

**LYNCHBURG CITY COUNCIL
PHYSICAL DEVELOPMENT COMMITTEE**

**Monday, June 12, 2017
3:00 p.m.**

Information Items

Recent/Pending Contract Awards: -No new contract awards.

Update on priority projects: -See attached report.

General Business

- | | |
|--|--------------------|
| 1. Vacate a portion of Logans Lane | Rachel Frischeisen |
| 2. Small Cell Facilities in ROW and on City-Owned Property | Lee Newland |
| 3. Roll Call | |

Pc: Bonnie Svrcek, City Manager
Charles Hartgrove, Deputy City Manager
John Hughes, Assistant City Manager
Council Members
Gaynelle Hart, Director of Public Works
News & Advance

Next Meeting: July 11, 2017

Lynchburg Capital Projects Greater Than \$1 Million(General Fund)

June 13, 2017

Projects of Interest		Phase	Phase Completion		Notes
Timberlake / Logan's Lane Intersection	*	Construction	October 2018		Construction Underway
Wards Ferry Road Improvements @ Heritage	*	Construction	October 2018		Construction Underway
Midtown Connector		Construction	August 2016		Project Closeout
Greenview Drive Phase 2		Construction	July 2017		Construction Underway - Several Months Behind Schedule
College Lake Dam		Preliminary	July 2017		Re-evaluating Options w/ New Regulations - Meeting w/ LC
One Way Pairs @ 501/221		Preliminary	September 2017		Move Forward with Preliminary Engineering when approved in CIP
Main Street Bridge		Design	August 2017		Design Underway Public Meetings Held
Odd Fellows Road - Sections A and B1		Construction	August 2018		Construction Underway Bridge Beams Set
Odd Fellows Road - Section B2		Design	November 2017		Design Underway
Downtown Watermain Replacement & Streetscape		Construction	September 2017		Construction Underway -
Liberty Mountain Drive - Phase 2		Construction	April 2017		Closing Out
Community Market Parking Deck		Construction	July 2017		Construction Underway
McConnville Road Culvert Replacement		Construction	December 2017		Construction Underway

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **June 13, 2017**

AGENDA ITEM #:

CONSENT:
ACTION: **X**

REGULAR: **X**
INFORMATION:

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Vacate a portion of Logans Lane

Strategic Pillar(s) Impacted:

☐ Arts & Culture	☐ Citizen Engagement & Social Capital	☐ Economic Development	☐ Healthy & Active Living
☐ Infrastructure	☒ Land Use	☐ Lifelong Learning	☐ Natural Resources
☐ Neighborhoods	☐ Safe Community	☐ Social Equity	☐ Transportation
			☐ Administrative

RECOMMENDATION: Approval of the right-of-way vacation.

SUMMARY: Logans Landing, LLC., the owner of 6335 and 6343 Logans Lane, is petitioning to vacate a portion of right-of-way located at the end of Logans Lane. The total area of the proposed vacation is eight hundredths (0.08) of an acre and includes a portion of the street. The right-of-way vacation would have minimal impact on traffic given the location at the end of the street. The petitioner erected a sign notifying the public of the request for a street vacation. Notices were also mailed by City staff to owners within 200 feet of the area proposed for vacation.

PRIOR ACTION(S):

April 4, 2017: The Technical Review Committee (TRC) reviewed the petition. The TRC comments have been incorporated into the proposed ordinance.

June 13, 2017: The Physical Development Committee will review this item at their meeting.

FISCAL IMPACT: \$2,000 Assessed value

CONTACT(S): Rachel Frischeisen, Planner – 455-3900
Tom Martin, City Planner – 455-3900
Kent White, Director of Community Development – 455-3900

ATTACHMENT(S):

- Ordinance
- Application
- Plat

REVIEWED BY: bms

UNCODIFIED ORDINANCE:

AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY ALONG LOGANS LANE.

WHEREAS, Logans Landing, LLC., is petitioning to vacate a portion of right-of-way along Logans Lane; and

WHEREAS, City Council finds that no public inconvenience will result from vacating the right of way; and

WHEREAS, City Council determined that the City has no need for the portion of public right-of-way in question and the City's continued ownership of such public right-of-way is not necessary or required to serve the best interest of the City;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Lynchburg, on its own motion, and in accordance with the provisions of Section 15.2-2006 of the Code of Virginia, 1950, as amended, and Sections 35-71 through 35-77 of the City Code, 1981, as amended, the following described right of way be, and the same hereby is, discontinued and vacated, namely:

BEGINNING AT A POINT ON THE EXISTING RIGHT OF WAY OF LOGANS LANE AND ON THE NORTH EAST PROPERTY LINE OF TAX PARCEL #24405002 THENCE ALONG THE RIGHT OF WAY OF LOGANS LANE NORTH 34 DEGREES 26 MINUTES 20 SECONDS EAST 56.02 FEET TO A POINT ON THE NEW RIGHT OF WAY OF LOGANS LANE, THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52 DEGREES 10 MINUTES 29 SECONDS, A RADIUS OF 60.00 FEET, A LENGTH OF 54.64 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 12 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 52.77 FEET TO A POINT, THENCE LEAVING SAID NEW RIGHT OF WAY SOUTH 34 DEGREES 26 MINUTES 20 SECONDS WEST 92.36 FEET TO A POINT, THENCE NORTH 34 DEGREES 17 MINUTES 06 SECONDS WEST 20.18 FEET TO A POINT, THENCE NORTH 34 DEGREES 16 MINUTES 15 SECONDS WEST 33.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.080 ACRES.

Provided, however, that any easement to locate, relocate, repair, replace, maintain and perpetually operate all utilities currently located therein or needed by the City in the future is hereby reserved unto the City of Lynchburg and the construction of a permanent structure over any utility line without the prior written approval of the City is prohibited.

BE IT FURTHER ORDAINED that the Clerk of Council is hereby authorized and directed to deliver a duly certified copy of this ordinance to the Clerk of the Circuit Court for the City of Lynchburg so that said certified copy of this ordinance may be recorded as deeds are recorded and indexed in the name of the City of Lynchburg, and the City Manager is hereby authorized to sign any documents that may be needed to complete the vacation of the right-of-way.

Adopted:

Certified: _____
Clerk of Council

APPLICATION FOR THE VACATION OF A

PORTION OF LOGANS LANE

(Street/Alley)

LOCATED BETWEEN TIMBERLAKE ROAD AND THE END OF LOGANS LANE

The undersigned applicant, Logans Landing, LLC, pursuant to the provisions of Section 15.2-2006 of the Code of Virginia, 1950, as amended, and Section 35-71 through Section 35-77 of the City Code, 1981, as amended, respectfully makes application to the Lynchburg City Council for the vacation of that certain parcel described as follows:

BEGINNING AT A POINT ON THE EXISTING RIGHT OF WAY OF LOGANS LANE AND ON THE NORTH EAST PROPERTY LINE OF TAX PARCEL #24405002 THENCE ALONG THE RIGHT OF WAY OF LOGANS LANE NORTH 34 DEGREES 26 MINUTES 20 SECONDS EAST 56.02 FEET TO A POINT ON THE NEW RIGHT OF WAY OF LOGANS LANE, THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52 DEGREES 10 MINUTES 29 SECONDS, A RADIUS OF 60.00 FEET, A LENGTH OF 54.64 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 12 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 52.77 FEET TO A POINT, THENCE LEAVING SAID NEW RIGHT OF WAY SOUTH 34 DEGREES 26 MINUTES 20 SECONDS WEST 92.36 FEET TO A POINT, THENCE NORTH 34 DEGREES 17 MINUTES 06 SECONDS WEST 20.18 FEET TO A POINT, THENCE NORTH 34 DEGREES 16 MINUTES 15 SECONDS WEST 33.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.080 ACRES.

The applicant further requests the Lynchburg City Council to hold a public hearing on this application at its meeting to be held in the Council Chambers, City Hall, 900 Church Street, Lynchburg, Virginia, on June 13th, at 7:30 p.m., or as soon thereafter as the matter may be heard, and at the conclusion of which hearing to consider whether or not to vacate the above described .

Given under my hand this 22nd day of May, 2017.

Applicant: Logans Landing, LLC

By: George W. Lester II

Address: PO Box 4782
Martinsville, VA 24115

Telephone Number: 276-656-3212

WE, THE ADJOINING PROPERTY OWNER(S), ARE IN AGREEMENT TO THE
VACATION OF THE ABOVE DESCRIBED PROPERTY:

Beacon Credit Union Inc.

By: G. W. Miller
Pres./CEO

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

REPRESENTATIVE OF LOGANS LANDING LLC DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR
THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES
WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC REGISTRATION NO.

SOURCE OF TITLE: PID #24405003
SLEEPY CAT LLC
INST. #100004645

SOURCE OF TITLE: PID #24405004
LOGANS LANDING LLC
INST. 160006185

SOURCE OF TITLE: PID #24405009
BEACON CREDIT UNION INC.
D.B. 1139 PAGE 371

SOURCE OF TITLE: PID #24405002 & 24405005
LOGANS LANDING LLC
INST. #160004961

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

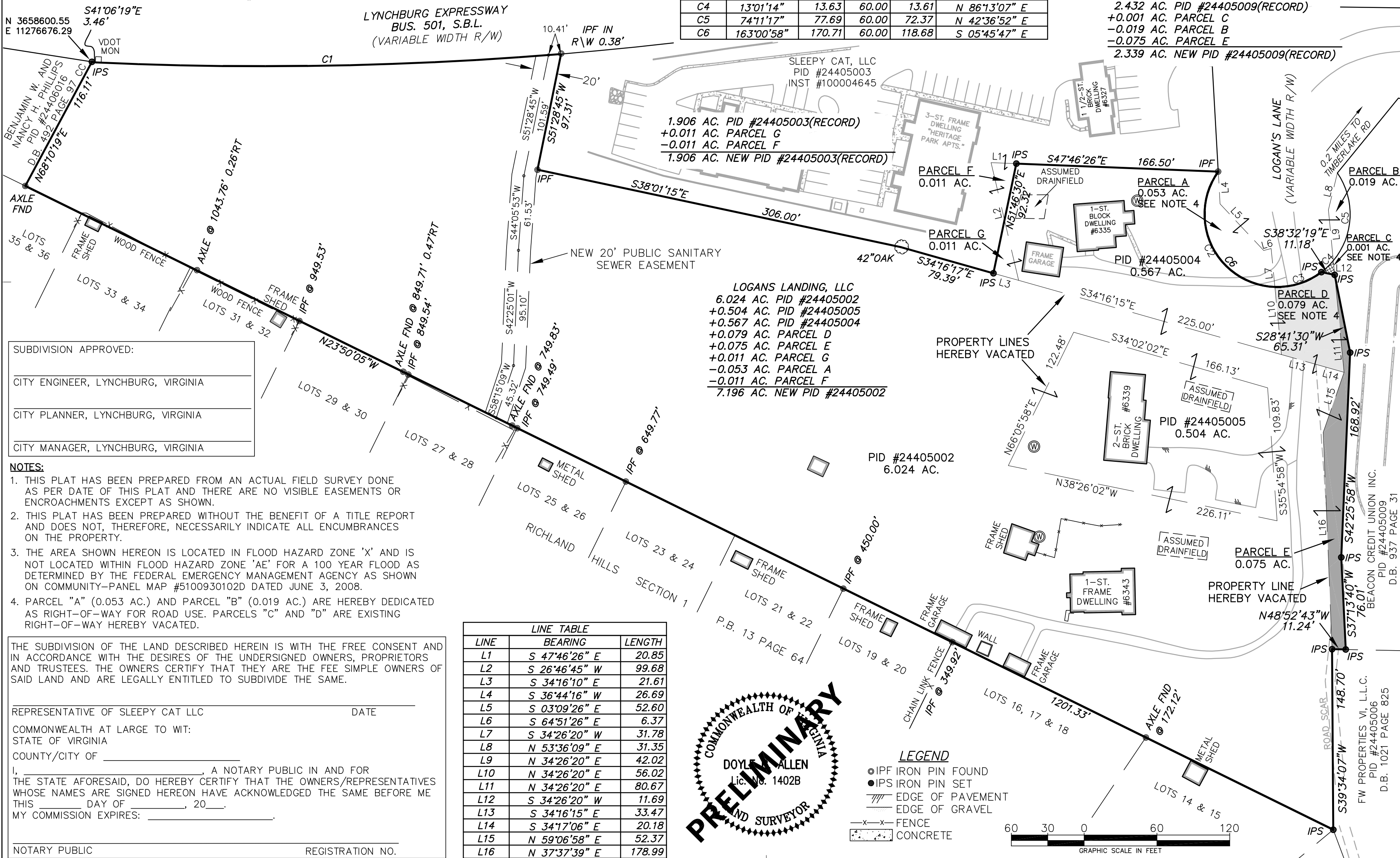
REPRESENTATIVE OF BEACON CREDIT UNION DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR
THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES
WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC REGISTRATION NO.

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	7°15'19"	383.52	3028.79	383.27	S 51°04'58" E
C2	123°51'42"	129.71	60.00	105.89	S 13°48'50" W
C3	39°09'15"	41.00	60.00	40.21	S 67°41'39" E
C4	13°01'14"	13.63	60.00	13.61	N 86°13'07" E
C5	74°11'17"	77.69	60.00	72.37	N 42°36'52" E
C6	163°00'58"	170.71	60.00	118.68	S 05°45'47" E



SUBDIVISION APPROVED:

CITY ENGINEER, LYNCHBURG, VIRGINIA

CITY PLANNER, LYNCHBURG, VIRGINIA

CITY MANAGER, LYNCHBURG, VIRGINIA

NOTES:

- THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #5100930102D DATED JUNE 3, 2008.
- PARCEL "A" (0.053 AC.) AND PARCEL "B" (0.019 AC.) ARE HEREBY DEDICATED AS RIGHT-OF-WAY FOR ROAD USE. PARCELS "C" AND "D" ARE EXISTING RIGHT-OF-WAY HEREBY VACATED.

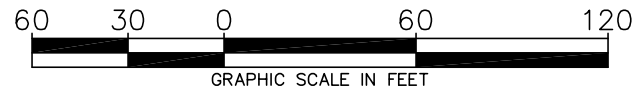
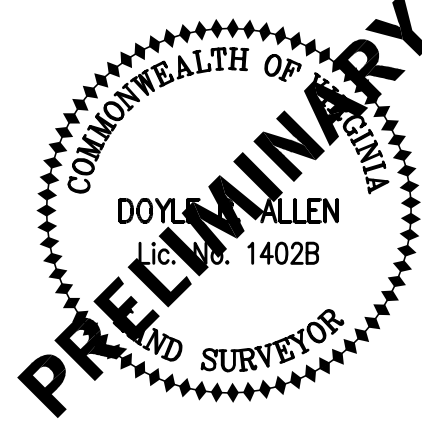
THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

REPRESENTATIVE OF SLEEPY CAT LLC DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR
THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES
WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC REGISTRATION NO.



* ENGINEERING >> SURVEYING >> PLANNING

HURT & PROFFITT
INCORPORATED

2524 LANGHORNE ROAD
LYNCHBURG VA 24501
800.242.4906 TOLL FREE
434.847.7796 MAIN
434.847.0047 FAX

LOGANS LANE RIGHT-OF-WAY VACATION & DEDICATION
PARCEL EXCHANGE BETWEEN SLEEPY CAT LLC & LOGANS LANDING LLC
PARCEL ACQUIRED FROM BEACON CREDIT UNION INC.
CITY OF LYNCHBURG, VIRGINIA

PROJECT NO. 20160815
G.L. NO.
FILE NO. SL-14687
DATE: 4-25-2017
DRAWN BY: TWB
CHECKED BY: DBA

HURT & PROFFITT

SHEET NO.
1 OF 1

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **June 13, 2017**

AGENDA ITEM #:

CONSENT:
ACTION: **X**

REGULAR: **X**
INFORMATION:

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Ordinance Regulating Small Cell Facilities in Rights-Of-Way and on City-Owned Property

Strategic Pillar(s) Impacted:

☐ Arts & Culture	☐ Citizen Engagement & Social Capital	☐ Economic Development	☐ Healthy & Active Living
☒ Infrastructure	☐ Land Use	☐ Lifelong Learning	☐ Natural Resources
☐ Neighborhoods	☐ Safe Community	☐ Social Equity	☐ Transportation
			☐ Administrative

RECOMMENDATION: Approval of the ordinance.

SUMMARY: Earlier this year, the Virginia General Assembly adopted Senate Bill 1282 which amended various sections of the state code dealing with the co-location of micro-wireless facilities and small cell facilities on existing structures. Small cell facilities include equipment and antennas for wireless communication services with a cumulative size (volume) of no more than twenty-eight (28) cubic feet; often these facilities are placed on or adjacent to other utilities. The bill gives localities the authority to adopt a procedure for the approval of small cell facilities that will be co-located on existing structures within the public rights-of-way and on publicly owned property. The bill also gives localities the right to charge a fee for processing a permit to co-locate a small cell facility.

If the city does not adopt a procedure to approve the co-location of small cell facilities, effective July 1, 2017, telecommunications companies will be able to co-locate small cell facilities on existing structures in the public rights-of-way as a matter of right. Staff is concerned that the maximum allowable size of the equipment could impact vehicle sight distances, pedestrian facilities and aesthetics. The proposed ordinance would provide an administrative review process and one hundred fifty dollar (\$150) review fee similar to what is required to install this equipment on private property in accordance with the City's Zoning Ordinance.

PRIOR ACTION(S): None

FISCAL IMPACT: N/A

CONTACT(S): Lee Newland, City Engineer – 455-3950
Gaynelle Hart, Director of Public Works – 455-4450
Kent White, Director of Community Development – 455-3900

ATTACHMENT:
• Ordinance

REVIEWED BY:

AN ORDINANCE TO AMEND AND REENACT THE CODE OF THE CITY OF LYNCHBURG, 1981, BY ADDING THERETO A NEW SECTIONS NUMBERED 35-28, 35-28.1, 35-28.2, 35-28.3, 35-28.4, 35-28., AND 35-28.6, RELATING TO THE LOCATION OF MICRO-WIRELESS FACILITIES AND SMALL CELL FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY OR ON CITY OWNED PROPERTY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LYNCHBURG:

1. That the Code of the City of Lynchburg, 1981, be and the same is hereby amended and reenacted by adding thereto Sections 35-28, 35-28.1, 35-28.2, 35-28.3, 35-28.4, 35-28.5, and 35-28.6 as follows:

Sec. 35-28. Unlawful to install micro-wireless and small cell facilities in the public rights-of-way or on city-owned property without a permit.

The Council of the City of Lynchburg has determined that it is in the best interests of the city and its citizens to regulate the installation of micro-wireless and small cell facilities within the public streets, alleys, public grounds or other public rights-of-way or upon city-owned property.

Therefore, no corporation, association, person, partnership, or any other entity, whether public or private, profit or not for profit, shall install micro-wireless and small cell facilities within the public streets, alleys, public grounds or other public rights-of-way within the city or upon city-owned property without first obtaining a permit from the City. The requirement of a permit also applies to the co-location of micro-wireless and small cell facilities on existing structures that are located within the public streets, alleys, public grounds or other public rights-of-way or upon city-owned property.

Any violation of this section shall be punishable as a class 1 misdemeanor and each day such violation continues shall be punishable as a separate offense. In addition to the other penalties provided herein, the city shall have the right to petition the judges of the circuit court for a court order enjoining any violation of this section.

Sec. 35-28.1. Definitions.

As used in this ordinance, unless the context requires a different meaning, the following definitions shall apply: "Co-locate" means to install, mount, maintain, modify, operate, or replace a wireless facility on, under, within, or adjacent to a base station, building, existing structure, utility pole, or wireless support structure. "Co-location" has a corresponding meaning.

"Existing structure" means any structure that is installed or approved for installation at the time a wireless services provider or wireless infrastructure provider provides notice to a locality of an agreement with the owner of the structure to co-locate equipment on that structure. "Existing structure" includes any structure that is currently supporting, designed to support, or capable of supporting the attachment of wireless facilities, including towers, buildings, utility poles, light poles, flag poles, signs, and water towers.

"Micro-wireless facility" means a small cell facility that is not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height and that has an exterior antenna, if any, not longer than 11 inches.

