>

*Note: School Nutrition Upgrades are included on both lists.*

# SCHOOLS – OPTIONS FOR CONSIDERATION

- Fund the FY 2027 Proposed Budget Pay-As-You-Go as is
- Fund the list provided by the Schools on April 16, 2026
- Fund a combination with the current one-time funding available of \$1.6M



THE CITY OF  
**LYNCHBURG**



## AGENDA ITEM SUMMARY

### MEETING DATE

April 28, 2026

### PRESENTED BY

Thomas Delaney, Museum Director

### AGENDA ITEM # IV.4

Report on graves at the end of Smyth Street (Lynchburg Union Cemetery)

### RECOMMENDATION

Hear a presentation about the Lynchburg Union Cemetery

### SUMMARY

Staff will present findings following the review of several abandoned grave sites in a wooded lot near the end of Smyth Street in the Dearington neighborhood.

### PRIOR ACTION(S)

During the public comment portion of Council's January 29, 2026 regular meeting, a resident inquired about graves at the end of Smyth Street. City Council unanimously directed staff to review and present information about these graves at their April 28, 2026 meeting.

### FISCAL IMPACT

n/a

### CONTACT(S)

Thomas Delaney, Museum Director  
Marjette Upshur, Director of Economic Development & Tourism

### ATTACHMENT(S)

1. Presentation

### REVIEWED BY

Marjette Upshur, Director of Economic Development & Tourism

Date: April 16, 2026

*Kent White*

Date: April 20, 2026

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Kent White, Assistant City Manager

*Alicia Finney-Andrews*

Date: April 23, 2026

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Alicia Finney-Andrews, Clerk of Council