"Small cell facility" means a wireless facility that meets both of the following qualifications: (i) each antenna is located inside an enclosure of no more than six cubic feet in volume, or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than six cubic feet and (ii) all other wireless equipment associated with the facility has a cumulative

volume of no more than 28 cubic feet, or such higher limit as is established by the Federal Communications Commission. The following types of associated equipment are not included in the calculation of equipment volume: electric meter, concealment, telecommunications demarcation boxes, ground-based enclosures, back-up power systems, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

"Utility pole" means a structure owned, operated, or owned and operated by a public utility, the city, or the Commonwealth that is designed specifically for and used to carry lines, cables, or wires for communications, cable television, or electricity.

For the definition of other terms that are used in this ordinance, see Sections 15.2-2316.3 and 56-484.26 of the Code of Virginia, 1950, as amended.

Sec. 35-28.2. Application and fees.

Any corporation, association, person, partnership, or any other entity desiring to install or co-locate micro-wireless or small cell facilities within the public streets, alleys, public grounds or other public rights-of-way or upon city-owned property shall make written application therefor with the city's Engineering Division on forms supplied by the Division. The applicant shall pay a fee not to exceed \$150 for processing a permit application.

In addition to the \$150 processing fee, the applicant shall also pay zoning, subdivision, site plan, and comprehensive plan fees of general application, if any, on a wireless services provider or wireless infrastructure provider to attach or co-locate micro-wireless or small cell facilities on an existing structure in the right-of-way.

The Engineering Division may require a single use permit fee, as determined by the Engineering Division, if the installation, placement, maintenance, or replacement of micro-wireless facilities or small cell facilities (i) involves working within the highway travel lane or require closure of a highway travel lane; (ii) disturbs the pavement, shoulder, roadway, or ditch line; (iii) includes placement on limited access rights-of-way; or (iv) requires any specific precautions to ensure the safety of the traveling public or the protection of public infrastructure or the operation thereof, and either were not authorized in or will be conducted in a time, place, or manner that is inconsistent with terms of the existing permit for that facility or the structure upon which it is attached. All work conducted within the public right-of-way shall be restored as outlined in the city's procedures manual for asphalt/concrete (street) repairs. A copy of the procedures manual for asphalt/concrete (street) repairs shall be kept in the office of the Department of Public Works and shall be available for review upon request. It shall be the responsibility of any applicant for a permit to review the manual and become familiar with its requirements before beginning any excavation work within the public rights-of-way.

Sec. 35-28.3. Processing of application.

Upon receipt of an application, and after review of the application by the City's Technical Review Committee, the Engineering Division may issue a permit allowing the installation and operation of micro-wireless or small cell facilities on existing structures in the public rights-of-way, provided that the applicant (i) has permission from the owner of the structure to co-locate equipment on that structure and (ii) provides notice of the agreement and co-location to the Engineering Division. The Engineering Division shall approve or disapprove any such requested permit within 60 days of receipt of the complete application. Within 10 days after receipt of an application and a valid electronic mail address for the applicant, the Engineering Division shall notify the

applicant by electronic mail whether the application is incomplete and specify any missing information; otherwise, the application shall be deemed complete. Any disapproval of the application shall be in writing and accompanied by an explanation for the disapproval. The 60-day period may be extended by the Engineering Division in writing for a period not to exceed an additional 30 days.

Sec. 35-28.4. Issuance of permit and indemnification.

If the Engineering Division approves the installation of micro-wireless or small cell facilities as stated in the application for a permit, it shall issue the permit. The acceptance of a permit shall require the recipient thereof and its successors in interest to indemnify, hold harmless, and defend the city, its employees and officials, from all claims, expenses and costs, including reasonable attorney's fees, for damages or injuries to any person or property of any nature whatsoever, arising out of the installation and operation of micro-wireless or small cell facilities for which the permit was granted.

Sec. 35-28.5. Denial of application.

The Engineering Division may disapprove a proposed location or installation of micro-wireless or a small cell facility for the following reasons:

- a. Material potential interference with other pre-existing communications facilities or with future communications facilities that have already been designed and planned for a specific location or that have been reserved for future public safety communications facilities;
 - b. The public safety or other critical public service needs;
 - c. Only in the case of an installation on or in publicly owned or publicly controlled property, excluding privately owned structures where the applicant has an agreement for attachment to the structure, aesthetic impact or the absence of all required approvals from all departments, authorities, and agencies with jurisdiction over such property; or
 - d. Conflict with the applicable provisions of the city's zoning ordinance regulating historic sites and structures.
- An applicant may voluntarily submit conditions to address potential visual or aesthetic effects resulting from the placement of micro-wireless and small cell facilities.

Sec. 35-28.6. Attachment on city-owned structures.

- a. If the city agrees to permit a wireless services provider or a wireless infrastructure provider to attach micro-wireless or small cell facilities to city-owned structures, the city and the wireless services or wireless infrastructure provider shall negotiate in good faith to arrive at a mutually agreeable contract terms and conditions.
- b. The rates, terms, and conditions for such agreement shall be just and reasonable, cost-based, nondiscriminatory, and competitively neutral, and shall comply with all applicable state and federal laws. However, rates for attachments to city-owned buildings may be based on fair market value.
- c. For utility poles owned by the city or the Commonwealth that support aerial cables used for video, communications, or electric service, the parties shall comply with the process for make-ready work under 47 U.S.C. § 224 and implementing regulations. The good faith estimate of the government entity owning or controlling the utility pole for any make-ready work necessary to enable the utility pole to support the requested co-location shall include pole replacement if necessary.
- d. For utility poles owned by the city or the Commonwealth that do not support aerial cables used for video, communications, or electric service, the government entity owning or controlling the utility pole shall provide a

good faith estimate for any make-ready work necessary to enable the utility pole to support the requested co-location, including pole replacement, if necessary, within 60 days after receipt of a complete application. Make-ready work, including any pole replacement, shall be completed within 60 days of written acceptance of the good faith estimate by the wireless services provider or a wireless infrastructure provider.

e. The government entity owning or controlling the utility pole shall not require more make-ready work than required to meet applicable codes or industry standards. Charges for make-ready work, including any pole replacement, shall not exceed actual costs or the amount charged to other wireless services providers, providers of telecommunications services, and nonpublic providers of cable television and electric services for similar work and shall not include consultants' fees or expenses.

f. The annual recurring rate to co-locate a micro-wireless or a small cell facility on a government-owned utility pole shall not exceed the actual, direct, and reasonable costs related to the wireless services provider's or wireless infrastructure provider's use of space on the utility pole. In any controversy concerning the appropriateness of the rate, the government entity owning or controlling the utility pole shall have the burden of proving that the rates are reasonably related to the actual, direct, and reasonable costs incurred for use of space on the utility pole for such period.

Sec. 35-28.7. Relocation of facilities.

Whenever the city shall determine it is necessary in connection with the repair, relocation, or improvement of the public rights-of-way or any public project, the city may require by written notification that any corporation, association, person, partnership, or any other entity, which has installed micro-wireless or small cell facilities in the city's streets, alleys, or other public rights-of-way or on public grounds or on city-owned property to remove or relocate any facilities located in the public rights or way or on public grounds or on city-owned property. Within sixty (60) days after receipt of notification, unless the city extends such period for good cause shown, such corporation, association, person, partnership, or other entity shall remove or relocate its facilities to such place and under such terms and conditions as specified by the city. Such corporation, association, person, partnership, or other entity shall bear all expenses associated with the removal and relocation of its facilities except that the city will issue, without charge whatever local permits are required for the relocation of such facilities. If such corporation, association, person, partnership, or any other entity does not complete its removal or relocation within sixty (60) days or such other period as authorized by the city, the city may take such actions as necessary to effect such removal or relocation at such corporation's, association's, person's, partnership's, or other entities' expense. If the city or its representatives remove or relocate any facilities that are located in the city's streets, alleys, or other public rights-of-way or on public grounds or on city-owned property because the owner of the facilities fails to do so in a timely manner, neither the city or its representatives shall be liable for any damages the facilities may suffer as a result of such removal or relocation. Further, any corporation, association, person, partnership, or any other entity that fails to remove its facilities in a timely manner will be responsible for any additional costs and expenses incurred by the city as a result of such corporation's, association's, person's, partnership's, or other entities' failure to remove or relocate its facilities as instructed by the city.

2. That this ordinance shall become effective upon July 1, 2017.

Adopted:

Certified: _____
Clerk of Council

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **June 13, 2017**

AGENDA ITEM #: **1**

CONSENT:
ACTION:

REGULAR:
INFORMATION:

WORK SESSION: **X**

CLOSED SESSION:
(Confidential)

ITEM TITLE: Sidewalk Discussion

Strategic Pillar(s) Impacted:

☐ Arts & Culture	☐ Citizen Engagement & Social Capital	☒ Economic Development	☒ Healthy & Active Living
☒ Infrastructure	☒ Land Use	☐ Lifelong Learning	☐ Natural Resources
☐ Neighborhoods	☒ Safe Community	☐ Social Equity	☒ Transportation
			☐ Administrative

RECOMMENDATION: Discuss current requirements and determine if the topic should be forwarded to Planning Commission for recommendations.

SUMMARY: The Zoning Ordinance currently requires construction of sidewalks along all street frontages of all sites subject to site plan review. This was adopted by City Council as part of the Zoning Ordinance rewrite in 2016 to provide safe, healthy and equitable transportation choices across the City. The requirement reflects best practices in creating more walkable urban environments in cities where these facilities have not historically been required and where relying entirely on public funds to construct them is unrealistic.

Since the adoption of this requirement, the majority of sites and street frontages requiring sidewalks have been in places where there is or will be a genuine need in the future. A few situations have shown that the ordinance may require their impractical installation in select circumstances. The requirement may also not reach far enough and should include a provision that all sidewalks have a connection from the public sidewalk along the street to the front door of all commercial development. This is currently only required for multi-family and multi-tenant commercial centers.

Requiring sidewalks with development ties their installation to new and improving destinations around the City and will be an important tool to provide pedestrian infrastructure in Lynchburg going forward to meet the vision and goals of the *Comprehensive Plan 2013-2030*, the *Better Streets Policy*, and Council's adopted priorities relating to transportation. Sidewalks themselves provide an affordable and equitable transportation mode that, while used at some point by travelers of all modes, are especially critical for citizens without other options and advance goals called for by Council's recent *Poverty to Progress* initiative. Last October the City was recognized with a Silver "Go Green" Award by the Virginia Municipal League for improvements in our Zoning Ordinance relating to connectivity and walkability.

PRIOR ACTION(S):

February 23, 2016: City Council adopted the updated Zoning Ordinance which included requirements for sidewalk construction with any site requiring site plan review.

FISCAL IMPACT:

To be determined.

CONTACT(S):

Tom Martin, City Planner – 455-3900
Kent White, Director of Community Development – 455-3900

ATTACHMENT(S):

Powerpoint Presentation

REVIEWED BY:

bms

086K



Sidewalk and Pedestrian Connectivity

City Council
June 13, 2017





Zoning Ordinance

- Zoning Ordinance Revisions adopted by Council February 23, 2016
- Section 35.2-67. Sidewalks to be provided along all streets for any development subject to site plan review.
- Multi-household, mixed use, multi-occupant commercial centers and institutional uses to provide safe, clearly marked and continuous walkway from sidewalk to building entrances.
- Zoning Administrator may lessen or eliminate requirements:
 - Cross-slopes in excess of 25% across existing right-of-way
 - Stormwater conveyances or other physical constraints render construction unfeasible



Zoning Ordinance

Exhibit VI-18: Sidewalk Requirements

Location	Minimum Width
Local and collector streets in residential districts	5 feet
Local and collector streets in B-3, B-5, IN-1, IN-2, I-1, I-2 and I-3 districts	6 feet
Local and collector streets in B-1 districts	6 feet where buildings are set back more than 10 feet 8 feet where buildings are set back 10 feet or less
Arterial streets	6 feet
B-4 districts	8 feet



Subdivision Ordinance

- Subdivision Ordinance adopted by Council July 1, 2010
- Section 24.1-30 (k). Sidewalks are required:
 - on at least one side of all streets
 - on both sides of streets with a post development count greater than 6000 vehicles per day
 - cost is shared 50% City / 50% Developer (residential subdivisions)



Comprehensive Plan

- **Goal T-2 Better Streets and Enhanced Mobility.** Enhance mobility for all residents through safe and convenient access to transportation choices that attend to the needs of pedestrians, bicyclists, transit riders and motorists. Streets should help move goods and people, while accommodation trees, stormwater, and other utilities that enhance Lynchburg's livability.
- **Goal LU-3.2** Coordinate site and building design with the design of streets and public facilities.

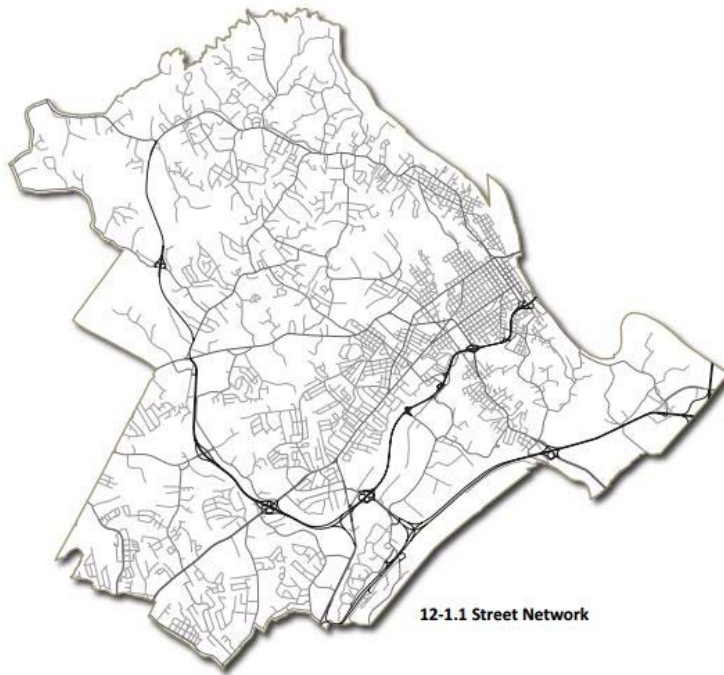


Comprehensive Plan

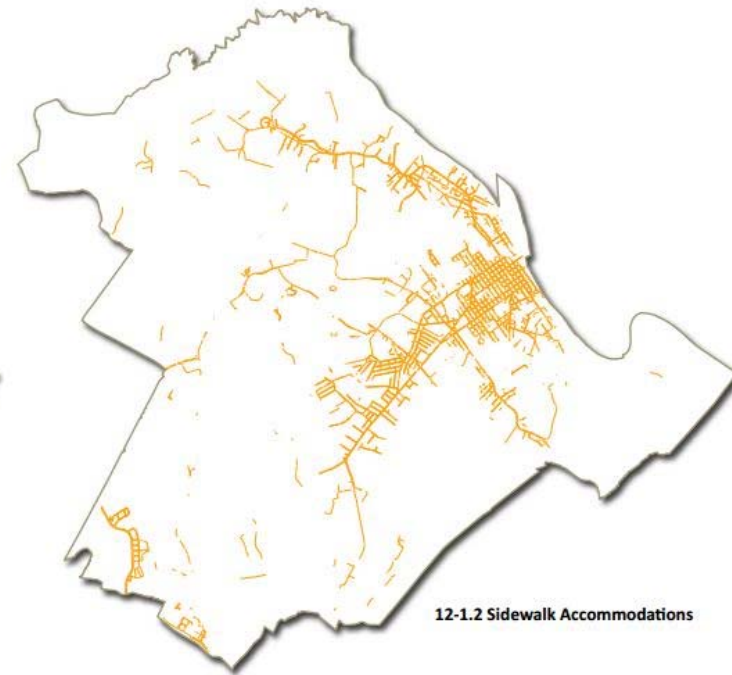
- **Guiding Principles for Transportation:** Consistency, Multi-modal Support, Connectivity, Efficiency, System Design
- **Better Streets Policy:** “Lynchburg’s Better Streets will be designed and built to strike a balance between all users, regardless of physical abilities or mode of travel. They will attend the needs of people first, prioritizing pedestrians, bicyclists, transit, street trees, stormwater, utilities, and livability, as well as vehicular circulation and parking.”



Comprehensive Plan



12-1.1 Street Network



12-1.2 Sidewalk Accommodations



Support for Standard

Quality of Life

- Promotes active living and good health
- Improves safety along roadways
- Provides transportation choices – sidewalks are needed for other modes of transportation (vehicular, bicycling and public transit)

Social Equity

- Travel mode is not a choice for all citizens (young, old, disabled, low-income)
- Access to goods, services, and jobs severely limited by land use patterns and availability of transportation around the City.



Support for Standard

Economic Development

- Employers want to attract good employees, employees want walkable communities
- Encourages denser development and efficient land use

Environment

- Reduces automobile reliance and vehicular congestion



Supporting Local Organizations and City Initiatives

- Live Healthy Lynchburg
- Bridges out of Poverty and Poverty to Progress Initiative
- Council's Adopted Priorities

Transportation: Lynchburg's transportation system is multi-modal, safe and accessible to all citizens

Priority: Create a sustainable, multi-modal transportation system that minimizes and, where possible, reduces pollution and motor vehicle congestion while ensuring safe mobility and access for all.



Concerns

- Financial (also why the City cannot build them on its own)
- Location
- City projects (budgeting)



Examples

The following slides show recent examples of sites subject to site plan review

LEGEND

EXISTING (existing sidewalks)

NEW- ! (sidewalks to be constructed)

NEW- ? (sidewalks to be constructed, the need of which is debatable)

EXEMPT (sidewalks exempted under current ordinance)

NEW- X (sidewalks not constructed as part of City project)



Examples

James River Day School





Examples

Centra Pharmacy
(sidewalk ended up
being exempt)





Examples

**1600
Campbell**





Examples

Hi-Tech Auto





Examples

Old Mill Apartments





Examples

**Juvenile Detention
Center- City project**
(site plan reviewed prior
to Ordinance adoption)





Sidewalk and Pedestrian Connectivity

Council Discussion and Direction

418

April 11, 2017

// A regular meeting of the Council of the City of Lynchburg was held on the 11th day of April, 2017, at 3:00 P.M. in the Council Chamber, City Hall, Joan Foster, President, presiding. The following Members were present:

Present: Dolan, Helgeson, Nelson, Perrow, Tweedy, Wilder, Foster

7

Absent:

0

// City Manager Bonnie Svrcek stated the goals for this meeting are to finish reviewing the FY2018 Proposed Operating Budget and to complete the FY2018 Capital Improvement Program (CIP). Ms. Svrcek stated that Council has received responses to questions that were raised at the March 21, 2017, April 4, 2017 and April 11, 2017 Budget Work Sessions, which required staff follow-up. Financial Services Director Donna Witt started with the External Service Providers which begin on page 225. Ms. Witt stated that the City provides funding to external organizations that provide various mandated, contractual, or discretionary services to the community.

Mandated Services Description:

- \$201,461 increase from Blue Ridge Regional Jail Authority (BRRJA).

Contractual Services Description:

- Deduction of (\$2,682) from Central Virginia Regional Radio Board (CVRRB).
- \$84,125 from The Virginian Hotel
- \$1,324 increase from the Virginia Cooperative Extension Service

Discretionary Services Description:

- Robert E. Lee Soil & Water Conservation District (\$10,000)
- \$450 increase for the Virginia Legal Aid Society

Transfers/Non-Departmental Payments Description: (Transfers include payment from the General Fund to other funds, generally as a payment for services. Non-departmental includes those miscellaneous components of the city budget that generally do not fit nicely into an individual departmental budget but are widespread throughout).

- City Capital Projects Fund - \$881,733
- City/Federal/State Aid Fund (Matching Funds) - \$1,662
- Fleet Fund - \$315,972
- Technology Fund - \$4,428

Non-Departmental:

- Retiree Benefits – (\$535,050)
- Lean/Six Sigma Process Improvement Implementation - \$75,000
- City Wide Compensation Funding Study - \$100,000
- Recruitment - \$5,000
- Market Adjustments - \$435,000
- Water Fund Payment - \$26,640
- Stormwater – General Fund Payment – (\$1,250)

Debt Services Description:

- Legal Debt Margin is in sound condition
- Sewer Fund and Fleet Services Fund (plan to utilize a Line of Credit during FY2018 and one interest payment for the fiscal year has been estimated)

Component Units Description:

- \$100,000 increase to Greater Lynchburg Transit Company (GLTC). The Fund Balance is stronger than it has ever been.
- Lynchburg Business Development Centre Fund no funds are requested for FY2018.

Fleet Services Description:

- \$56,828 decrease in Salaries and Employee Benefits due to not funding the new request for a full-time Fleet Analyst.
- \$500,000 decrease in Other Charges to reflect fuel savings and establish a Fleet Fuel Reserve in the General Fund.
- \$15,000 increase in Debt Service based on the anticipated purchase of a fire pumper in FY2018.

Other Funds

- Grants
- \$293,522 increase in all grant funding across all City departments.

Community Development Block Grant (CDBG) Fund Description:

- \$3,649 increase in Contractual Services reflecting an increase in CDBG funds for sub recipient project allocations.
- Forfeited Assets Fund - no funds are requested for FY2018

HOME Investment Trust Fund Description:

- \$1,717 increase in HOME entitlement funds over the amount received in the prior year.

Regional Juvenile Detention Center Fund Budget Description:

- \$2,780 increase in Contractual Services for mechanical services and pharmacy needs for residents.
- \$40,896 increase in Other Charges primarily due to the maximum indirect cost allocation for FY2018.
- \$28,948 decrease in Debt Service based on the amortization schedule.

Special Welfare Fund Description:

- The Department submitted FY2018 Special Welfare Fund budget of \$136,988 represents a 30.8% increase of \$32,288 compared to the Adopted FY2017 budget of \$104,700.
- \$32,288 net increase in program costs.

Technology Fund provides for the ongoing replacement and enhancement of the City's technology infrastructure.

// Vice Mayor Tweedy left the meeting at 3:44 P.M.

// Allison Johnson, GIS Manager provided a presentation on Capital Improvement Program (CIP) projects that are listed on the City's website.

// City Manager Bonnie Svrcek provided information on the Proposed Real Property Tax Increase - \$0.05 per \$100 of assessed value (\$1.11 to \$1.16) and the Proposed Lodging Tax Increase - \$2.0 increase from 5.5% to 7.5% including the current \$1 per room per night. Ms. Svrcek went on to say that the FY2018 funding sources for Pay-As-You-Go Projects totaled \$4,753,368. The Debt Service-On-Time Financing Proposed in the FY2018 Budget includes a \$650,000 Reserve for On-Time Debt Financing.

// City Manager Bonnie Svrcek began with the FY2018 - FY2022 Capital Improvement Program (CIP)
FY2018 – 2022 Capital Improvement Program (CIP)

Buildings – New/Active

- Public Safety Complex – New Project - \$1,500,000 in FY2018, \$1,500,000 in FY2019 and \$45,400,000 in FY2020.

Buildings – Maintenance for Pay-As-You-Go Projects

- Major Building Repairs and Improvements (Multiple Projects) - \$1,260,270 in FY2018, \$1,853,660 in FY2019, \$1,625,700 in FY2020, \$1,555,000 in FY2021 and \$2,830,000 in FY2022.
- Monument Terrace Building Improvements (Multiple Projects) - \$157,190 in FY2018.
- Parking Deck repairs/Maintenance (Multiple Projects) - \$320,000 in FY2018 and \$765,000 in FY2019.
- Roof Replacement (Multiple Projects) - \$191,930 in FY2018, \$210,980 in FY2019, \$460,000 in FY2020, \$290,000 in FY2021 and \$405,000 in FY2022.

Transportation – New/Active

- Route 501/221 One Way Pair - \$1,500,000 in FY2018, \$2,000,000 in FY2019 and \$20,000,000 in FY2020.
- College Lake Dam Improvements - \$2,250,000 in FY2018, and \$15,000,000 in FY2019.
- Pedestrian Improvements Old Forest Road – New Project - \$500,000 in FY2018 and \$500,000 in FY2019
- Fifth Street Streetscape Phase III - \$2,000,000 in FY2018.
- Liberty University Intramural Field Road, Phase III – New Project - \$4,500,000 in FY2018.
- Breezewood Drive Widening - New - \$7,500,000 in FY2021.
- Indian Hill Bridge – New Project - \$3,500,000 in FY2021.
- Link Road Bridge - \$1,525,000 in FY2018 and \$2,000,000 in FY2019.
- Timberlake Road Bridge, West Bound – New Project - \$1,800,000 in FY2022.
- Public Transit Improvements and Bus Replacements (GLTC) - \$1,464,780 in FY2018, \$7,874,352 in FY2019, \$14,705,764 in FY2020, \$5,115,654 in FY2021 and \$8,659,890 in FY2022.
- Florida Avenue Sidewalk – New Project – funded in FY2022 for \$280,000

Parks and Recreation – New/Active Projects

- Creekside Trail Bridge Replacement – New Project – \$275,000 in FY2018
- Miller Park/Fort Avenue Retaining Wall Restoration – New Project - \$365,000 in FY2018

Public Safety Projects

- Replace aging Public Safety Radios - \$191,500 in FY2018

Airport Fund

- Three projects slated for FY2018; 1) Airport Master Plan, 2) Runway 35 Bypass Taxiway and 3) Mid-Field General Aviation Development Area

Schools Capital Projects Financing Plan - summary demonstrates project expenditure cash flows for each Fiscal Year along with the expected sources of funding.

- Sandusky Elementary School Replacement - \$1,500,000 in FY2018 and \$20,000,000 for FY2019.
- Linkhorne Elementary School Renovation - \$500,000 in FY2020 and \$8,800,000 in FY2021.
- Paul Munro Elementary School Renovation - \$400,000 in FY2021 and \$7,600,000 in FY2022.
- Elementary School Gym Additions - \$1,500,000 in FY2019 and \$1,000,000 in FY2020
- New Transportation Building - \$2,800,000 in FY2022

Schools Maintenance Projects – Pay-As-You-Go

- Athletic Complexes - \$60,000 in FY2019, \$60,000 in FY2021 and \$550,000 in FY2022.
- Major Building repairs and Improvements – Schools - \$900,000 in FY2018, \$30,000 in FY2019, \$1,280,000 in FY2020 and \$400,000 in FY2021.
- Paving and Fencing - \$171,000 in FY2019, \$178,000 in FY2020, \$185,000 in FY2021 and \$192,000 in FY2022.
- Playground Equipment replacement - \$129,000 in FY2019.
- Roof Replacement – Schools - \$1,180,000 in FY2018, \$1,520,000 in FY2019, \$910,000 in FY2020 and \$225,000 in FY2021.

After the CIP presentation Council decided to put the following items on the “List”

Lynchburg Public Library –

- Replace wall covering
- Space reconfiguration
- Infrastructure upgrade and replace

Public Safety Building

College Lake Dam Improvements

Fifth Street Streetscape Phase III

Parks and Recreation – Projects

- Creekside Trail Bridge Replacement
- Miller Park/Fort Avenue Retaining Wall Restoration
- Parks Paving and Lighting/Reconstruction

Fire Projects

- Public Safety Radios

Ms. Svrcek stated this completed the FY2018 Capital Improvement Program.

// During roll call Council Member Wilder mentioned the Health Fair hosted by Liberty University and how the community worked together on this event. Also, the Dearing Elementary School sponsored the Men on March with students, Police, Fire and the community participating in the event.

// Mayor Foster also thanked the community in participating in the Health Fair.

// City Council recessed the meeting at 5:11 p.m.

// City Council reconvened the meeting at 7:30 p.m.

The following Members were present:

Present: Dolan, Helgeson, Nelson, Perrow, Tweedy, Wilder, Foster 7

Absent: 0

Council Member Nelson gave the Invocation, followed by the Pledge of Allegiance.

// Mayor Foster and Vice Mayor Tweedy received signs for Lynchburg as a Purple Heart Community. Mr. Gary Witt presented several signs to display throughout the City of Lynchburg.

// Mayor Foster and Vice Mayor Tweedy recognized the City of Lynchburg employees for the efforts in raising \$41,576.00 during the United Way Campaign. The coordinators were Donna Ennis and Tori Callands.

// Mayor Foster and Vice Mayor Tweedy recognized Stephanie Suter for receiving Manager of the Year Award from the Virginia Associate of Government Purchasing.

// Mayor Foster and Vice Mayor Tweedy recognized Marjette Upshur, Director of Economic Development for receiving the Virginia Economic Development Award.

Mayor Foster and Vice Mayor Tweedy recognized the City of Lynchburg for the 5th Annual CANstruction winners for the Best Original Design Award this year with Maggie Mace as Captain.

// Copies of the minutes of the March 21, 2017 meeting, having been previously furnished Council, reading was dispensed with, and on motion of Council Member Nelson, seconded by Council Member Wilder, Council by the following recorded vote approved the minutes as presented:

Ayes: Dolan, Helgeson, Nelson, Perrow, Tweedy, Wilder, Foster 7

Noes: 0

// In the matter of Emergency Services, Resolution #R-17-024 to amend the FY2017 City/Federal/State Aid Fund budget and appropriate \$2,000 with resources from the Virginia Wireless E-911 Services Board FY2017 Public Safety Answering Point (PSAP) Education Grant Program for reimbursement of training expenses, laid over from the March 28, 2017 meeting, was again presented and read, and on motion of Council Member Nelson, seconded by Council Member Wilder, Council by the following recorded vote adopted the Resolution:

Ayes: Dolan, Helgeson, Nelson, Perrow, Tweedy, Wilder, Foster 7

Noes: 0

// In the matter of Community Development, a public hearing was held regarding City Council Report #5 regarding the petition of Ms. Margaret S. Whitaker to appeal the decision of the Historic Preservation Commission (HPC) to deny a Certificate of Appropriateness (COA) to allow the installation of "Marvin" wood interior /clad exterior "sash packs" (replacement windows) at 2703 Rivermont Avenue. Mr. Chris

McSwain, the Vice Chair with the Historic Preservation Commission gave a summary of the request on the denial of a Certificate of Appropriateness (COA). Council Member Nelson made the following statement: "I have previously represented Mrs. Whitaker in a legal matter that is totally unrelated to this item. Therefore, I can discuss and vote on this item objectively and in the best interest of the City."

Mrs. Margaret Whitaker gave an overview of her request to appeal the decision of the HPC. There was no one else present who wished to speak to this item, and the public hearing was closed. Council Member Perrow stated he would not support overturning the decision of the HPC unless the policies and guidelines were incorrect. On motion of Council Member Helgeson, seconded by Council Member Dolan, Council by the following recorded vote adopted Resolution #R-17-025, as presented, reversing the decision of the Historic Preservation Commission to deny a Certificate of Appropriateness at 2703 Rivermont Avenue to allow the installation of "Marvin" wood interior/clade exterior sash packs (replacement windows) keeping with the Lynchburg Historic Districts Residential Design Review Guidelines, Section VII (25) Windows:

Ayes: Dolan, Helgeson, Nelson, Tweedy, Wilder, Foster

6

Noes: Perrow

1

// In the matter of Community Development, a public hearing was held regarding City Council Report #6 regarding the petition of Liberty University, Inc., to vacate a portion of right-of-way located along Candler's Mountain Road, adjacent to the properties at 3760 and 3762 Candler's Mountain Road. The portion proposed for vacation contains approximately two-hundred and fifty-one thousandths (0.251) of an acre. City Planner Tom Martin gave a summary of the petition. There was no one else present who wished to speak to this item, and the public hearing was closed. Council Member Perrow, Chair of the Physical Development Committee (PDC), stated that the request was considered by the PDC and made a motion to approve the request. The motion did not require a second, and Council by the following recorded vote adopted Ordinance #O-17-026, as presented, to vacate a portion of right-of-way located along Candler's Mountain Road, adjacent to the properties at 3760 and 3762 Candler's Mountain Road. The portion proposed for vacation contains approximately two-hundred and fifty-one thousandths (0.251) of an acre:

Ayes: Dolan, Helgeson, Nelson, Perrow, Tweedy, Wilder, Foster

7

Noes:

0

// In the matter of Community Development, a public hearing was held regarding City Council Report #7 regarding the petition of Bella Rose Plantation, LLC to amend the concept plan associated with the previously approved Cluster Commercial Development at 1220 and 1600 Graves Mill Road to allow the construction of a three (3)-story event center in a B-3C, Community Business District (Conditional) District. City Planner Tom Martin provided a summary of the request for a Conditional Use Permit (CUP) with the Planning Commission recommending approval of the CUP. Ms. Vicky Rose with Bella Rose Plantation asked Council to approve the CUP. Dr. Thomas Shahady with Lynchburg College spoke regarding the resources conservation of this project. He stated that he is not against this project but wanted the City to be aware of the effect this project would have on the water conservation which would add additional pressure. A student from Lynchburg College spoke in support of Dr. Shahady's concerns stating this is a

good project but the City needs to be aware of the resources conservation of this project. There was no one else present who wished to speak to this item, and the public hearing was closed. On motion of Council Member Perrow, seconded by Vice Mayor Tweedy, Council by the following recorded vote adopted Resolution #R-17-027, as presented, granting the petition of Bella Rose Plantation, LLC to amend the concept plan associated with the previously approved Cluster Commercial Development at 1220 and 1600 Graves Mill Road to allow the construction of a three (3)-story event center in a B-3C, Community Business District (Conditional) District:

Ayes: Dolan, Helgeson, Nelson, Perrow, Tweedy, Wilder, Foster 7

Noes: 0

// In the matter of Water Resources, a public hearing was held regarding City Council Report #8 regarding amending and reenacting Section 39-54.1 of the Code of the City of Lynchburg, the amended Section relating to Water Rate. Water Resources Director Tim Mitchell gave an overview of the recommendation and justification for an increase in the monthly water volume rate while all other rates and fees would remain unchanged. There was no one else present who wished to speak to this item, and the public hearing was closed. Council Member Helgeson stated he would not be voting in favor of the increase in the water rate. On motion of Council Member Perrow, seconded by Council Member Nelson, Council by the following recorded vote adopted Resolution #R-17-028, as presented, amending and reenacting Section 39-54.1 of the Code of the City of Lynchburg, the amended Section relating to Water Rate:

Ayes: Dolan, Nelson, Perrow, Tweedy, Wilder, Foster 6

Noes: Helgeson 1

// In the matter of Budget, a public hearing was held regarding City Council Report #9 regarding amending the FY2017 Budget and appropriating funds with resources from the General, City/Federal/State Aid, Community Development Block Grant (CDBG), Forfeited Assets, Children's Services Act (CSA), Lynchburg Expressway Appearance Fund (LEAF), Airport, City Capital Projects, School Capital Projects and Airport Capital/Grant Project Fund to reflect the FY2017 Third Quarter Adjustments. Director of Financial Services Donna Witt provided an overview of the FY2017 Third Quarter Adjustments. There was no one else present who wished to speak to this item, and the public hearing was closed. On motion of Council Member Helgeson, seconded by Council Member Perrow, Council by the following recorded vote adopted Resolution #R-17-029, as amended, to amend the FY2017 Budget and appropriate funds with resources from the General, City/Federal/State Aid, Community Development Block Grant (CDBG), Forfeited Assets, Children's Services Act (CSA), Lynchburg Expressway Appearance Fund (LEAF), Airport, City Capital Projects, School Capital Projects, and Airport Capital/Grant Projects Fund to reflect the FY2017 Third Quarter Adjustments:

Ayes: Dolan, Helgeson, Nelson, Perrow, Tweedy, Wilder, Foster 7

Noes: 0

// In the matter of City Council, Victoria Bartholomew spoke before Council regarding two-way traffic.

// In the matter of City Council, Dan Hague spoke before Council regarding two-way traffic on Main and Church Streets.

// In the matter of City Council, R. Sackett Wood spoke before Council regarding two-way parking.

// In the matter of City Council, Stephanie Atkinson was not present at the meeting.

// In the matter of City Council, Elizabeth Russell spoke before Council regarding two-way traffic.

// In the matter of City Council, Damien Bartholomew, representing Rise Up Climbing LLC, spoke before Council regarding two-way traffic.

// In the matter of City Council, Todd Swindell spoke before Council regarding two-way traffic downtown.

// In the matter of City Council, Dave Poole spoke before Council regarding two-way traffic.

// In the matter of City Council, Danny George spoke before Council regarding two-way traffic on Main and Church Streets.

// In the matter of City Council, Blair Godsey spoke before Council regarding two-way traffic.

// Council Member Nelson stated about two weeks ago he was in favor of holding a public hearing to hear both sides of the two-way traffic issue. He said, "I did vote with Council to eliminate the two-way traffic. On March 28, Council heard from businesses that feared concerns with zoning spaces and parking zones. Council tonight heard from individuals hopeful of the two-way traffic." Council Member Nelson made a motion to place this item on the docket at the next meeting, Mayor Foster asked City staff to place this item on the docket at the work session in two weeks. It was decided by Council to place the two-way traffic item on the April 25, 2017 work session starting at 3:00 p.m.

// In the matter of Poverty, City Council Report #20 was considered. Assistant City Manager John Hughes provided an overview of the appropriation of funds for the Poverty Initiative. On September 8, 2015, Council voted to fund a demographic analysis of Lynchburg with a special focus on poverty and to continue funding for "Bridges Out Of Poverty" training for City employees. Mr. Hughes further stated on May 10, 2016, Council adopted Resolution #R-16-064, specifying that FY2017 General Fund Non-Departmental Poverty Initiative funds in the amount of \$50,000 may only be spent upon approval by a majority vote of City Council. Council further discussed the matter of reducing poverty during their retreat on November 10, 2016. At this retreat, Council agreed to move forward with the process of collaboration with "Bridges Out Of Poverty" Work Groups and multiple external partners as it pertained to reduction of the City's poverty rate. The proposed budget of \$14,000 will be used to support identified poverty reduction initiatives within the City as follows: 1) funding for the *From Poverty to Progress* inaugural event to be held at E.C. Glass High School on May 4, 2017 in the amount of \$2,000; 2) funding focused on facilitation of "Bridges Out Of Poverty" 'Getting Ahead' classes in the amount of \$12,000. Mr. Hughes went on to say with Council's approval of this funding, costs associated with Mayor Foster's 'Call to Action' will be the catalyst for a movement toward reduction of poverty in the City of Lynchburg. On motion of Council Member Nelson, seconded by Council Member Dolan, Council by the following recorded vote adopted Resolution #R-17-030, as presented, to approve the use of \$14,000 of the \$50,000 in funding available to address poverty in the FY2017 Adopted Budget. The amount of \$2,000 is allocated for the

"From Poverty to Progress" event and \$12,000 is allocated to assist in facilitation of Bridges Out of Poverty
"Getting Ahead" classes:

Ayes: Dolan, Helgeson, Nelson, Perrow, Tweedy, Wilder, Foster 7

Noes: 0

// Mayor Foster stated that Council was adjourned until April 18, 2017 at 4:00 P.M.

// The meeting was adjourned at 10:04 P.M.

Clerk of Council

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **June 13, 2017**

AGENDA ITEM #: **4**

CONSENT:
ACTION: **X**

REGULAR: **X**
INFORMATION:

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Conditional Use Permit (CUP) – Amend Design Guidelines for Cornerstone Traditional Neighborhood Development (TND) to allow monument style signs in Block E – 1209 Greenview Drive

Strategic Pillar(s) Impacted:

☐ Arts & Culture	☐ Citizen Engagement & Social Capital	☐ Economic Development	☐ Healthy & Active Living
☐ Infrastructure	☒ Land Use	☐ Lifelong Learning	☐ Natural Resources
☒ Neighborhoods	☐ Safe Community	☐ Social Equity	☐ Transportation
			☐ Administrative

RECOMMENDATION: Approval of the CUP petition.

SUMMARY: Dharmandra Patel is petitioning for a Conditional Use Permit (CUP) to allow monument style signs up to twenty-seven (27) square feet in size in Block E of the Cornerstone Traditional Neighborhood Development (TND). Cornerstone Design Guidelines currently do not permit monument style signs of any size. However, monument style signs up to twenty-five (25) square feet have been approved in the surrounding area by individually granted CUPs. Additionally, Wyndhurst, a similar TND, does allow monument style signs up to twenty-five (25) square feet in its “satellite areas.”

Block E of Cornerstone is located on Greenview Drive across from the mixed use core area of Cornerstone and currently consists of three (3) parcels: 1209, 1213 and 1215 Greenview Drive. A maximum of one (1) monument style sign would be allowed on each lot within Block E with no more than one sign permitted every two hundred (200) feet of frontage. Only gas prices would be allowed to be displayed digitally and lighted signs would need to include an auto-dimming feature. Planning Commission recommended approval of the petition, finding that Block E is characteristically different from the core area of Cornerstone across Greenview Drive.

PRIOR ACTION(S):

April 12, 2017:

The Planning Division recommended denial of the CUP petition to allow monument style signs up to thirty-two (32) square feet, and recommended approval of a smaller sign up to twenty-seven (27) square feet.