# LYNCHBURG UNION CEMETERY

February 23, 2026



# LOCATION



# LOCATION



End of  
Smyth Street

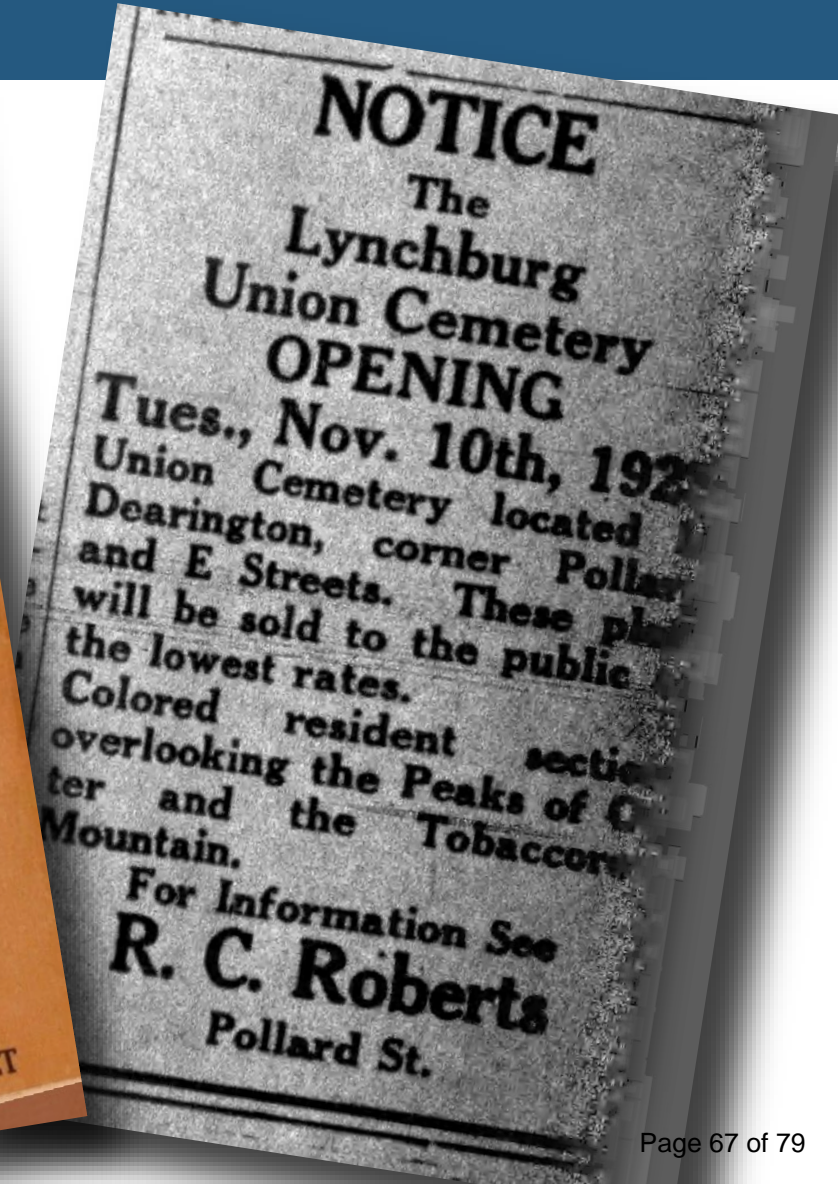
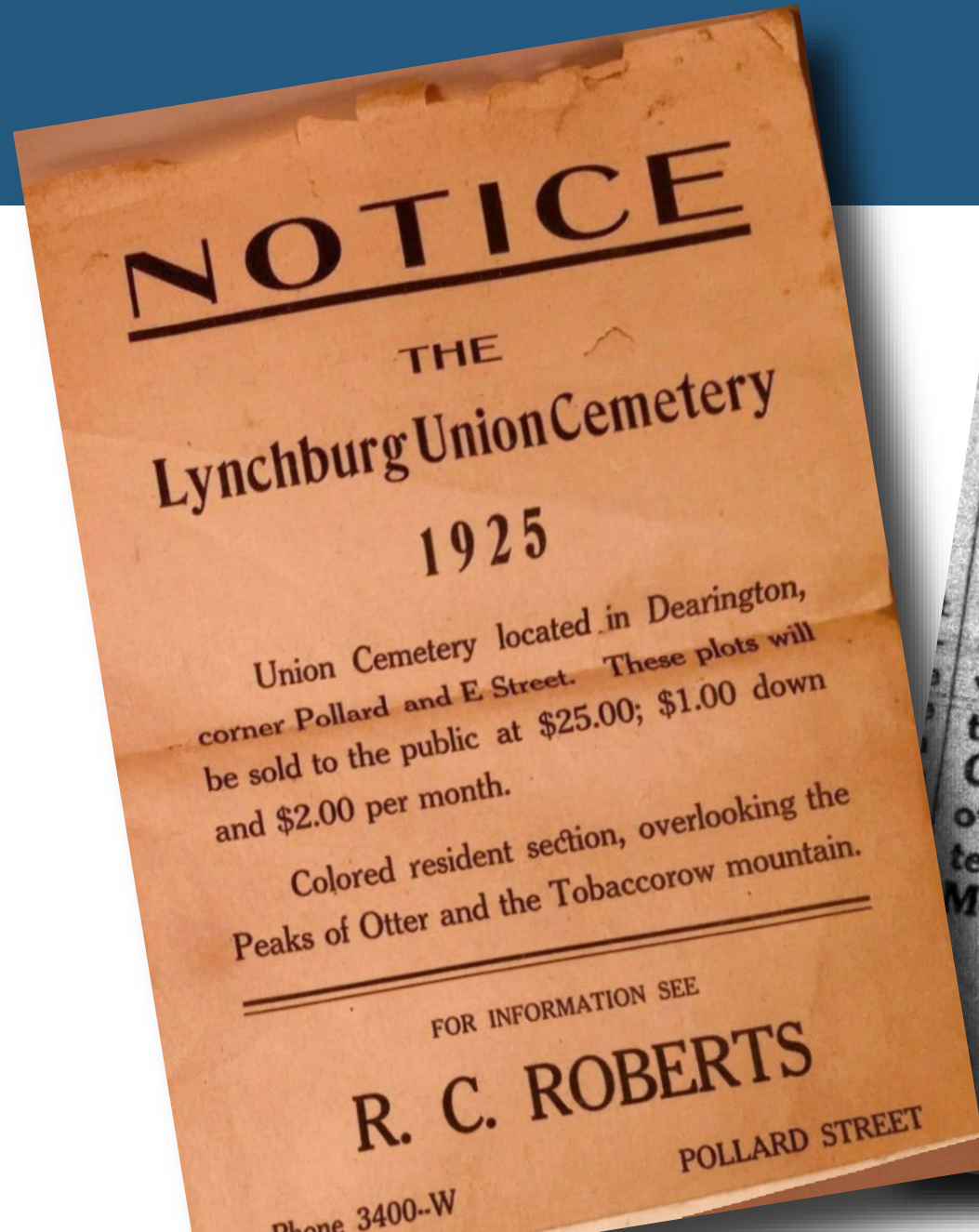