The Planning Commission voted to table the petition (5-2) so that renderings could be provided.

April 26, 2017:

The petitioner elected to amend their petition to request a twenty-seven (27) square foot sign instead of a thirty-two (32) square foot sign.

The Planning Commission recommended approval (4-2, with 1 member absent, Rogers) of the amended CUP petition.

FISCAL IMPACT:

N/A

CONTACT(S):

Tom Martin, City Planner -- 455-3900
Kent White, Community Development Director – 455-3900

ATTACHMENT(S):

- Resolution
- Planning Commission Minutes – April 12, 2017
- Planning Commission Packet – April 12, 2017
 - o Planning Commission Report
 - o Zoning Map with Adjoining Property Owners
 - o Future Land Use Map
 - o Watershed Map

- o Planimetric and Topographic Map
 - o Monument Sign Plan
 - o Revised Cornerstone TND Guidelines
 - o Speaker Signup Sheet
- Planning Commission Minutes – April 26, 2017
- Planning Commission Packet – April 26, 2017
 - o Monument Sign Plan
 - o Sign Rendering

REVIEWED BY: bms

RESOLUTION

A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO ALLOW MONUMENT STYLE SIGNS UP TO TWENTY-SEVEN (27) SQUARE FEET IN SIZE IN BLOCK E OF CORNERSTONE TRADITIONAL NEIGHBORHOOD DEVELOPMENT SUBJECT TO THE AMENDED DESIGN GUIDELINES.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG that the petition of Dharmandra Patel to allow monument style signs in Block E of Cornerstone Traditional Neighborhood Development (TND) is approved subject the amended design guidelines.

Adopted:

Certified: _____
Clerk of Council

085K

MINUTES OF THE APRIL 12, 2017 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):

Petition of Dharmandra Patel for a Conditional Use Permit to amend the design guidelines for the Cornerstone Traditional Neighborhood Development to allow a monument sign at 1209 Greenview Drive located in Block E and zoned R-1, Low Density Residential District.

Ms. Anne Nygaard summarized the report for the commissioners. She explained that the petitioner only owns one of the parcels in Block E. However, the guidelines pertain to the whole Cornerstone development and need to be amended. She explained that the portion of the guidelines that are proposed for amendment pertain only to Block E. Block E is made up of three parcels and they are across the street from the rest of Cornerstone on Greenview Drive. She reminded them that although the properties of Cornerstone are zoned R-1, they are covered by a conditional use permit to allow the mix of uses that make up the Traditional Neighborhood Development (TND). The *Future Land Use Map (FLUM)* does indicate mixed use for the area.

Ms. Nygaard explained that monument signs are not allowed anywhere in Cornerstone at the present time because monument style signs are really designed to attract vehicular traffic. In a Traditional Neighborhood Development, one is designing for pedestrians. You want signs that are geared to pedestrians and smaller in scale like what you see in downtown.

Block E is a little different. It is separated from the core area of Cornerstone by Greenview Drive. It is a little more auto oriented so it makes sense to allow them in this area. Planning staff does not really have a problem allowing monument style signs in Block E. However they feel that the proposed sign is a little out of scale in terms of what has been approved in the area and what is allowed in the Wyndhurst TND. The American Legion at 1301 Greenview Drive was approved for a 22 square foot monument sign in 2012. Marsh Memorial United Methodist Church at the corner of Greenview Drive and Leesville Road was approved for a 25 square foot sign in 2015.

Planning staff looked at several proposals with the petitioner. One of them proposed a sign just under 27 square feet that planning staff felt was appropriate. However, the petitioner is still seeking approval for a 32 square foot sign. Ms. Nygaard explained that Wyndhurst does allow monument signs but only in their satellite area outside of the core walkable area of Wyndhurst. They are restricted to 25 square feet. Ms. Nygaard indicated that the Planning Division recommends denial of the request for a 32 square foot sign and recommends approval of a sign up to 27 square feet.

Mr. Jamey White of White Engineering and Design was present to represent the petitioner. Mr. White explained that he has been working in the Cornerstone development since 2006. Just about every lot has been developed and it should be wrapping up pretty soon. The Patels bought one of the lots in Block E and are putting in a convenience store with a gas station at the location. It is a requirement that the gas prices be posted by the road. They appreciate the City working with them up to this point to try to develop a sign that would work for the petitioner.

Last summer, they approached City staff with a proposal for a 50 square foot sign and were told that the sign would be too large. It was suggested that they look at the Apple Market sign located in Wyndhurst. Mr. White found the sign located there to be 37 square feet in size. They were told by City staff that if they modeled their sign after the one at Apple Market that staff would recommend approval. Mr. White also explained that they had brought in one proposal for a 26 square foot sign; however, the owner has now decided to sell diesel fuel and that sign will no longer work. The smallest sign that the supplier can provide that will allow two gas prices to be displayed is 32 square feet. The owner needs this petition to be passed so he can have a sign that promotes his business and accurately displays what he is selling.

Mr. White acknowledged that the developers of Cornerstone were not able to envision all the possible guidelines they would need to develop the TND. If they had had the foresight, they would have requested monument signs to be included in the guidelines. In order to properly promote this business, they are hoping for Planning Commission's recommendation of approval for the 32 square foot sign.

Chair Perault asked for anyone else that wished to speak in favor of the petition. No one came forward. He asked for anyone that wished to speak in opposition of the petition.

Mr. Ben Rosenthal came forward. He has been a resident of Cornerstone for the past seven years. He has seen the transitions and changes that have been made to the guidelines and the TND. Mr. Rosenthal wanted to point out that 25 square feet is the size proposed for many years and the other people that have received approval for monument signs have adhered to the 25 square foot requirement.

They welcome the convenience store to be located in their area. However, he feels that where they are proposing to locate their sign is in a congested area with sidewalk crossings and cars stopping. Having a larger sign may be a distraction. They are not going to be in competition with any other convenience store or gas station. Mr. Rosenthal was wondering if the canopy over the gas pumps would also have signage on it. Mr. Rosenthal feels that the people who frequent the gas station will be familiar with the gas prices. He feels they should be compliant with other petitions that have been approved by City Council and do not need a sign larger than 25 square feet. He pointed out that staff is recommending approving 27 square feet, which is already more than the 25 square feet approved in the past. Mr. Rosenthal feels that there will be three other people that want monument signs in Block E. You can't stop one if you allow the other. He is also concerned that Block A across the street will want to petition for monument signs as well.

Mr. Albert Billingsly of 1115 Moreview Drive came forward to speak. He said he was in opposition to the larger sign for all the reasons stated by Mr. Rosenthal. He does not want to see this as some sort of precedent for other signs to be put into the TND. The guidelines were set forth and not being able to see into a crystal ball, those guidelines were set and have been amended a couple of times. He feels the owner of the gas station can get across anything he needs to in a smaller sign. He thinks Wyndhurst is different. It is in a different area of the City. Guidelines for Wyndhurst would not necessarily apply to Cornerstone.

Ms. Phyllis Hester came forward to speak. She said she and her husband have lived in Lynchburg for about 30 years. She has two concerns. People like she and her husband bought into Cornerstone and had certain expectations. They were told that it would continue to look like a neighborhood. In her opinion, there is no reason to grant an exception or amend the design guidelines. She feels like if there is one exception, then everyone else along Greenview Drive and even around the corner will be getting in line to be an exception as well. She thinks this will create a real problem.

She also wished to point out that just across the street from this gas station, there is a very densely populated college aged population that is coming and going a great deal. They tend to be in a hurry and tend to drive that way a good bit of the time. She sees a lot of near miss accidents at this intersection and along Greenview Drive.

She pointed out that the gas station is going to create more traffic at this intersection. There are two streets directly across the street from this gas station and there is no light there. She sees the potential for a lot of congestion here, especially with people leaving Cornerstone and trying to stop at the gas station. There are people that come from Portico Street and because of a median, do a quick U turn and go across four lanes of traffic to get to the other side of Greenview Drive. She sees the potential for some serious traffic problems.

Mr. Donald Johnson, a resident of Cornerstone, came forward to speak. He is speaking on his mother's behalf because she is unable to speak due to being involved in a recent car accident. She has been involved in several near misses in this area due to college students running stop signs and people jumping in front of you where you do not have a stop sign. This area is already heavily trafficked. This sign will be just one more distraction and will cause more accidents. The sign is unnecessary. Everyone in the community knows what is going to be in there and can see the gas prices. When they bought into Cornerstone, there were to be no monument signs in the area. It is not supposed to look like a strip in Florida where there are signs all over the street and signs all over the buildings. There is going to be a huge sign and there is already a very elevated roof on top of the gas pumps. The pharmacy creates a lot of traffic and the gas station is going to create a lot of traffic. The sign will give someone another opportunity to look away from what they should be concentrating on and will create accidents.

He would ask that they recommend denial of a sign but if they do recommend a sign that it only be allowed to be the size that Council has approved in the past. If this gas station gets a bigger sign, everyone else is going to want a larger sign as well.

Mr. White came back to address these concerns. It is their belief that the monument sign is the safer option. The only other option to display the gas prices is to place them on the canopy. This will take people's eyes from their line of sight with the road and make them look up and away to view the prices on the canopy. Mr. White also pointed out that there will be a logo on the sign and the price of gas, which will not be changing constantly. The other signs approved in the area contain digital reader boards with messages that change every few seconds or at least go across the screen for a person to read. They do not feel that the sign will be a distraction but will, in fact, be safer because it will keep a person's eyes at street level.

Chair Perault asked if there was anyone else that wished to speak in opposition to the petition. No one came forward and he closed the public hearing portion of the petition.

Commissioner Light asked for clarification that this is the smallest sign they can have manufactured. Mr. White said there is a representative here from the petroleum company but did clarify that this is the smallest sign that can display two gas prices, one for regular and one for diesel. Chair Perault asked for clarification that the 32 square feet relates just to the sign itself and not to the brick monument around the sign. Ms. Nygaard said that is correct.

Chair Perault commented that he would prefer to see a 25 square foot sign but also does not want the owner to not be able to display the prices. Mr. Tommy Rooney of James River Petroleum came forward to answer questions. Commissioner Light asked Mr. Rooney if this was just a matter of convenience or is it impossible to design a sign that would fit those parameters. Mr. Rooney explained that the size of the numbers is twelve inches. Typically, the numbers are 18 inches, so they did go with the smaller size to make the sign as small as possible while still displaying two gas prices. He stated that without the diesel price displayed, you will not generate the business. Commissioner Light indicated that he did not want to micromanage because it is not their job to design their sign. He asked though if the Mobil and the Fuel Technology Synergy could be made smaller. Mr. Rooney said they are not available from Mobil in any other size.

Commissioner Bowden asked if there is any smaller size numbers available. Mr. Rooney indicated that this is the smallest size sign that Mobil will authorize for this gas station to be a Mobil station. Also, the 12 inch numbers are the smallest numbers you can buy. He also clarified for Chair Perault that the branding on the sign is a requirement. They cannot just display the gas prices.

Commissioner Rogers suggested they could put Mobil on the canopy and just display the gas prices on the monument sign. Mr. Rooney explained that this sign was presented to them by Mobil as the smallest sign Mobil would approve and still allow this gas station to be a Mobil station. For clarification

purposes, Mr. Rooney indicated that the Mobil logo is already planned for the canopy and must also be on the monument sign.

Mr. Martin wished to point out that Mobil does not set the sign standards for the City of Lynchburg. He also pointed out that the height of both signs is four feet one inch. What has changed from the smaller sign to the larger sign is that more surround has been added for the two digital signs, the word Mobil is larger and Fuel Technology Synergy has been added. From a staff level, he feels they can still fit the two gas prices into the smaller sign that was proposed and that the petitioner said they could make work. Mr. Martin pointed out that they are going from no signage being allowed to staff recommending approval of the same size sign that has been allowed along the corridor. When Cornerstone was presented to Council, it was touted as a very walkable community. It was supposed to be offices and businesses that would serve the community. It has developed into a very auto oriented development, which is not what was approved. Mr. Martin agreed with the residents' point that once this is approved, the next two businesses are going to want monument signs and then Block A will want monument signs. You are changing the entire character of that intersection and the entire character of Cornerstone.

There was some more discussion about ways to fit two gas prices on the sign but Mr. Rooney said the signs are made by Federal Heath. They are the only company allowed to make the signs for Mobil and he has been told this is the smallest sign they can do with two gas prices. The surround area around the numbers has to allow room for the control panels for the gas prices as well as the numbers.

Commissioner Johnson asked for clarification that staff was willing to recommend approval of the 27 square foot sign. Ms. Nygaard said that is correct because of the other signs that have been approved along Greenview Drive. Commissioner Johnson noted that the petitioner had provided the previous smaller version of the sign and now wants to change it so they can display the diesel price as well.

Commissioner Marion asked for clarification that they can display the gas prices on the canopy. Mr. Martin indicated that they are allowed a certain amount of wall signage. The reason the petitioner does not want to put it on the canopy is because the prices cannot be seen in both directions. Commissioner Johnson asked for clarification that he must post the diesel price. Mr. Rooney said the owner does not have to post it. He just has to post at least one gas price, however, it is standard in the industry to post the diesel price so that consumers know it is available. For clarification purposes, Ms. Nygaard indicated that they are allowed 25 feet of wall signage and one additional foot for each lineal foot of storefront over 25 feet not to exceed 50. So they would be allowed somewhere between 25 and 50 feet of wall signage.

Commissioner Johnson suggested they could put something on the sign like "diesel available" without posting the price. Commissioner Lowe did not think they should try to design the sign for them. The petitioner should design the sign based on the parameters. He thought they should focus on whether or not they are willing to recommend an exception to the 25 feet that has been allowed at other locations. Personally, he does not think they need to go above that. Commissioner Johnson indicated that she was trying to figure out if there was a way for them to advertise diesel is available because she is trying to imagine how this will affect the business. Commissioner Lowe thinks that displaying the diesel price or not displaying it is not their concern. Their concern is to decide if they want to recommend approval of a sign over 25 square feet.

Ms. Nygaard reminded them that monument signs are not allowed at all right now. So now they are considering a 25, or maybe a 27, square foot monument sign be allowed in Block E. Mr. Martin pointed out that the other two locations that were allowed monument signs along Greenview Drive are not located in Cornerstone. When the guidelines for the TND were presented to Council, the developers agreed to no monument signs at all. Mr. Martin also pointed out that when this property was sold, the owner understood that there were no monument signs allowed in Cornerstone.

Commissioner Marion asked what their options are if this is not permitted. Mr. Martin said they can do whatever they want within the parameters of the Cornerstone guidelines. It is not up to them to figure out what Mobil will or will not allow them to have in order to be a Mobil gas station. If they need to get a different sign made, he agrees with Commissioner Lowe that they need to work within the parameters.

Commissioner Marion asked Mr. White if displaying the gas prices on the canopy is an option. Mr. White said it is but they feel it is safer to have them at eye level. Also, as pointed out before, the prices would only be visible from one direction on Greenview Drive. They understand they are asking for an exception, however, it was suggested to model their sign after the one at the Apple Market in Wyndhurst. The one at the Apple Market is 37 square feet so this one proposed is smaller than that one. Mr. Martin commented that the Wyndhurst guidelines do not allow a sign that large; it was constructed larger than it was supposed to be. He does not know how that happened and it occurred when there was a different Zoning Administrator. Two wrongs do not make a right. Mr. White said that obviously it is not an issue or an eyesore as it has been there for 12 to 15 years.

Commissioner Marion asked where the sign would be located on the property and Mr. White said it is approximately the middle of the property.

Chair Perault noted that some of the neighbors' concerns seem to be with this sign setting a precedent for future petitions. That is a strong consideration for the commission. They are not trying to hinder Mr. Patel's business but he feels there have already been concessions made to allow a monument sign in the first place.

Commissioner Light noted that is just a recommendation made by staff. He is not sure he would vote for a monument sign no matter what its size. He noted that they have two decisions to make. Do they want to allow monument signs at all and if so, what size do they want to allow? He feels the public discussion they heard demonstrates that the monument will degrade the neighborhood to the extent that it opens up a Pandora's Box. They could spend the next several years banging their heads and asking themselves what they have done. He is not sure he would vote for a monument sign if it were ten square feet. He knows how he is going to vote on this petition.

Commissioner Lowe thinks the principle is that there are guidelines and people should not think they can just come back in ten years and change them. They said no monument signs and he thinks they should hold their feet to the fire and hold them to those guidelines.

Commissioner Light pointed out that what is in front of them is a request for a 32 square foot sign. It was staff's recommendation for a 27 square foot sign and he thinks that Mobil would find a way to make that work. However, it is simple enough to vote on the 32 square foot sign, which he thinks would fail and that would close the door. The petitioner could come back with another proposal in the future and they can consider that proposal. He thinks the neighbors have made a pretty persuasive argument for what will degrade this neighborhood. This neighborhood is on the bubble for him. It is a nice neighborhood but he would hate to see that change. There have been neighborhoods where these kinds of exceptions have been made and they have degraded the neighborhood. He would hate to see that happen in this particular neighborhood.

Commissioner Marion made a motion to deny the petition. She noted that she cannot picture the sign. She cannot visualize the streetscape. She would really like to see the sign from the road in a rendering.

Commissioner Rogers noted that he has been in business a long time. People made concessions all the time and you find a way to work it out. He does not want to say no monument signs at all because he does not want to be unfriendly to businesses. However, he also wants to take what the neighbors

have said into consideration. He also cannot picture how the sign will look from the street and a rendering would be helpful to him as well.

Commissioner Light seconded Commissioner Marion's motion. Chair Perault clarified that if this motion is denied, they cannot vote for the smaller sign. Mr. Martin said that is correct. If the commission does not want to substitute staff's recommendation and denies the petition for a 32 square foot sign, that will end the discussion for today.

Commissioner Johnson asked what kind of sign the petitioner would be allowed if this is denied. Mr. Martin said they would not get a free standing sign at all. They would be allowed building mounted signs. Mr. Martin pointed out that Cornerstone was presented as a walkable community with no monument signs. Chair Perault pointed out that there are numerous free standing signs advertising rentals on Greenview Drive in Cornerstone across the road from Block E. Ms. Nygaard thought those might be temporary signs. Chair Perault said they did not look temporary. Ms. Nygaard said they would make a note for the Zoning Administrator to look at those signs.

Chair Perault indicated that he is in favor of allowing the monument sign at the smaller size. He made a motion to amend Commissioner Marion's motion to allow the monument sign at the smaller size. That was seconded by Commissioner Rogers. Commissioner Marion accepted the amendment but said she is not sure how she will vote because she cannot visualize the sign. Mr. White requested that they table this until another meeting and he will come back with a sign rendering that is no more than 27 square feet along with a rendering showing the sign from the streetscape.

In terms of the order of how things should be done, Mr. Martin said it is important that the commission understands what it is doing and is comfortable with its action today. If the commission would like to table this item until another meeting, there can be a motion made to that effect and seconded and a vote. Commissioner Lowe made a motion to drop all previously made motions and table this item to a future meeting where the petitioner will provide a revised sign and streetscape rendering. The motion was seconded by Commissioner Johnson and passed by the following vote:

AYES:	Bowden, Johnson, Light, Lowe, Marion, Perault and Rogers	5
NOES:	Light and Perault	2
ABSTENTIONS:		0
ABSENT:		0

Both Commissioners Light and Perault voted against tabling the item because they feel they will have the same discussion next time as to whether or not the commission wants a monument sign at all.

The Department of Community Development

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

To: Planning Commission
From: Planning Division
Date: April 12, 2017
Re: **Conditional Use Permit (CUP) – Amend Design Guidelines for Cornerstone Traditional Neighborhood Development (TND) to allow monument style signs in Block E– 1209 Greenview Drive**

I. PETITIONER

Dharandra Patel, 1023 Forest Edge Drive, Forest, VA 24551

Representative: Jamey L. White, P.E., White Engineering & Design, Inc., 21 Timberoak Ct., Lynchburg, Virginia 24502

II. LOCATION

The subject property is approximately seventy-five hundredths (0.75) of an acre, located at 1209 Greenview Drive. Other properties in Block E include two additional tracts totaling approximately one and sixty-five thousandths (1.065) of an acre located at 1213 and 1215 Greenview Drive. All three (3) tracts are within Cornerstone Traditional Neighborhood Development (TND) along Greenview Drive.

Property Owner: Shree Sai, LLC, 1023 Forest Edge Drive, Forest, VA 24551

III. PURPOSE

The purpose of the petition is to allow monument style signs within Block E of Cornerstone Traditional Neighborhood Development (TND).

IV. SUMMARY

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends Mixed Use for the property.
- Cornerstone Design Guidelines currently do not permit monument style signs.
- Monument style signs in the area approved by conditional use permit in the past do not exceed twenty-five (25) square feet.
- Wyndhurst TND allows monument style signs in its “satellite” or outer areas as long as they do not exceed twenty-five (25) square feet.

The Planning Division recommends denial of the CUP petition as proposed to allow monument signs up to thirty-two (32) square feet and recommends approval of a smaller sign up to twenty-seven (27) square feet.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends a Mixed Use for the subject property. 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).

2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-1, Low Density Residential District was established in 1978. In 2006, City Council granted a Conditional Use Permit (CUP) for the construction of a Traditional Neighborhood Development (TND).
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 a several items requiring City Council approval in the immediate area:
 - On June 28, 1983, City Council approved the CUP petition of Rainbow Church of God to allow the construction of a sanctuary at 1227 Greenview Drive.
 - On May 14, 1985, City Council approved the CUP petition of CHA Construction Company to allow the construction of a recreation center and parking area at 8022 Timberlake Road.
 - On August 12, 1986, City Council approved the CUP petition of Berean Baptist Church to allow the construction of a church and parking area at 1400 Greenview Drive.
 - On February 13, 2001, City Council approved the CUP petition of American Legion Post #16 to allow the construction of a building addition at 1301 Greenview Drive.
 - On June 27, 2006, City Council approved the CUP petition of JBO, LLC to allow the construction of a Traditional Neighborhood Development (Cornerstone) at 1207 & 1226 Greenview Drive.
 - On September 11, 2007, City Council approved the CUP petition of Tree of Life Pentecostal Church to allow the expansion of parking facilities at 1101 Greenview Drive.
 - On February 12, 2008, City Council approved the CUP request of JBO, LLC to amend the Cornerstone TND Master Plan at 100, 200, 300 Capstone Drive and 401 Cornerstone Street.
 - On April 13, 2010, City Council approved the CUP petition of the Cornerstone Property Owners Association to allow the construction and operation of a community swimming pool at 1100 Greenview Drive.
 - On April 12, 2011, City Council approved the CUP request of JBO, LLC to amend the Cornerstone Design Guidelines for Blocks, “A, B, C & D” at 100, 101, 200, 201, 209, 210, 215 and 216 Cornerstone Street, 302, 320, 420 Capstone Drive and 303 and 419 Rotunda Street.
 - On June 12, 2012, City Council approved the CUP petition of American Legion Post #16 to allow the construction of a building addition at 1301 Greenview Drive.
 - 4. **Surrounding Area.**
 - On November 13, 2012, City Council approved the CUP petition of American Legion Post #16 to allow the installation of a twenty-two (22) square foot sign with a seventeen and one-half (17.5) square foot digital reader board.
 - On January 14, 2014, City Council approved the CUP petition of Marsh Memorial United Methodist Church to allow the operation of a daycare and the installation of a monument sign, not to exceed twenty-five (25) square feet, with a digital reader board.

5. **Site Description.** The subject property is approximately seventy-five hundredths (0.75) of an acre located at 1209 Greenview Drive. Other properties in Block E include two additional tracts totaling approximately one and sixty-five thousandths (1.065) of an acre located at 1213 and 1215 Greenview Drive. Block E is a relatively small portion of the overall Cornerstone TND and is separated from the “core” area by Greenview Drive. Block E is bound by Cornerstone proper/Greenview Drive to the north, single-household homes to the west, townhomes in Campbell County to the South and Greenview Church of God/Lighthouse Drive to the east.
6. **Proposed Use of Property.** If the petition is approved, the convenience store/gas station will be allowed to construct a thirty-two (32) square foot, monument style sign. Additionally, the other two properties in Block E will be allowed signs of the same size.
7. **Traffic, Parking and Public Transit.** The City’s Transportation Engineer had no comments of concern relating to the petition.

The approved site plans indicate the site will exceed the City’s parking requirement.

Cornerstone is not served by The Greater Lynchburg Transit Company (GLTC). The nearest stop is on Timberlake Road, over a half mile away and not connected by sidewalks.

8. **Stormwater Management.** An Erosion and Sediment (E&S) Control Plan and a Stormwater Management Plan has been submitted and approved with the site plans. The addition of a monument style sign does not necessitate plan changes.
9. **Emergency Services:** The City Fire Marshal’s Office and Police Department had no comments of concern regarding the petition.
10. **Impact.** The property is currently under construction for use as a convenience store and gas station. The CUP is required to allow the installation of a monument style sign, which is currently not permitted in the Cornerstone Traditional Neighborhood Development (TND). Monument style signs are typically designed and constructed to attract motorists traveling at higher speeds and are thus not appropriate in the City’s TNDs or other densely developed areas specifically designed to promote walking.

Block E is unique in Cornerstone in that it is separated from the “core” area by Greenview Drive, the main thoroughfare for the development. While it does accommodate pedestrians, the primary means of transportation to Block E is likely cars. As such, installation of a monument style sign in this area is suitable as long as it is appropriately designed and kept in scale with its surroundings.

The proposed thirty-two (32) square foot sign is larger than others approved by conditional use permit (CUP) in the immediate area—American Legion Post #16 at 1301 Greenview was granted a CUP for a twenty-two (22) square foot sign and Marsh Memorial United Methodist Church was granted a CUP for a twenty-five (25) foot sign. Additionally, a similar development in the city, Wyndhurst TND, permits monument style signs in its satellite areas but sets a limit at twenty-five (25) square feet. Planning Division supports the installation of a monument style sign, but not at a larger scale than what has been approved on nearby sites or in similar development patterns in the city.

11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit petition on March 21, 2017. Comments given by the Planning Division pertaining to sign size have not been fully addressed.
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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 Dharmandra Patel to allow monument style signs up to twenty-seven (27) square feet in size in Block E of Cornerstone Traditional Neighborhood Development subject to the amended design guidelines.

This matter is respectfully offered for your consideration.



William T. Martin, AICP
City Planner

pc: Ms. Bonnie M. Svrcek, City Manager
Mr. Charles Hartgrove, Deputy City Manager
Mr. Walter C. Erwin, City Attorney
Mr. Kent L. White, Director of Community Development
Mr. J. Lee Newland, City Engineer
Ms. Cynthia Kozerow, Lynchburg Police Department
Battalion Chief Thomas Goode, Fire Marshal
Ms. Maggie Cossman, Transportation Engineer
Mr. Doug Saunders, Building Official
Mr. Kevin Henry, Zoning Administrator
Mr. Jamey White, Representative, White Engineering & Design, Inc.

VII. ATTACHMENTS

- 1. Zoning Map with Adjoining Owners List**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Revised Cornerstone TND Guidelines**

Zoning Map

CORNERSTONE BLOCK E MONUMENT SIGNS

Conditional Use Permit Request

Shree Sai, LLC



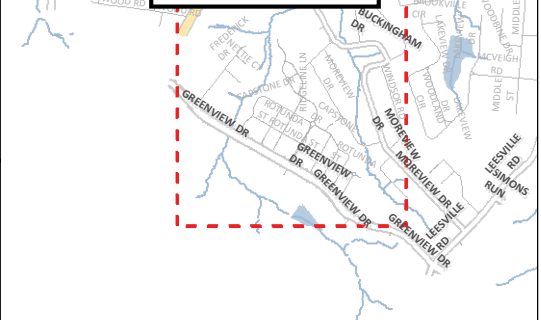
PROPERTY INFORMATION

PARCEL ID	ADDRESS
26320005	1209 GREENVIEW DR

LEGEND

- | | | | |
|--|--|--|---|
| Subject Property | B-1 | I-1 | R-4 |
| 215' Buffer | B-2 | I-2 | R-5 |
| | B-3 | I-3 | R-C |
| | B-4 | R-1 | IN-1 |
| | B-5 | R-2 | IN-2 |
| | B-6 | R-3 | |

OVERVIEW MAP



MAP SCALE: 1" to 586' DATE PRINTED: 4/12/2017

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.

Parcel_ID	Location Address	Owner
26315009	101 CAPITAL ST	A & K BO LLC
26315079	206 CAPSTONE DR 104	A & T PROPERTIES OF VIRGINIA LLC
26315088	205 CAPITAL ST 1	A & T PROPERTIES OF VIRGINIA LLC
26315097	205 CAPITAL ST 106	A & T PROPERTIES OF VIRGINIA LLC
26315077	206 CAPSTONE DR 102	A & T PROPERTIES OF VIRGINIA LLC
26315110	205 CAPITAL ST 303	A & T PROPERTIES OF VIRGINIA LLC
26315113	205 CAPITAL ST 306	A & T PROPERTIES OF VIRGINIA LLC
26315084	206 CAPSTONE DR 301	A & T PROPERTIES OF VIRGINIA LLC
26315096	205 CAPITAL ST 105	A & T PROPERTIES OF VIRGINIA LLC
26315080	206 CAPSTONE DR 201	A & T PROPERTIES OF VIRGINIA LLC
26315106	205 CAPITAL ST 207	A & T PROPERTIES OF VIRGINIA LLC
26315105	205 CAPITAL ST 206	A & T PROPERTIES OF VIRGINIA LLC
26315083	206 CAPSTONE DR 204	A & T PROPERTIES OF VIRGINIA LLC
26315086	206 CAPSTONE DR 303	A & T PROPERTIES OF VIRGINIA LLC
26315093	205 CAPITAL ST 102	A & T PROPERTIES OF VIRGINIA LLC
26315085	206 CAPSTONE DR 302	A & T PROPERTIES OF VIRGINIA LLC
26315095	205 CAPITAL ST 104	A & T PROPERTIES OF VIRGINIA LLC
26315111	205 CAPITAL ST 304	A & T PROPERTIES OF VIRGINIA LLC
26315109	205 CAPITAL ST 302	A & T PROPERTIES OF VIRGINIA LLC
26315112	205 CAPITAL ST 305	A & T PROPERTIES OF VIRGINIA LLC
26315091	205 CAPITAL ST 4	A & T PROPERTIES OF VIRGINIA LLC
26315415	631 CAPSTONE DR	ACORS, WILLIAM H & DEBRA D
26315384	211 PORTICO ST	ADETONA, SUNDAY A & TOLULOPE M
26315667	239 CAPSTONE DR	ALES, MATTHEW W & DEBRA C
26315280	517 CAPSTONE DR	ALES, MATTHEW WAYNE & DEBRA C
26315279	515 CAPSTONE DR	ALFORD, JEREMY S
26315675	301 PORTICO ST	AMATO, PETER C & AMATO, KAREN S
26502016	1301 GREENVIEW DR	AMERICAN LEGION POST #16 TRS
26315377	238 B CAPITAL ST	ANAEBONAM, KENNETH O & OLA
26315391	225 PORTICO ST	ANDERSON, ANDREW B
26315323	102 COLONNADE ST	ANDERSON, RICHARD S & BARBARA E
26316035	1220 GREENVIEW DR	ARB FARM PARTNERS LLC
26315076	206 CAPSTONE DR 101	ARRINGTON, JOHN M & SHIRLEY C
26315172	100 CAPSTONE DR 308	ARS FORTIS-STE LLC
26315146	100 CAPSTONE DR 2	ASHWORTH INVESTMENT GROUP LLC
26315099	205 CAPITAL ST 108	ASHWORTH INVESTMENT GROUP LLC
26315602	307 CAPSTONE DR	ASHWORTH, BILLY & ASHWORTH, CHARLES
26315345	612 CAPSTONE DR	AUGUSTE, GERARD
26315518	511 CORNERSTONE ST	AYERS, WILLIAM L & JORDAN, LISA F
26315659	223 CAPSTONE DR	BACHMANN, PAUL W & ELIZABETH H
26315339	134 COLONNADE ST	BAILEY, BRADLEY J & AUDREY A
26315404	609 CAPSTONE DR	BARNES, ANNEMARIE ABRAMS
26315672	249 CAPSTONE DR	BARNHOUSE, JACK E III
26315491	311 MERIDIAN ST	BARRICK, JOHN & BARRICK, GINA
26315348	618 CAPSTONE DR	BEACON ENTERPRISE LLC
26315512	300 MERIDIAN ST	BELDEN, WAYNE D & BELDEN, NANCY
26315531	508 CORNERSTONE ST	BELL, STEPHEN J & BRIANNE L
26315428	105 NETTIE CT	BELTRAN, JOSE L & ESTHER P
26315528	502 CORNERSTONE ST	BENEKE, DALE L
26503001	1400 GREENVIEW DR	BEREAN BAPTIST CHURCH TRS
26315507	310 MERIDIAN ST	BIJELIC, ALEKSANDAR &
26305013	1115 MOREVIEW DR	BILLINGSLY, ALBERT L & LISA C
26315195	102 CAPSTONE DR 303	BINDER, JEFFREY A
26315440	103 MERIDIAN ST	BISHOP, CANDY J TRS
26315168	100 CAPSTONE DR 304	BLACKWELL, SAGEN & WILDER, DONALD E

26315568	104 RIDGELINE LN	BLAIS, MARK R & DONNA M
26315425	128 FREDERICK DR	BLOOMFIELD, PAUL & SHARON
26316038	1210 GREENVIEW DR	BLUE EAGLE CREDIT UNION
26307002	1035 MOREY PL	BLUEFOOT LLC
26315181	102 CAPSTONE DR 105	BORUTA, SARAH E
26315389	221 PORTICO ST	BOWLING, JOSHUA L
26315560	316 CORNERSTONE ST	BOX, BRENDA B
26315576	412 CORNERSTONE ST	BRODIE, LARRY G & JUDY L
26315333	122 COLONNADE ST	BROWN, BARBARA N & NANCE, SUSAN K &
26315564	400 CORNERSTONE ST	BROWN, SUSAN F
26315668	241 CAPSTONE DR	BRUMFIELD RENTAL LLC
26305009	1107 MOREVIEW DR	BURFORD, EARLEEN W
26315278	513 CAPSTONE DR	BURGER, JASON T & RACHEL
26315187	102 CAPSTONE DR 203	BURKHARDT, ROBERT A & PATRICE E
26502010	1329 GREENVIEW DR	BURLEY, VIVIAN N LIFE ESTATE
26315676	303 PORTICO ST	BURROUGHS, ANN E
26315542	516 CORNERSTONE ST	BURTON, JACK & JENNIFER
26306002	113 HUNTERDALE DR	CAGLE, LARRY J & JOYCE A
26315603	401 CORNERSTONE ST	CAI, XUHUA
26315449	208 MERIDIAN ST	CAMPBELL, JANET G
26315544	520 CORNERSTONE ST	CANTRELL, ELROY T & CARLENE H
26315451	212 MERIDIAN ST	CARRINGTON, ANNIE M
26315597	305 CAPSTONE DR	CASSIDY, CURTIS J & OPAL G
26315439	101 MERIDIAN ST	CASTANES, PEGGY B
26315586	313 CORNERSTONE ST	CASTELLON, LUIS D
26315406	613 CAPSTONE DR	CERVANTES, CAROLINA Q
26502015	1313 GREENVIEW DR	CHEATHAM, JOHN T & JOYCE W
26314003	102 WATKINS PL	CHEATWOOD, ALLEN L & NANCY H
26315420	127 FREDERICK DR	CHEUNG, YAN S & XIU H
26315247	103 CAPITAL ST 207	CJC PROPERTIES LLC
26315185	102 CAPSTONE DR 201	CJC PROPERTIES LLC
26315167	100 CAPSTONE DR 303	CJC PROPERTIES LLC
26315161	100 CAPSTONE DR 205	CJC PROPERTIES LLC
26315148	100 CAPSTONE DR 4	CJC PROPERTIES LLC
26315173	102 CAPSTONE DR 1	CJC PROPERTIES LLC
26315169	100 CAPSTONE DR 305	CJC PROPERTIES LLC
26320001	1205 GREENVIEW DR	CLARK, JERRY A SR
26319001	1203 GREENVIEW DR	CLARK, JERRY ALLEN SR
26315585	315 CORNERSTONE ST	CLARK, TIMOTHY O
26315495	303 MERIDIAN ST	CLATTERBAUGH, JESSICA
26315605	405 CORNERSTONE ST	COLEMAN, CHARLES V & STENGEL, SUSAN
26315276	509 CAPSTONE DR	COLINGER, ROGER JR
26305023	1137 MOREVIEW DR	CONNER, WILLIAM D III & SUSAN E
26315149	100 CAPSTONE DR 101	COOK, DANIEL L & SHARRON J
26315316	514 CAPSTONE DR	CORDON, BRUCE G JR & JOAN M
26316037	1216 GREENVIEW DR	CORNERSTONE PROFESSIONAL OFFICES LLC
26315015	106 CUPOLA ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315547	207 HUNTERDALE DR	CORNERSTONE PROPERTY OWNERS ASSOC
26315315	512 CAPSTONE DR	CORNERSTONE PROPERTY OWNERS ASSOC
26315012	500 CAPSTONE DR	CORNERSTONE PROPERTY OWNERS ASSOC
26315320	522 CAPSTONE DR	CORNERSTONE PROPERTY OWNERS ASSOC
26315011	301 CAPSTONE DR	CORNERSTONE PROPERTY OWNERS ASSOC
26315014	600 ROTUNDA ST	CORNERSTONE PROPERTY OWNERS ASSOC
26316006	209 CORNERSTONE ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315008	119 PORTICO ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315309	226 COLONNADE ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315007	200 CAPITAL ST	CORNERSTONE PROPERTY OWNERS ASSOC

26315295	619 ROTUNDA ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315409	619 CAPSTONE DR	CORNERSTONE PROPERTY OWNERS ASSOC
26315443	112 MERIDIAN ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315310	502 CAPSTONE DR	CORNERSTONE PROPERTY OWNERS ASSOC
26315286	109 MERIDIAN ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315552	300 CORNERSTONE ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315563	322 CORNERSTONE ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315016	109 CUPOLA ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315296	200 COLONNADE ST	CORNERSTONE PROPERTY OWNERS ASSOC
26315444	101 CAPSTONE DR	CORNERSTONE PROPERTY OWNERS ASSOC
26315193	102 CAPSTONE DR 301	COZART, SAMUEL L JR & DAWN I
26315434	108 MERIDIAN ST	CRAWLEY, BERNICE E
26315304	216 COLONNADE ST	CREWS, HENRY & SHIRLEY
26316033	1240 GREENVIEW DR	CROSSWHITE HOLDINGS LLC
26315661	227 CAPSTONE DR	CROSSWHITE, BENJAMIN E
26315383	209 PORTICO ST	DANAHER, SARAH E
26315493	307 MERIDIAN ST	DAVENPORT, GARY A & SANCY L
26315355	632 CAPSTONE DR	DAVIS, JODI L
26315599	302 PORTICO ST	DAVIS, MICHAEL E & NEINA A
26315352	626 CAPSTONE DR	DEKREON, JOSEPH R GORDON
26315354	630 CAPSTONE DR	DELAHOZ, RAMON A & LILLIAN A
26315610	417 CORNERSTONE ST	DEVEREESE, LINDA D TRS
26315342	606 CAPSTONE DR	DEWITT, DAVID A & MARCI L
26315332	120 COLONNADE ST	DIAZ, ROBERT C & NICOLE M
26315147	100 CAPSTONE DR 3	DILLEY, BRYAN E
26315525	303 HUNTERDALE DR	DISANZA, JOHN & JODY
26315429	106 NETTIE CT	DOLAN, DAVID A & KRISTI B
26315522	519 CORNERSTONE ST	DOVE, BARRY & ANDERSON-DOVE, AMY W
26315302	212 COLONNADE ST	DOVER PROPERTIES VA LLC
26315299	206 COLONNADE ST	DOVER PROPERTIES VA LLC
26315353	628 CAPSTONE DR	DOVER PROPERTIES VA LLC
26315356	634 CAPSTONE DR	DOVER PROPERTIES VA LLC
26315324	104 COLONNADE ST	DRV CONSTRUCTION LLC
26315327	110 COLONNADE ST	DRV CONSTRUCTION LLC
25417028	8108 TIMBERLAKE RD 154	DUNN, SCOTT
26315191	102 CAPSTONE DR 207	DURDEN, JOHN A & DEBORA J
26315600	300 PORTICO ST	DUTIL, LEO J & JOYCE A
26315306	220 COLONNADE ST	EAGLE WING 2 LLC
26315108	205 CAPITAL ST 301	EAGLE WING 2 LLC
26315319	520 CAPSTONE DR	EDWARDS, MARK D
26315358	202 CAPITAL ST	EDWARDS, RYAN L
25413031	7906 TIMBERLAKE RD	EGA LB LLC
25413033	7910 TIMBERLAKE RD	EGA LB LLC
25413023	7914 TIMBERLAKE RD	EGA LB LLC
26315662	229 CAPSTONE DR	EIN GEDI RETREAT LLC
26315469	213 MERIDIAN ST	ENGLISH, CRAIG D & MELISSA A
26315555	306 CORNERSTONE ST	ERHARDT, DONNA W & JAMES D
26315471	217 MERIDIAN ST	EVANS, SHIRLEY W & HILL, CRYSTAL E
26315287	603 ROTUNDA ST	FALLS, BRADLEY A & SARAH P
26315523	521 CORNERSTONE ST	FARMER, RUSSELL E & MONICA N
26315330	116 COLONNADE ST	FARNEY, BRIAN G
26315463	201 MERIDIAN ST	FARRAR, HELEN M
26315269	104 CUPOLA ST	FLEMING, MATTHEW D & LORI B
26315372	230 CAPITAL ST	FLOMAR 2 LLC
26315371	228 CAPITAL ST	FLOMAR 2 LLC
26315399	239 A PORTICO ST	FLOMAR 2 LLC
26315370	226 CAPITAL ST	FLOMAR 2 LLC