# LOCATION



# HISTORY

Established  
**1925**



# HISTORY

## Owners/Managers

### **John Franklin, Sr.**

1862–1935

Coal, wood, and ice dealer  
on Fifth Street

### **Richard C. Roberts**

1886–1958

Railroad depot porter and clerk





# BURIALS

- African American
- 1927–1935
- Identified burials: 10
- Surviving grave markers: 4  
(plus some plot curbing)
- Great Depression + reopening of City Cemetery (1929) + Franklin's death (1935)

**2023 Hurt &  
Proffitt Report  
for DHR**



**THE CITY OF  
LYNCHBURG**





**March  
2026**





MARGIN RESERVED FOR BINDING

N. B. - MAINLY, WITH UNFADING INK (WRITING FLUID) THIS IS A PERMANENT RECORD. EVERY ITEM OF INFORMATION SHOULD BE CAREFULLY SUPPLIED. AGE SHOULD BE STATED EXACTLY. PHYSICIANS SHOULD STATE THE CAUSE OF DEATH IN PLAIN TERMS, SO THAT IT MAY BE PROPERLY CLASSIFIED, EXACT STATEMENT OF OCCUPATION IS VERY IMPORTANT. (SEE INSTRUCTIONS ON BACK OF CERTIFICATE)

**CERTIFICATE OF DEATH**  
COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF HEALTH  
BUREAU OF VITAL STATISTICS

1 PLACE OF DEATH  
COUNTY OF Campbell,  
MAGISTERIAL DISTRICT OF \_\_\_\_\_  
OR  
INC. TOWN OF \_\_\_\_\_  
OR  
CITY OF Lynchburg, Va.  
(If death occurred in a hospital or other institution, give its NAME instead of street and number)

REGISTRATION DISTRICT No. \_\_\_\_\_ REGISTERED No. \_\_\_\_\_  
(TO BE INSERTED BY REGISTRAR) (FOR USE OF LOCAL REGISTRAR)

Lynchburg Hospital. St. \_\_\_\_\_ WARD \_\_\_\_\_  
(If death occurred in a hospital or other institution, give its NAME instead of street and number)

Length of residence in city or town where death occurred \_\_\_\_\_ yrs. \_\_\_\_\_ mos. \_\_\_\_\_ ds. How long in U. S., if of foreign birth? \_\_\_\_\_ yrs. \_\_\_\_\_ mos. \_\_\_\_\_ ds.

2 FULL NAME JOHN DUDLEY HUNTER,  
(A) RESIDENCE No. 1011- 3d, St, ST. \_\_\_\_\_ WARD \_\_\_\_\_  
(Usual place of abode) (If nonresident give city or town and State)

15978  
381

PERSONAL AND STATISTICAL PARTICULARS

3. SEX Male, 4. COLOR OR RACE Col. 5. SINGLE, MARRIED, WIDOWED, OR DIVORCED (write the word) Single,

5A. IF MARRIED, WIDOWED, OR DIVORCED HUSBAND OF (OR) WIFE OF \_\_\_\_\_

6. DATE OF BIRTH (month, day, and year) \_\_\_\_\_

7. AGE Years Months Days IF LESS THAN 1 DAY, \_\_\_\_\_ HRS. OR \_\_\_\_\_ MIN.  
12

8. TRADE, PROFESSION, OR PARTICULAR KIND OF WORK DONE, AS SPINNER, SAWYER, BOOKKEEPER, ETC. School.

9. INDUSTRY OR BUSINESS IN WHICH WORK WAS DONE, AS SILK MILL, SAW MILL, BANK, ETC. \_\_\_\_\_

10. DATE DECEASED LAST WORKED AT THIS OCCUPATION (month and year) \_\_\_\_\_ 11. TOTAL TIME (YEARS) SPENT IN THIS OCCUPATION \_\_\_\_\_

12. BIRTHPLACE (city or town) Lynchburg, (State or country) Va.

13. NAME John Dudley, - Sr,

14. BIRTHPLACE (city or town) Lynchburg, (State or country) Va.

15. MAIDEN NAME Claudine Branch,

16. BIRTHPLACE (city or town) Lynchburg, (State or country) Va.

17. INFORMANT Claudine Hunter, (ADDRESS) 1011- 3d, St,

18. BURIAL, CREMATION, OR REMOVAL PLACE UNION CEMETARY-- DATE July- 5th- 1930

19. UNDERTAKER Strange & Higginbotham, (ADDRESS) 909-5th, Ave.

20. FILED July 7, 1930 Grace Davidson Registrar (ADDRESS) \_\_\_\_\_

MEDICAL CERTIFICATE OF DEATH

21. DATE OF DEATH (month, day, and year) July- 2d- 1930. . 1

22. I HEREBY CERTIFY, THAT I ATTENDED DECEASED FROM June 19, 1\_\_\_\_, To July 2, 1\_\_\_\_, I LAST SAW H. \_\_\_\_\_ ALIVE ON July 1, 1\_\_\_\_, DEATH IS SAID TO HAVE OCCURRED ON THE DATE STATED ABOVE, AT 6/30-Am M. THE PRINCIPAL CAUSE OF DEATH AND RELATED CAUSES OF IMPORTANCE IN ORDER OF ONSET WERE AS FOLLOWS:

	Date of onset
<u>Typhoid fever</u>	<u>3 k</u>

CONTRIBUTORY CAUSES OF IMPORTANCE NOT RELATED TO PRINCIPAL CAUSE: \_\_\_\_\_

NAME OF OPERATION None DATE OF \_\_\_\_\_

WHAT TEST CONFIRMED DIAGNOSIS? Widal WAS THERE AN AUTOPSY? No

23. IF DEATH WAS DUE TO EXTERNAL CAUSES (VIOLENCE) FILL IN ALSO THE FOLLOWING: ACCIDENT, SUICIDE, OR HOMICIDE? DATE OF INJURY \_\_\_\_\_ 1\_\_\_\_

WHERE DID INJURY OCCUR? \_\_\_\_\_ (Specify city or town, county, and State)