26316019	121 COLONNADE ST	FOF LLC
26316018	301 ROTUNDA ST	FOF LLC
25417040	8108 TIMBERLAKE RD 153	FORMULA PROPERTIES LLC
26313006	8204 TIMBERLAKE RD	FOUR AMIGOS INC
26315157	100 CAPSTONE DR 201	FOUR PLUS INVESTMENTS LLC
25417041	8108 TIMBERLAKE RD 151	FRANKLIN, EDGAR M III
25417035	8108 TIMBERLAKE RD 163	G & J PROPERTIES INC
25417038	8108 TIMBERLAKE RD 157	G & J PROPERTIES INC
25417030	8108 TIMBERLAKE RD 158	G & J PROPERTIES INC
25417042	8108 TIMBERLAKE RD 149	G & J PROPERTIES INC
26315511	302 MERIDIAN ST	GALLION, GARY A & GALLION, JUDITH E
26315303	214 COLONNADE ST	GASKINS, MARC A
26315594	309 CAPSTONE DR	GASKINS, MARC A
26315592	301 CORNERSTONE ST	GASTON, AARON & ALISON
26315298	204 COLONNADE ST	GEHMAN, CARLA A
26307001	1037 MOREY PL	GOFF, VIRGINIA C
26315613	407 CORNERSTONE ST	GOH, GORDON & ANNA
25417067	8108 TIMBERLAKE RD	GOLDEN POND HOMEOWNERS ASSOCIATION
26315114	205 CAPITAL ST 307	GRAHAM, GREG A & LESLIE C TRS
26315300	208 COLONNADE ST	GRAINGER PROPERTIES LLC
26315337	130 COLONNADE ST	GRANT, STEPHAN K & SHARON E
26315364	214 CAPITAL ST	GRAVLEY, SCOTT S & LAURIE K
26315277	511 CAPSTONE DR	GREEN, GARRETT A & KATHERINE D
26320002	1227 GREENVIEW DR	GREENVIEW CHURCH OF GOD
26305016	1123 MOREVIEW DR	GRESKO, DENNIS & MARGARET TRS
26315674	253 CAPSTONE DR	GRIFFIN, DEBRA & GRIFFIN, ERICA R
26315367	220 CAPITAL ST	GRISSINGER, ROSE M
26315171	100 CAPSTONE DR 307	GROSKI, WILLIAM G & CANDACE S
26315374	234 CAPITAL ST	HAB COMPANY LC
26315395	233 PORTICO ST	HAB COMPANY LC
26315375	236 CAPITAL ST	HAB COMPANY LC
26315393	229 PORTICO ST	HAB COMPANY LC
26315373	232 CAPITAL ST	HAB COMPANY LC
26315390	223 PORTICO ST	HAB COMPANY LC
26315392	227 PORTICO ST	HAB COMPANY LC
26320003	1213 GREENVIEW DR	HAB COMPANY LC
26315376	238 A CAPITAL ST	HAB COMPANY LC
26315396	235 PORTICO ST	HAB COMPANY LC
26315398	239 B PORTICO ST	HAB COMPANY LC
26315665	235 CAPSTONE DR	HABERMAS, LAUREN E
26315524	301 HUNTERDALE DR	HAHN, VIRGINIA C
26315350	622 CAPSTONE DR	HALL, ANDREW J & ROSIE, REBEKAH L
26315534	200 RIDGELINE LN	HAMLET, BETTY T LIFE ESTATE
26315553	302 CORNERSTONE ST	HAMLET, TONY R & MATTIE P
26315426	101 NETTIE CT	HAMLETT, THOMAS E & DORSIE C
26315423	132 FREDERICK DR	HAMMOND, TERRY W JR & BETH E
26315527	500 CORNERSTONE ST	HANLEY, JAMES P & KORNTIP J
26315577	410 CORNERSTONE ST	HARRISON, MICHAEL G TRS
26315359	204 CAPITAL ST	HARRISON, TYLER F & CHELSEA A
26315270	102 CUPOLA ST	HART, ROBERT E & SALLY A
26315427	103 NETTIE CT	HAYES, SHAWN M
26320004	1215 GREENVIEW DR	HCP GREENVIEW LLC
26315178	102 CAPSTONE DR 102	HEFNER, RANDY S & PATRICIA K
26315678	307 PORTICO ST	HEMRIC, BOBBY & CAROLYN
26315190	102 CAPSTONE DR 206	HENRY, THEODORA
26315456	222 MERIDIAN ST	HENSON, FAYE C LIFE ESTATE
26314002	104 WATKINS PL	HENSON, TROY M & DAWN T

26315274	505 CAPSTONE DR	HERNANDEZ, PHILLIP A
26315530	506 CORNERSTONE ST	HICKEY, THOMAS D
26305011	1111 MOREVIEW DR	HILLER, DANIEL W & DEBORAH J
26315100	205 CAPITAL ST 201	HIRSCHMAN, DAVID W & CHERYL L
26315579	406 CORNERSTONE ST	HIXSON, RANDALL E & HIXSON, SHARON M
26315092	205 CAPITAL ST 101	HOGAN, KIMBERLY REID
26315424	130 FREDERICK DR	HOGAN, TERRY W & ALLISON W
26315433	110 MERIDIAN ST	HOLLAND-DIUGUID, ROBERTA
26315654	213 CAPSTONE DR	HOLLIS, MARK ALAN & HEIDI LYNNETTE
26315664	233 CAPSTONE DR	HOOPER, CECIL & HOOPER, PATRICIA &
26315290	609 ROTUNDA ST	HOUSMAN, SCOTT R & HOUSMAN, SHELLY R
26315455	220 MERIDIAN ST	HOWARD, SAMUEL S & JEANINE L
26604011	1434 GREENVIEW DR	HUFFMAN, WILLIAM D & BRENDA C
26604811	1434 GREENVIEW DR	HUFFMAN, WILLIAM D & BRENDA C
26315566	100 RIDGELINE LN	HUNDLEY, WILLIAM K & JANET P
26316015	106 CORNERSTONE ST	I & A HOLDINGS LLC
26315176	102 CAPSTONE DR 4	IMAJO, NINA C
26315307	222 COLONNADE ST	IRVAN, PATRICIA L
26315578	408 CORNERSTONE ST	ISLAM, NAZMUL & NAZIBE
26315360	206 CAPITAL ST	ITHICA LLC
26316034	1230 GREENVIEW DR	JAMERSON REAL ESTATE INC
26316004	108 CORNERSTONE ST	JBO LLC
26315611	209 CAPSTONE DR	JBO LLC
26315545	522 CORNERSTONE ST	JBO LLC
26316003	115 CORNERSTONE ST	JBO LLC
26316005	210 CORNERSTONE ST	JBO LLC
26315421	129 FREDERICK DR	JENNINGS, TED A & SONIA P
26315609	415 CORNERSTONE ST	JERNIGAN, RALPH W JR & SARA H
26315567	102 RIDGELINE LN	JETT, RICHARD & DORIS
26315474	223 MERIDIAN ST	JOHNSON, GERALD W & JOYCE W
26315539	510 CORNERSTONE ST	JOHNSON, JACQUELINE
26315556	308 CORNERSTONE ST	JOHNSTON, JOYCE K
26315593	311 CAPSTONE DR	KALU, BEN N
26315448	206 MERIDIAN ST	KAUFFMAN, WILLIAM W & ANNIE H
26314018	1044 GREENVIEW DR	KEELING, CECIL H & BARBARA T
26315652	207 CAPSTONE DR	KELLY FAMILY PROPERTIES LLC
26315651	205 CAPSTONE DR	KELLY FAMILY PROPERTIES LLC
26305019	1129 MOREVIEW DR	KERNS, JOHN W III & BRENDA G
26315591	303 CORNERSTONE ST	KESTER, MONTY C & PHYLLIS S TRS
26305014	1119 MOREVIEW DR	KIGER, JAMES G & SANDRA B
26315441	105 MERIDIAN ST	KIMBLE, GERALD L & CATHARINE F
26315199	102 CAPSTONE DR 307	KING, CAITLIN M
26315197	102 CAPSTONE DR 305	KING, FORREST R & PRISCILLA J
26315258	1200 GREENVIEW DR 102	KIRBY, STEPHEN M & BEVERLY A
26315561	318 CORNERSTONE ST	KLEPAC, ANDREW S & ASHLEY C
26315435	106 MERIDIAN ST	KLINE, LAURA M
26315301	210 COLONNADE ST	KOBISCHEN, ERIC E & WANDA L
26315177	102 CAPSTONE DR 101	KOWATCH, JEFFREY W & MERVIL E
26315288	605 ROTUNDA ST	KREH, JOY D
26315104	205 CAPITAL ST 205	LAMONT, ANGUS M & ANA S
26315184	102 CAPSTONE DR 108	LAND, SUSAN
26315554	304 CORNERSTONE ST	LARGEN, MICHAEL J & PATRICIA N
26305025	1141 MOREVIEW DR	LARIVIERE, DENNIS C & JUDI M
25417031	8108 TIMBERLAKE RD 160	LAVILLA DA TOTO INC
26316022	110 CORNERSTONE ST	LEE X 3 LLC
25417032	8108 TIMBERLAKE RD 162	LEIGHTON, ROBIN L
26305024	1139 MOREVIEW DR	LEITNER, SHAWN PATRICK & STEPHANIE R

26315607	411 CORNERSTONE ST	LI, JUNYI & MIAO, ZHI
26315082	206 CAPSTONE DR 203	LIDDICOAT, J CHRISTOPHER & MADELINE
26315380	203 PORTICO ST	LIEDSTRAND, DENNIS A & PHOEBE M
26315540	512 CORNERSTONE ST	LIN, YI LING & FONG, KADY Y
26315595	304 PORTICO ST	LOCY, JONATHAN E & SARA S
26315115	205 CAPITAL ST 308	LONDON CREEK LLC
26315604	403 CORNERSTONE ST	LONG LIFE HOLDINGS
26315520	515 CORNERSTONE ST	LONG, SCOTT N
26315573	300 HUNTERDALE DR	LOY, DELORIS I & LOY, DOROTHY I
26315175	102 CAPSTONE DR 3	LUKENBILL, KARRY A &
26315292	613 ROTUNDA ST	MABRY, ERICA L & MABRY, MILBURN C
25417029	8108 TIMBERLAKE RD 156	MACK, PHILLIP J JR
26315571	110 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315582	103 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315535	202 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315572	112 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315532	203 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315581	101 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315533	201 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315536	204 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315570	108 RIDGELINE LN	MADDOX & SON CONSTRUCTION INC
26315010	207 CAPITAL ST	MADDOX PROPERTIES LLC
26315596	201 CAPITAL ST	MADDOX PROPERTIES LLC
26315382	207 PORTICO ST	MAGHAMEZ, ALBERT J & MICHELE M TRS
26315291	611 ROTUNDA ST	MARSH, DONALD T & LORAL SUE
26314025	107 WATKINS PL	MARTIN, JIMMIE R & CAROLYN B
26315294	617 ROTUNDA ST	MATHEW, FINNY
26315598	303 CAPSTONE DR	MATTOON, DONALD L
26315312	506 CAPSTONE DR	MATTOX, HERBERT B & SHELBY R
26315314	510 CAPSTONE DR	MATTOX, HERBERT B & SHELBY R
26315313	508 CAPSTONE DR	MATTOX, HERBERT B & SHELBY R
26315580	404 CORNERSTONE ST	MAWYER, A RAY & BETTY
26305008	1105 MOREVIEW DR	MAYS, STEWART M & ANGELA M
26305006	1103 MOREVIEW DR	MCCORMICK, CURTIS W & EVELYN C
26315430	104 NETTIE CT	MCFARLAND, MITCHELL T & REBECCA B
26315400	601 CAPSTONE DR	MCINTYRE, MICHAEL T & GLYNIS G
26315285	527 CAPSTONE DR	MCKEE, JOHN B III & NANCY L
26315587	311 CORNERSTONE ST	MCMILLAN, JOHN P & LEE ANN
26315656	217 CAPSTONE DR	MDFM PROPERTIES LLC
26315658	221 CAPSTONE DR	MDFM PROPERTIES LLC
26315465	205 MERIDIAN ST	MEADOWS, BRENDA & DECKER, ROBERT &
26315436	104 MERIDIAN ST	MEG DREW PROPERTIES INC
26315437	102 MERIDIAN ST	MEG DREW PROPERTIES LLC
26315447	204 MERIDIAN ST	MEG DREW PROPERTIES LLC
26315283	523 CAPSTONE DR	MEGDREW PROPERTIES INC
26315282	521 CAPSTONE DR	MEG-DREW PROPERTIES LLC
26315281	519 CAPSTONE DR	MEG-DREW PROPERTIES LLC
26315575	304 HUNTERDALE DR	MEG-DREW PROPERTIES LLC
26315541	514 CORNERSTONE ST	MELANCON, THIMOTHY P JR & DEBORAH M
26315153	100 CAPSTONE DR 105	MELVIN, GRACIE H & MELVIN, LELAND D
26315386	215 PORTICO ST	MERRICKS, SPENCER H
26315329	114 COLONNADE ST	METZLER, KEITH & SUSAN
26315325	106 COLONNADE ST	METZLER, KEITH A & SUSAN B
26315273	503 CAPSTONE DR	MEY, ELRICH & MEGAN N
26315445	200 MERIDIAN ST	MEZZANO, DOMINIC F & DIANE E
26319002	1201 GREENVIEW DR	MICHAEL, ROBERT L & PHYLLIS C TRS
26315155	100 CAPSTONE DR 107	MILLER, GILBERT & EARLEEN J

25417043	8108 TIMBERLAKE RD 147	MILLNER, CHRISTOPHER G & MELISSA S
26315365	216 CAPITAL ST	MISJUNS, MATTHEW J
26315331	118 COLONNADE ST	MITCHELL, AUSTIN R
26305018	1127 MOREVIEW DR	MITCHELL, CHRISTINE H
26315472	219 MERIDIAN ST	MOLIHAN, DONALD L & SHERYL D
26315098	205 CAPITAL ST 107	MONTGOMERY, ROBERT G & SUZANNE
26315189	102 CAPSTONE DR 205	MOORE, PHILLIP L & VICKIE B
26315496	301 MERIDIAN ST	MORRIS, JASON S & MINGXIN W
26315401	603 CAPSTONE DR	MORRONE, PETER & LISA
26315470	215 MERIDIAN ST	MOSER, DONALD F & MAE L
26315305	218 COLONNADE ST	NASON, GALEN & MORGAN
26315318	518 CAPSTONE DR	NASON, MARK & CINDY
26315347	616 CAPSTONE DR	NAWSHIN, SAILA
26315679	309 PORTICO ST	NEEL, LUTHER D & NAOMI L
26315515	505 CORNERSTONE ST	NEISS, ROBERT A & SUSAN D
26315335	126 COLONNADE ST	NEWTON, ELAINE L
26315494	305 MERIDIAN ST	NGUYEN, JOHN T X & PHAN, THY KIM
26316017	122 CORNERSTONE ST	NHANCE PROPERTIES LLC
26305022	1135 MOREVIEW DR	NICELY, SYBIL F
26315338	132 COLONNADE ST	NIXON, JOSHUA G & AMY G
26315590	305 CORNERSTONE ST	NOWER, DAVID R & CAROL M
26315446	202 MERIDIAN ST	OCEALIS, SUSAN L
26315666	237 CAPSTONE DR	ODEDINA, OWOLABI GABRIEL
26314023	103 WATKINS PL	ORE, REBECCA L & WILLIAM A SR
26315589	307 CORNERSTONE ST	OROARK, TIMOTHY E & KATHLEEN A
26315673	251 CAPSTONE DR	PALMBACH, JOSHUA M & VALERIE A
26315081	206 CAPSTONE DR 202	PANG, LIXIA
26315233	103 CAPITAL ST 101	PANG, LIXIA
26315397	237 PORTICO ST	PANG, LIXIA
26315558	312 CORNERSTONE ST	PARKER, JAMES W & VICKI M
26315241	103 CAPITAL ST 201	PARKSIDE GRAND LLC
26315180	102 CAPSTONE DR 104	PARKSIDE GRAND LLC
26315158	100 CAPSTONE DR 202	PARKSIDE GRAND LLC
26315252	103 CAPITAL ST 304	PARKSIDE GRAND LLC
26315164	100 CAPSTONE DR 208	PARKSIDE GRAND LLC
26315229	103 CAPITAL ST 1	PARKSIDE GRAND LLC
26315165	100 CAPSTONE DR 301	PARKSIDE GRAND LLC
26315255	103 CAPITAL ST 307	PARKSIDE GRAND LLC
26315259	1200 GREENVIEW DR 103	PARKSIDE GRAND LLC
26315217	105 CAPITAL ST 205	PARKSIDE GRAND LLC
26315209	105 CAPITAL ST 105	PARKSIDE GRAND LLC
26315231	103 CAPITAL ST 3	PARKSIDE GRAND LLC
26315262	1200 GREENVIEW DR 201	PARKSIDE GRAND LLC
26315203	105 CAPITAL ST 3	PARKSIDE GRAND LLC
26315206	105 CAPITAL ST 102	PARKSIDE GRAND LLC
26315236	103 CAPITAL ST 104	PARKSIDE GRAND LLC
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26315188	102 CAPSTONE DR 204	PARKSIDE GRAND LLC
26315201	105 CAPITAL ST 1	PARKSIDE GRAND LLC
26315170	100 CAPSTONE DR 306	PARKSIDE GRAND LLC
26315222	105 CAPITAL ST 302	PARKSIDE GRAND LLC
26315210	105 CAPITAL ST 106	PARKSIDE GRAND LLC
26315257	1200 GREENVIEW DR 101	PARKSIDE GRAND LLC
26315232	103 CAPITAL ST 4	PARKSIDE GRAND LLC
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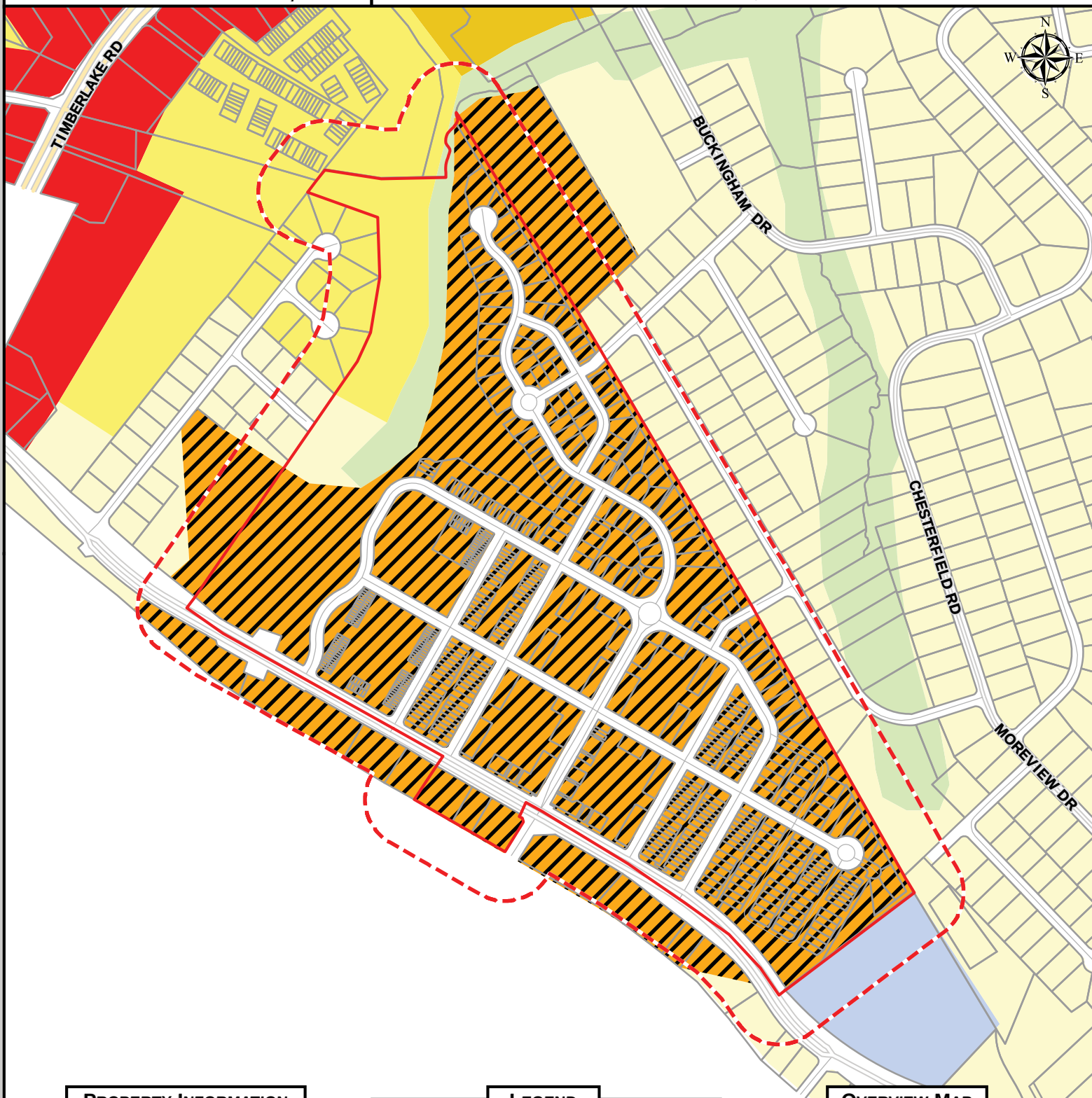
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26315219	105 CAPITAL ST 207	PARKSIDE GRAND LLC
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26315256	103 CAPITAL ST 308	PARKSIDE GRAND LLC
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26315207	105 CAPITAL ST 103	PARKSIDE GRAND LLC
26315516	507 CORNERSTONE ST	PARMITER, THOMAS D
26315349	620 CAPSTONE DR	PATTERSON, AARON S & BROOKE B
26315565	402 CORNERSTONE ST	PETTINGER, RONALD J & JULIE A
26315510	304 MERIDIAN ST	PHILLIPS, MARILYN E
26315452	214 MERIDIAN ST	PILLOW, HARRY WAYNE & DIANNE R
26315537	206 RIDGELINE LN	PINTO, ROBERT & RICHARDSON, DOROTHY
26315245	103 CAPITAL ST 205	PITERA, CHRISTOPHER J & KATELYNNE M