SPECIFY WHETHER INJURY OCCURRED IN INDUSTRY, IN HOME, OR IN PUBLIC PLACE. \_\_\_\_\_

MANNER OF INJURY \_\_\_\_\_

NATURE OF INJURY \_\_\_\_\_

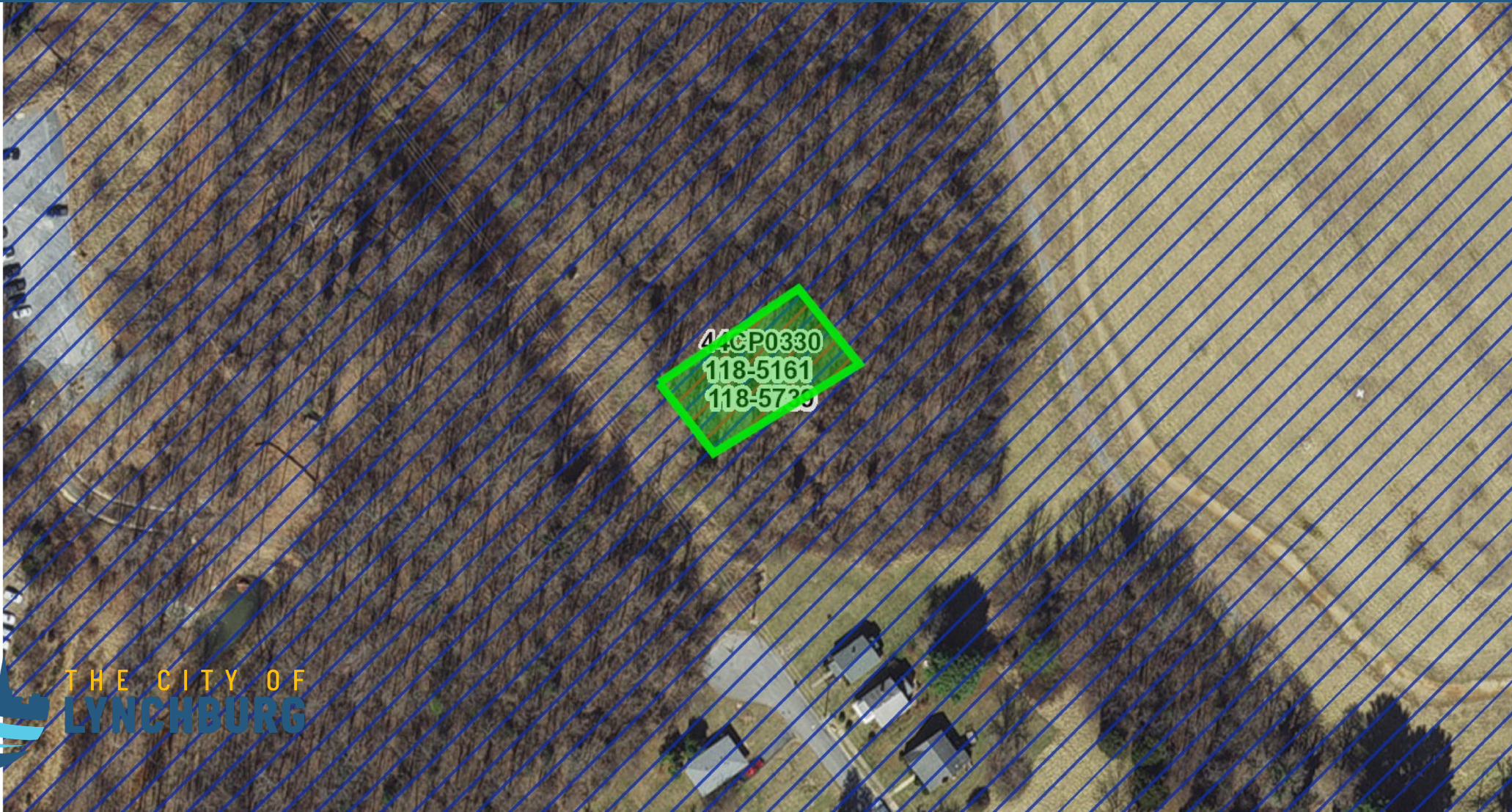
24. WAS DISEASE OR INJURY IN ANY WAY RELATED TO OCCUPATION OF DECEASED? \_\_\_\_\_

IF SO, SPECIFY \_\_\_\_\_ (SIGNED) \_\_\_\_\_, M. D.