26315405	611 CAPSTONE DR	PITTMAN, CHARLES M & BETTY R
26315230	103 CAPITAL ST 2	POGGEMILLER, HELMUTH & ESTHER LIFE
26305010	1109 MOREVIEW DR	POSID, DANIEL M & AMANDA M
26315289	607 ROTUNDA ST	PRASSE, EDWARD P & JULIA K
26316036	102 CORNERSTONE ST	PRIORITY ONE PROPERTIES LLC
26315519	513 CORNERSTONE ST	PRITCHARD, DANIEL S & TRACEY B
26306001	201 HUNTERDALE DR	PULTZ, JEFFREY S & TERRI L
26315453	216 MERIDIAN ST	PURDY, JOHN W & KATHERINE H
26315550	103 CUPOLA ST	RANDLETT, DOUGLAS H & MARY J
26315513	501 CORNERSTONE ST	RATLIFF, GLENN CHANDLER JR
26305012	1113 MOREVIEW DR	REYNOLDS, PAMELA S
26315308	224 COLONNADE ST	REYNOLDS, RANDI L
26315351	624 CAPSTONE DR	RHODES, TYLER J & FRANCIS, LAURA
26315412	625 CAPSTONE DR	RIGGS, NELL A
26316016	112 CORNERSTONE ST	RME MANAGEMENT LLC
26315361	208 CAPITAL ST	ROARK, BRITTANY ELIZABETH
26315606	409 CORNERSTONE ST	ROCCO, MICHAEL M & LAUREN B
26315574	302 HUNTERDALE DR	RODEMANN, SUZANNE LOUISE TRS
26315583	105 RIDGELINE LN	ROGERS, REDGIE M & VALERIE J
26315601	306 PORTICO ST	ROMAN, DAVID B & ELLEN L
26315548	107 CUPOLA ST	ROSENTHAL, BENJAMIN K & BEVERLY M
26315660	225 CAPSTONE DR	ROTH, LINDA
26315394	231 PORTICO ST	ROWLETT, JEREMY D & ROWLETT, DAVID M
26315150	100 CAPSTONE DR 102	RWBEEKER&ASSOCIATES LLC
26315363	212 CAPITAL ST	SALVATION ARMY
26305021	1133 MOREVIEW DR	SAPYTA, SUSAN K TRS
26315526	305 HUNTERDALE DR	SATTERFIELD, JULIA K
26502013	1321 GREENVIEW DR	SAUNDERS, CLARENCE B & FRANCES B
26315464	203 MERIDIAN ST	SAUNDERS, ELIZABETH
26315275	507 CAPSTONE DR	SCARR, LEANN T
26315608	413 CORNERSTONE ST	SCHEREN, KYLE E & SCHEREN, ELIZABETH
26315101	205 CAPITAL ST 202	SCHMITT, JENNIFER D
26315546	524 CORNERSTONE ST	SCHNARR, DONN H & SHERRY L
26315521	517 CORNERSTONE ST	SCHOMAKER, MARK & HEINBOCKEL, LAURA&
26315246	103 CAPITAL ST 206	SCOTT, STEPHEN M & SUZANNE H
26315244	103 CAPITAL ST 204	SCOTT, STEPHEN M & SUZANNE H
26315403	607 CAPSTONE DR	SENZ, SARA
26315328	112 COLONNADE ST	SETTJE, KENNETH D
26315326	108 COLONNADE ST	SETTJE, PAULETTE
26315154	100 CAPSTONE DR 106	SHAKRO, ROSEMARY J &
26315454	218 MERIDIAN ST	SHEFFEY, CHYRL K
25417037	8108 TIMBERLAKE RD 159	SHELTON, JAMES B & PATRICIA A
26315103	205 CAPITAL ST 204	SHERWOOD, LAURIE A
26315334	124 COLONNADE ST	SHORE, LEE T & MIRANDA N
26320005	1209 GREENVIEW DR	SHREE SAI LLC
26502009	1333 GREENVIEW DR	SILBY, EDWARD A & BETSY B
26315107	205 CAPITAL ST 208	SIMPSON, JOHN
26315179	102 CAPSTONE DR 103	SIZEMORE, BOBBY R & RUBY L
26315078	206 CAPSTONE DR 103	SKINNELL, EDWARD W
26315442	107 MERIDIAN ST	SKINNELL, RICHARD WAYNE
26315102	205 CAPITAL ST 203	SKIRVIN, JERRY B
26315344	610 CAPSTONE DR	SMITH, DAVID A & KIM E
26315151	100 CAPSTONE DR 103	SMITH, MICHELLE L
26315182	102 CAPSTONE DR 106	SMITH, NATHAN S & SMITH, CYNTHIA H
26315293	615 ROTUNDA ST	SNYDER, COREY ANDREW
26315663	231 CAPSTONE DR	SOFINAT LLC
26315385	213 PORTICO ST	SOLFELT, DANIEL A

26315090	205 CAPITAL ST 3	SOMMERS, BETTY J & GREER, MARIE A
25417034	8108 TIMBERLAKE RD 165	SORIANO, JORGE & YOUNG, KIMBERLY A
26315517	509 CORNERSTONE ST	SPAIN, MARK & LYNITA
26315341	604 CAPSTONE DR	SPANGLER, KIMBERLY M
26315557	310 CORNERSTONE ST	STAGNITTO, FRANK C TRS &
26315669	243 CAPSTONE DR	STATE STREET LLC
26315671	247 CAPSTONE DR	STATE STREET LLC
26315466	207 MERIDIAN ST	STATON, YVONNE F
26315569	106 RIDGELINE LN	STEPHENS, AMY L
26315649	201 CAPSTONE DR	STINGRAY REALTY LLC
26315650	203 CAPSTONE DR	STINGRAY REALTY LLC
26315408	617 CAPSTONE DR	STONEBROOK ENTERPRISES LTD
26315677	305 PORTICO ST	STONEMAN, DONALD L & ANN A
26315297	202 COLONNADE ST	STRAW, GARY L & NICOLE S
26305020	1131 MOREVIEW DR	SWIENTON, GERARD E & MARIN A
26315438	100 MERIDIAN ST	SWISHER, SHELBY S
26315657	219 CAPSTONE DR	SYCAMORE HILL PROPERTIES LLC
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25417039	8108 TIMBERLAKE RD 155	T & B REAL ESTATE LLC
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26315271	100 CUPOLA ST	TAYLOR, EARL S & SARAH D
26314001	106 WATKINS PL	TAYLOR, RUTH K & IRVIN, TERESA W
26306003	111 HUNTERDALE DR	TEUFEL, SHARON R
26315336	128 COLONNADE ST	TIBBS, EMMA P & GERSTEMEIER, SAMUEL
26314024	105 WATKINS PL	TINSLEY, GARY L
26315194	102 CAPSTONE DR 302	TOKGOZOGLU, YALCIN T & LAURA J
26315631	101 PORTICO ST	TPB ENTERPRISES LLC
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26315559	314 CORNERSTONE ST	TRIPLIN, THELMA J
26315234	103 CAPITAL ST 102	TRIVANTA ENA LLC
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26315322	100 COLONNADE ST	TURNER, AARON C & TURNER, GREGORY E
26315346	614 CAPSTONE DR	TURNER, LUKE M
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26315670	245 CAPSTONE DR	TYREE, BRITTANY & TAYLOR, SHARON &
26315381	205 PORTICO ST	UHL, KEITH R & CARROLL, ROXANNE
26305015	1121 MOREVIEW DR	VAGI, JULIUS J & JOANNE E CO-TRS
26315584	317 CORNERSTONE ST	VANNOY, RICHARD N TRS &
26315468	211 MERIDIAN ST	VAUGHAN, JEANNE W TRS
26315683	312 MERIDIAN ST	VC DESIGN AND BUILD INC
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26315413	627 CAPSTONE DR	VC RESIDENTIAL LLC
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26316009	216 CORNERSTONE ST	VUE AT CORNERSTONE LLC
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26316013	215 CORNERSTONE ST	VUE AT CORNERSTONE LLC
26316011	420 CAPSTONE DR	VUE AT CORNERSTONE LLC
26316008	200 CORNERSTONE ST	VUE AT CORNERSTONE LLC
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26316023	225 CORNERSTONE ST	VUE AT CORNERSTONE LLC

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26315431	102 NETTIE CT	WALLER, GEORGE O SR & DEBRA A
26315362	210 CAPITAL ST	WALTON, DANIELLE K
26315467	209 MERIDIAN ST	WALTON, ROBERT E & OLLIE P LIFE EST
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26316021	118 CORNERSTONE ST	WARNER BUILDING LLC
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26315543	518 CORNERSTONE ST	WAUGH, BRYAN L & MELISSA
26305017	1125 MOREVIEW DR	WEAVER, ELIZABETH M
26315378	201 PORTICO ST	WEBB, MALLORY J
26316020	101 COLONNADE ST	WELLINGTON COMMONS LLC
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25417036	8108 TIMBERLAKE RD 161	WHEATON, DAVID P
26315317	516 CAPSTONE DR	WHEELER, SCOTT R & LYNNE P
26315562	320 CORNERSTONE ST	WHIDDON, AMANDA J
26315311	504 CAPSTONE DR	WHIDDON, JESSICA
26315368	222 CAPITAL ST	WHITESELL, BRIAN C
26315514	503 CORNERSTONE ST	WILCHER, STEPHEN L & BETTY F
26315407	615 CAPSTONE DR	WILLIAMS, GARY S & SANDRA A
26315163	100 CAPSTONE DR 207	WILLIAMSON, JERRY E & LISA S
26315529	504 CORNERSTONE ST	WILLIS, RANDY LEE & WENDY P
26315653	211 CAPSTONE DR	WILSON, BRIAN C & CHRISTINA H
25417033	8108 TIMBERLAKE RD 164	WOOD, TERRELL D & RITA P
26315402	605 CAPSTONE DR	XU, XIAOBO & YUAN, CHEN
26315637	113 PORTICO ST	ZHANG, QIANHUI
26315272	501 CAPSTONE DR	ZHOU, SHIZUN & LIU, FUQIN
26315089	205 CAPITAL ST 2	ZOE PROPERTIES & INVESTMENTS LLC
26315369	224 CAPITAL ST	ZOU, YUE



PROPERTY INFORMATION

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ADDRESS

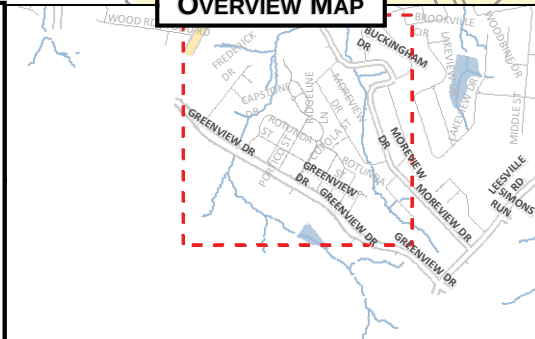
26320005

1209 GREENVIEW DR

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 |

OVERVIEW MAP



MAP SCALE: 1" to 586' DATE PRINTED: 4/12/2017

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.



PROPERTY INFORMATION

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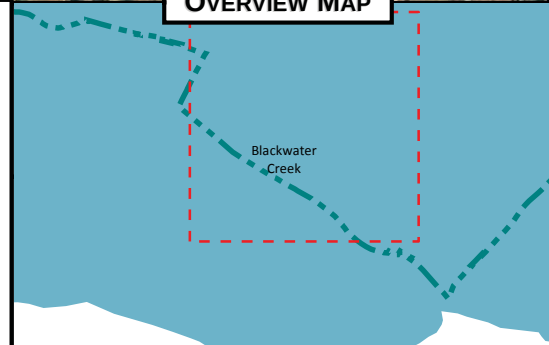
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1209 GREENVIEW DR

LEGEND

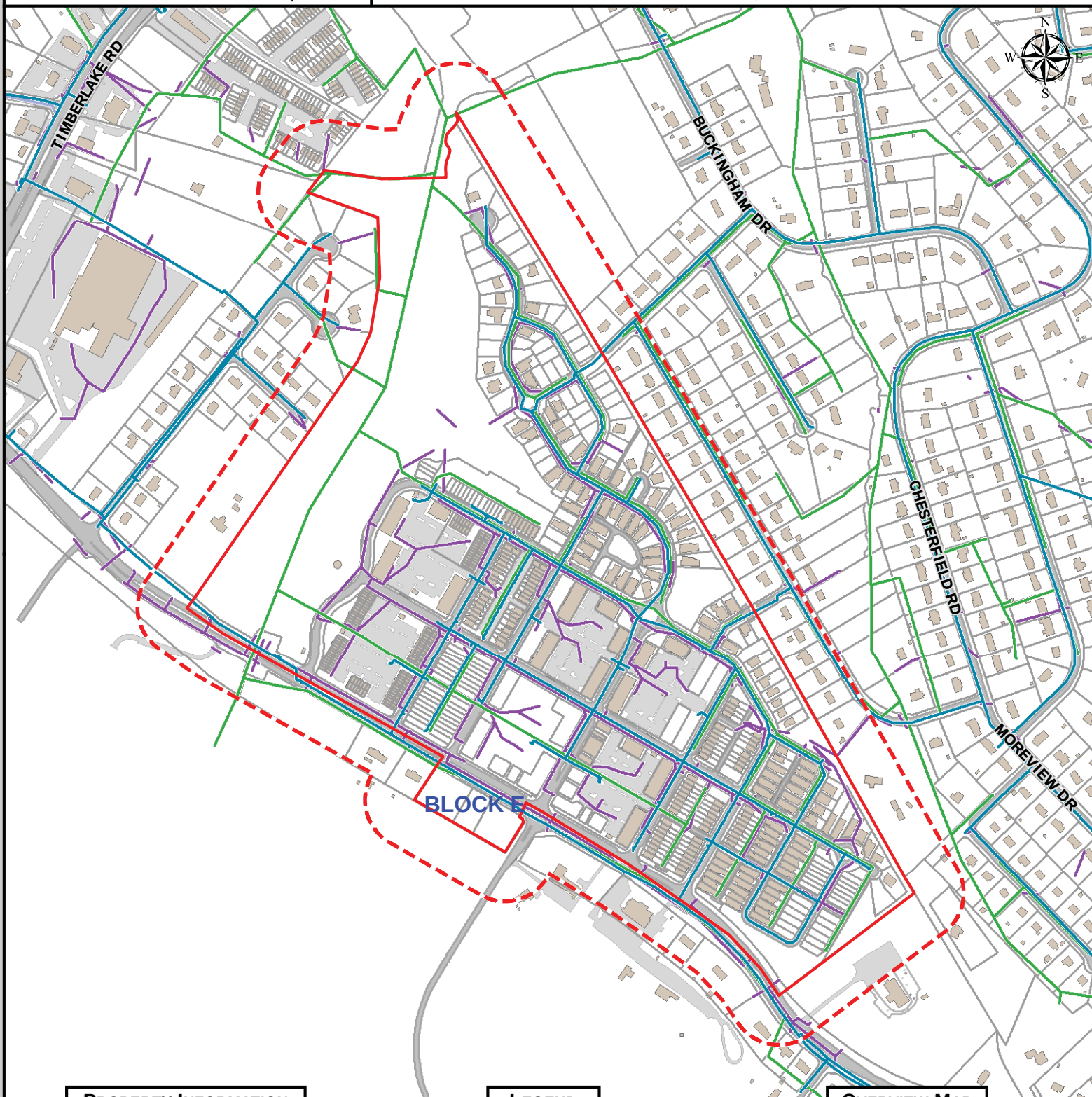
-  Subject Property
-  Base Flood Elevation
-  Floodway
-  Floodzone
-  River / Lake / Stream

OVERVIEW MAP



MAP SCALE: 1" to 586' DATE PRINTED: 4/12/2017

DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.



PROPERTY INFORMATION

PARCEL ID**ADDRESS**

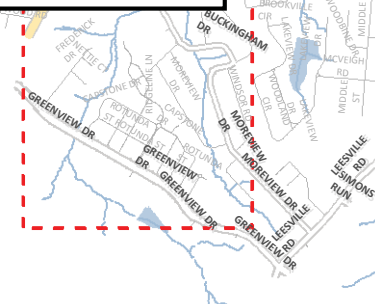
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1209 GREENVIEW DR

LEGEND

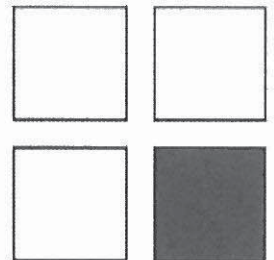
		Active	Proposed	Abandoned
Utilities	Water			
	Sanitary			
	Storm			
Planimetrics		Paved	Unpaved	Other
	Structure	-		
	Roadway			-
	Parking			-
	Sidewalk		-	-
	Driveway	-	-	
Topography		10'	10' Obs	
	Contour			

OVERVIEW MAP



Design,
Landscaping & Screening
and Architectural Guidelines

Revised 4-3-17



Cornerstone TND
Traditional Neighborhood Development

**Cornerstone Traditional Neighborhood Development
Design, Landscaping and Screening, and Architectural Guidelines**
Revised Per Conditions Adopted by the Lynchburg City Council on June 27, 2006
and revised on April 3, 2017.