*Dr. Brewer*



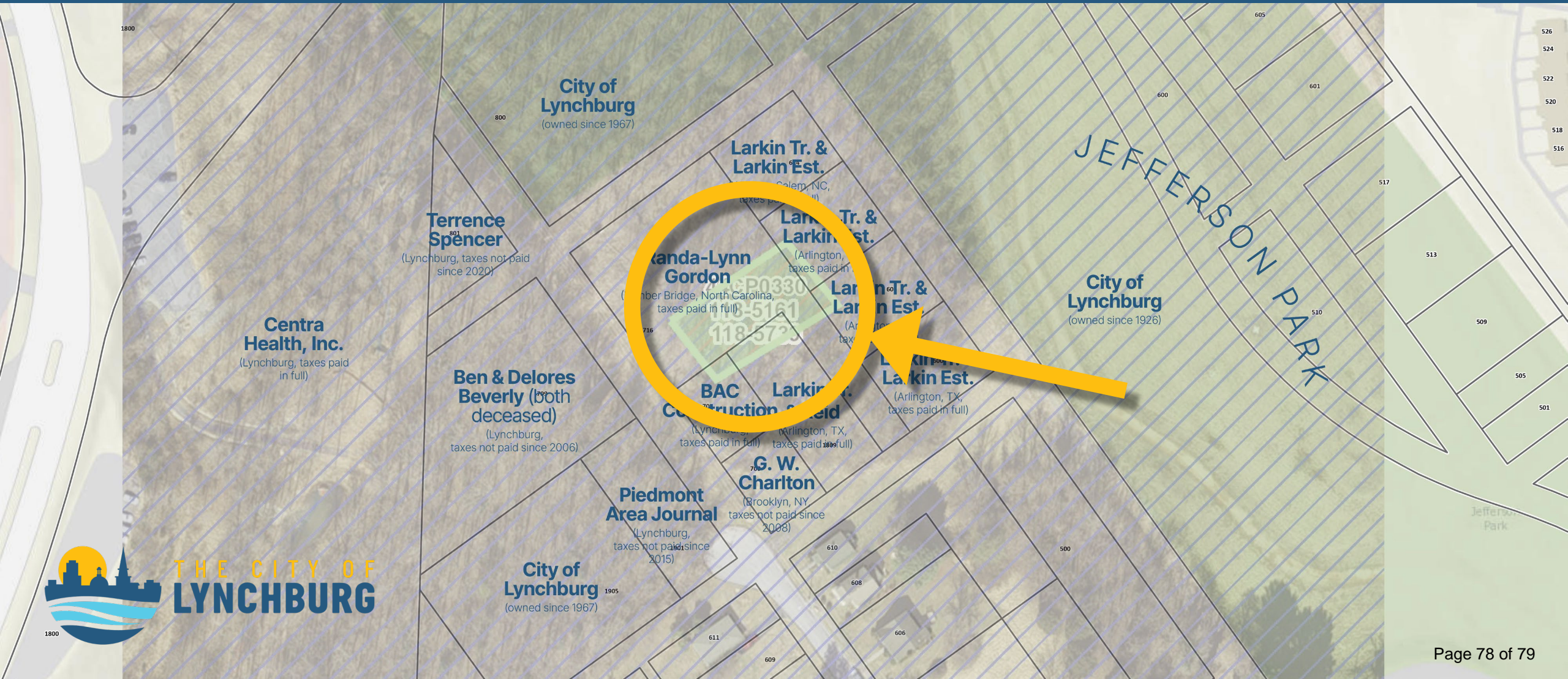
# OWNERSHIP



# OWNERSHIP



# OWNERSHIP



# REQUEST FROM 1-29-26

## What we found...

- Cemetery is entirely on private property.
- At least 10 people are buried there.
- All were historically designated as African American.
- There are no known military veterans.