4/12/06
Sympoetica

The following written guidelines shall be used in the development of the Cornerstone TND. The guidelines supplement the regulations set forth in Sections 35.1-43.5 through 35.1-43.13 of the City of Lynchburg Zoning Ordinance. Three TND block illustratives are attached in Appendix A, which show typically how the guidelines are to be implemented. Because of the irregular shape of the original neighborhood property, topographic variations, and the TND Plan design, actual blocks will not exactly resemble the block illustratives, but should follow the design principles presented.

A. Land Uses Permitted by Block

The following land uses shall be permitted in the blocks shown on the Cornerstone TND Plan:

Block	Land Uses Permitted (See definitions below)
A	CMX / MF and/or L / W with buildings facing Greenview Drive, Cornerstone Street, <u>Rotunda Street</u> and Portico Street to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings. <u>MF and SFA may be substituted for mixed use buildings facing Rotunda Street and/or Portico Street.</u>
B	CMX / MF and/or L / W with buildings facing Greenview Drive, Cornerstone Street, <u>Rotunda Street</u> and Colonnade Street to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings. <u>MF and SFA may be substituted for mixed use buildings facing Rotunda Street and/or Colonnade Street.</u>
C	Square, <u>Open Space</u> , and CMX / MF and/or L / W with buildings facing Cornerstone Street or the adjacent streets , squares, <u>or open spaces</u> to the maximum extent feasible. MF or office buildings may be substituted for mixed use buildings, facing the square.
D	Square, <u>Open Space</u> , and CMX / MF and/or L / W with buildings facing Cornerstone Street or the adjacent streets , squares, <u>or open spaces</u> to the maximum extent feasible. MF or office buildings may be substituted for mixed use buildings, facing the square.
E	CMX / MF and/or L/W with Buildings facing Greenview Drive to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings.
F	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
G	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
H	MF and/or SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted. At least fifty percent (50%) of dwelling units shall be condominium units for sale.
I	MF and/or SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted. At least fifty percent (50%) of dwelling units shall be condominium units for sale.
J	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
K	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
L	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
M	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.

N	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
O	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
P	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
Q	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
R	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.

Civic: A civic use as defined in Section 35.1-43.7 (d) of the Zoning Ordinance.

CMX / MF: Mixed use buildings with retail, service, restaurant, entertainment or office uses (CMX) on the first floor and residential (MF) or office uses on the floors above. There may be single ownership of such buildings, or ownership of space within the building may vary within and between floors.

MF: Multi-family residential buildings, which may be apartments or condominiums.

L / W: Live-work buildings with retail, service or office uses on the first floor and residential uses on the floors above. This arrangement would allow an owner to work on the first floor and live on the floors above.

Park: As defined in Section 35.1-43.5 (c) (8) of the Zoning Ordinance.

Open Space: As defined in Section 35.1-43.5 (c) (7) of the Zoning Ordinance.

SFA: Single family attached (townhouse) residential buildings.

SFD: Single family detached residential buildings.

Square: A formally landscaped passive green space as defined in Section 35.1-43.5 (c) (10) that abuts a public or private street.

B. Uses Permitted Only by Conditional Use Permit within Cornerstone

1. Veterinarian Hospitals with or without outdoor kennels
2. Care Centers, excluding day care centers
3. Churches or other places of worship
4. Group Homes
5. Nursing Homes or Assisted Living Facilities
6. Community Swimming Pools
7. Commercial Recreation Establishments
8. Public or Community Recreational Facilities

C. Height, Setback, and Bulk Standards for Principal Use Buildings and Structures

1. Heights and Setbacks

			Setbacks in Feet		
TND Area	Min. / Max. # stories	Max. height In feet ⁶	Front Min. -Max. ¹	Side Min. Total ²	Rear Min.
Core					
Commercial/Service/Office	2 - 5 ⁴	75	0 – 10	---	---
Multifamily residential	2 - 5 ⁴	75	0 – 10	---	---
Mixed Use ³	2 - 5 ⁴	75	0 – 10	---	---
Transition					
Office	2 - 4	48	0 – 15	---	---
Multifamily residential	2 - 6 ⁵	75	0 – 20	---	---
Single-family attached	2 - 3	40	0 – 15	---	---
Single-family detached	2 - 3	40	0 – 25	12	25
Mixed Use ³	2 - 4	48	0 – 15	---	---
Civic	1 - 4	48	---	---	---
Edge					
Single-family attached	2 - 3	40	0 – 15	---	---
Single-family detached	2 - 3	40	0 – 25	12	25
Civic	1 - 3	40	0 – No Max.	---	---

- ¹ For all uses, the maximum front yard may be increased above the maximum width listed, if it can be demonstrated by the applicant during site plan review that topographic constraints justify a wider front yard. For example, a wider front yard may be needed to minimize grading, to avoid building in a swale, or to ensure that the front door of a building is at the same grade or higher than street grade. For mixed use buildings in the core or transition areas, the front yard may also be increased to twenty-five (25) feet to create a plaza, landscaped entry area, or outdoor eating area. Within any one block, the latter increases in front yard shall be limited to 25 % of the total block face.
- ² The width of side yards combined for single-family detached residential buildings shall not be less than this twelve-foot minimum. Zero-lot line single-family detached residential buildings are permitted as long as the side yard on the opposite side of the lot is as wide as twelve feet. For all building types, if a side yard on one side of at least twelve feet is not provided, then rear access to the lot via an alley or driveway must be provided.
- ³ Mixed use buildings include CMX / MF and L / W buildings.
- ⁴ Buildings facing Greenview Drive and Cornerstone Street should have at least 3 stories, although the Cornerstone Design Review Committee or City Design Review Board may approve buildings of fewer stories as long as the height of such buildings is at least ~~twenty-eight (28)~~ **twenty-four (24)** feet. Of all buildings located in the core area, no more than fifty percent (50%) may be five (5) stories as defined by the International Building Code (IBC). The developer shall reduce the square footage of the 5th floors of buildings in the core area, if requested by the City, by an amount equal to the area recovered by a reduction in parking spaces required by the City's Zoning Ordinance.

⁵ Where MF buildings are located adjacent to or directly across the street from SFD buildings, the MF buildings are limited to 4 stories with a maximum height of 48 feet.

⁶ No building within four hundred feet (400') of Windsor Hills neighborhood may be in excess of four (4) stories.

2. Building bulk: single-family attached residential buildings shall contain no more than 9 units per building.

D. Height, Setback, and Bulk Standards for Accessory Use Buildings and Structures

1. Accessory use buildings and structures shall not exceed two (2) stories and shall have a maximum height of 25 feet.

2. Accessory buildings and structures shall be located to the rear of principle use buildings. There are no required rear or side yards for accessory use buildings; however, they shall be located so as not to block pedestrian access to the rear of the principle building. A garage that is attached to a principle building only by a breezeway or enclosed corridor shall be considered an accessory building.

E. Lot Coverage and Use

1. Maximum lot coverage by principle and accessory buildings and structures shall be 70%.

2. Each single family dwelling lot shall contain a private yard area of at least 400 square feet behind or to the side of the house.

F. Signs

1. Residential uses: Signs may be erected as permitted under Section 35.1-26.8 (a) and (b) of the Zoning Ordinance.

2. Commercial/Service and Office uses:

a. For each ground level business, signs may be erected as follows:

1) Any one of the following types of signs:

a) One wall-mounted sign on each side of the building facing and having an entrance on a street, square, or parking lot. Such sign shall be no more than thirty (30) inches in height. Commercial/service signs shall be no more than twenty-five (25) square feet in area plus one square foot per lineal foot of storefront width over twenty-five (25) feet, but not to exceed a maximum of fifty (50) square feet. Office signs shall not exceed twenty-four (24) square feet in size. **Square or circular signs are also permitted provided they do not exceed twelve (12) square feet.**

b) One hanging sign attached perpendicular to the front face of the building. The hanging sign shall not exceed six (6) square feet in size. It shall not extend more than four (4) feet from the face of the building and the bottom of the sign must be at least 8 feet from the ground.

And any one of the following types of signs:

- c) Painted window/door signs not exceeding 10% of the window or door area on which they are painted, or a total area of four (4) square feet per store front, whichever is less.
 - d) One awning sign on the front of the building. The letter and symbols shall be located on the front panel (valance) of the awning. Such sign shall be no more than twelve (12) inches in height and no more than ten (10) square feet in area.
3. Multi-story Commercial/Service, Office or Mixed Use Buildings: Each building may have one of each of the following for each side of the building having a major entrance, in addition to the business signs described in E.2. above:
- a. One wall-mounted or inscribed building identification sign providing a name for the building, such sign not exceeding twenty-four (24) square feet in area.
 - b. One wall-mounted building directory sign identifying the occupants of the building and located next to an entrance. Such sign shall not exceed three (3) square feet in size.
4. Civic uses: Signs may be erected as permitted under Section 35.1-26.8 (b) of the Zoning Ordinance.
5. Sign style, material, and colors: For all uses, the style, materials, and colors of signs shall be designed to be compatible with those of the building on which they are erected. No flashing lights or plastic panel signs are permitted.
6. Sign review and approval: All signs shall be reviewed and approved by the Cornerstone Design Review Committee prior to installation.
7. Monument style signs shall be allowed in Block E provided that such sign does not exceed thirty-two (32) square feet in area.
8. A maximum of one (1) monument sign will be allowed on each individual lot within Block E and no more than one per every 200 feet of frontage (will allow one for each existing property but not more if properties are subdivided).
9. Only gas prices will be allowed to be displayed digitally.
10. Lighted signs will need to include an auto-dimming feature.

G. Banners

Street banners shall be permitted on street light poles or poles without lights along Greenview Drive and Cornerstone Street. Single or double banners are permitted on each pole. The maximum size per banner is 8 square feet. Messages on banners are limited to display of the neighborhood name or a neighborhood or City event. Banners shall not be used for business advertising.

H. Outdoor Lighting

- 1. Street lights shall be provided at regular intervals along all streets in the core and along all streets in areas where multi-family residential uses predominate. In single family residential areas, street lights shall be provided at least at all intersections, including alley entrances. Outdoor lighting shall also be provided in squares and in parking areas to permit these areas to be used safely at night.
- 2. Lighting fixtures located on public land or on private lands open to the public shall be designed to illuminate public areas: streets, sidewalks, squares, parking lots open to the public, and public entrances to buildings. They may also be used to illuminate focal elements, such as gazebos, public art, steeples, towers, or special plantings. Street lights shall minimize illumination of non-

commercial private buildings and lots and shall be designed to prevent glare affecting motorists and to minimize overhead sky glow.

3. A consistent style of street lights shall be set for each area of the TND (core, transition, edge, satellite). The style shall generally be compatible with the architectural styles predominating in each of these areas; however, the ability of the fixtures to meet the standards of section G.2. shall not be compromised for style consistency.

I. Public Streets and Bicycle and Pedestrian Trails

1. Street cross sections: Typical street cross-sections for the TND are presented in Appendix B. Parking is shown on both sides of the street in each section, though it may not be provided on both sides in edge areas when not needed to meet parking requirements.
2. Cul-de-sacs: No cul-de-sacs shall be constructed except as shown on the approved TND Plan.
3. The proposed roads connecting to Greenview Drive shall be limited to three (3) full intersections and three (3) right in and right out intersections.
4. Bicycle and pedestrian connections within right-of-ways for Hunterdale Drive and Cupola Street: A bicycle / pedestrian trail shall be provided within each of these rights-of-way to connect to the existing stub streets in the adjacent neighborhood instead of the construction of streets. The rights-of-way will be reserved for future vehicular access, when such access is determined to be appropriate by City Council.

J. Private Streets and Alleys

1. Private streets shall have a minimum right-of-way of forty (40) feet for a two-way street and 25 feet for a one-way street. Travel lanes shall be at least 9.5 feet wide.
2. Alleys shall have a minimum width of twelve (12) feet and may serve directly as travel aisles for off-street parking.
3. Alley and parking lot drive aisle connections to Greenview Drive shall be permitted only by approval of the Cornerstone Design Review Committee or the City Design Review Board.

- K. Transit Facilities: Bus stops to facilitate transit use shall be provided at strategic locations throughout the TND as coordinated with the Greater Lynchburg Transit Company. A bus shelter shall be provided in the core area.

L. Parks and Squares

1. Parks
 - a. All amenities in the area designated as park on the TND plan shall be the responsibility of the developer. All improvements are subject to approval by the Director of Parks and Recreation.

- b. All park areas shall be connected to the overall development by a series of trails and/or sidewalks.

2. Squares

- a. A square is a formally landscaped passive green space as defined in Section 35.1-43.5 (c) (10) that abuts a public or private street. Squares shall have a sidewalk along at least one street frontage. Squares shall be visible to drivers from the street and shall be designed to add visual focal points within the streetscape.
- b. Buildings that front on a square shall provide a primary entrance onto the square. Appendix C provides photographic examples and an illustrative sketch of buildings fronting on squares to show generally how buildings on squares in Cornerstone shall be designed.

M. Streetscape Character

1. Urban streetscape: An urban streetscape that minimizes views of off-street parking lots and structures from the street shall be achieved to the extent possible by lining the streets with buildings and designing large buildings to turn corners at key intersections (that is, face onto both streets). Such an urban streetscape is essential along Greenview Drive and Cornerstone Street within the core.
2. Streetscape building character: Streetscapes shall not be dominated by buildings that do not face the street or have an entrance onto the street. While the sides of building must sometimes be located along a street, particularly for buildings at corners, a streetscape where many or all of the buildings present their sides to the street is unacceptable. Buildings shall not present their rear facades to the street, except in unusual circumstances as approved by the Cornerstone Design Review Committee or City Design Review Board, and where appropriate screening or architectural treatment has been provided.
3. Views of garages: Within SFD and SFA residential areas of the TND, no parking garage, whether free-standing or within a residential building, shall face a public street or square, unless it is set back behind the residential building it serves. The purpose of this guideline is to prevent streetscape views dominated by garage doors. Figure A shows how this guideline can be met.

With regard to MF, CMX and L/W areas of the TND, buildings shall be designed so that garage doors, if any, do not face the street, provided however, that the Cornerstone Design Review Committee or the City Design Review Board may make exceptions to this guideline for well-designed development that prevents streetscape views dominated by garage doors.

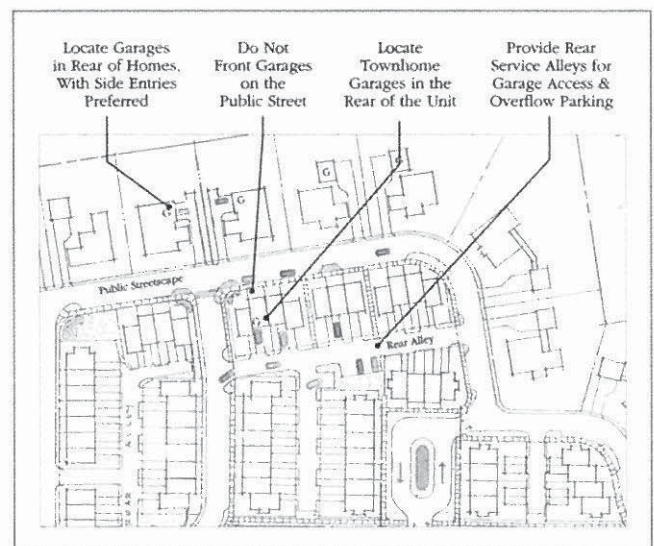


Figure A

4. Views of Drive-thru facilities: Banks with drive-thru facilities are permitted within the TND; however, the drive thru lanes and windows shall not be located on the front street side of the building. They shall be located only on the rear or side of the building.

N. Streetscape and Landscape Plans and Requirements

1. Master Streetscape and Landscape Plan: Prior to development of the first street or block within the TND, the master developer shall submit a master streetscape and landscape plan to the Cornerstone Design Review Committee for approval. This plan shall show all planned streetscape improvements and landscape plans for public areas. Streetscape elements to be specified include: street tree types and spacing, tree planting areas, tree grates, ground covers, sidewalk and crosswalk widths and paving treatments, street furniture (trash receptacles, benches, bicycle racks, bus shelters, street signs, etc.), and light fixtures. Landscape plans shall show how squares, open space areas, and stormwater management facilities will be landscaped. This plan shall meet the standards provided below or the standards of the City Code applicable at the time of submittal, whichever requires more or higher quality landscape treatment as determined by the Cornerstone Design Review Committee or City Design Review Board.

Landscaping within the twenty-five-foot (25') buffer area along the northeastern property line shall consist of one (1), one and five tenths inch (1.5") caliper tree for every ten (10) feet of property line. Landscaping shall consist of a mixture of evergreen and deciduous trees and may be placed in collective groupings as approved by the City Planner.

2. Sidewalks: Within the core, except along Greenview Drive, sidewalks shall be provided on both sides of the street and shall be at least eight (8) feet wide in the central core area and at least six (6) feet wide along streets at the perimeter of the core. Along Greenview Drive, sidewalks shall be at least (10) ten feet wide. Outside of the core, sidewalks shall be at least five (5) feet wide. Sidewalks shall be constructed in concrete, brick, unitized pavers, or a combination thereof. In the core area, special treatment of sidewalks and crosswalks shall be provided as specified in the Master Streetscape and Landscape Plan. Asphalt, gravel, or wood chips may only be used for off-street pedestrian paths.
3. Street trees: Street trees shall be planted at a minimum of 40 feet on center except where driveways and utilities require modification of the interval or where a preserved woodland abuts the street. Street trees shall be planted when the street is constructed.
4. Landscaping of Squares: Squares shall be landscaped with a variety of trees, shrubs, and ground covers with special paving areas, street furniture, and other focal elements to create an attractive public meeting space for the neighborhood. The landscape design shall maintain visibility of commercial display windows and signs to the extent possible.

5. Parking lot landscaping: Off-street parking areas shall contain landscaped planting islands every 10 to 15 spaces or planting strips between parking bays so that at least 5% of the area of the parking lot is landscaped. Where a parking lot abuts a street, landscape screening shall be provided using one or more of the options illustrated in Figure B. The options showing walls are most appropriate where screening is needed between commercial parking areas and residential uses across the street.
6. Walls and fences: Walls and fences shall be designed to be compatible with the styles, materials, and colors of nearby buildings. Fences and walls used for screening shall be at least four (4) feet in height. Front yard fences and walls shall be four (4) feet or less in height. If wood fencing is used for screening, brick, stone, or other masonry units shall be used for columns to add permanence and visual interest to the fence. Chain link and stockade fences are not permitted in front yards or along streets.
7. Landscaping of stormwater management facilities: All stormwater management facilities shall be screened from view of any public or private street or any adjacent residential area, except when the facility is designed for display as a water feature or naturalized planting area. Screening may be accomplished by a combination of evergreen vegetation, walls, fences, or earthen berms, which shall have a height sufficient to screen the facility at installation. Chain link fence shall not be used as the sole method of screening.

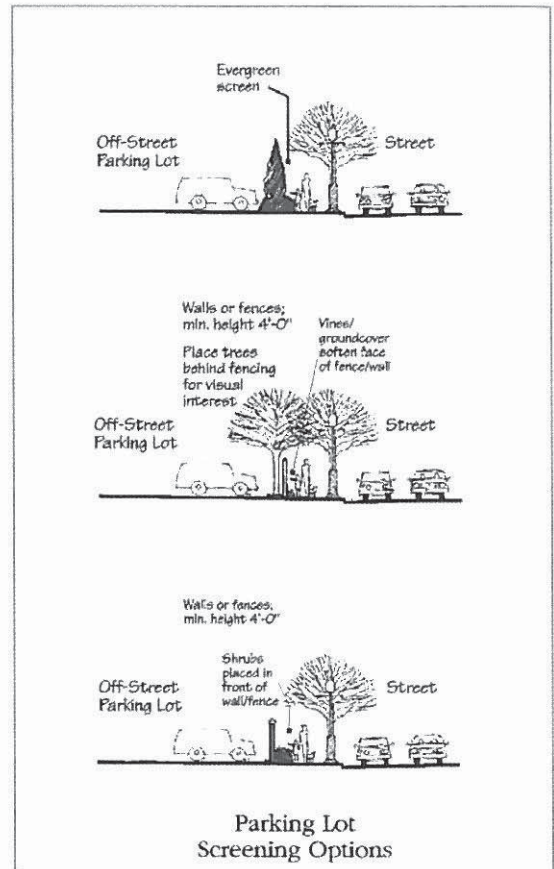


Figure B

Sympoetica 2006 ©

O. Architectural Guidelines

1. Building Form

- a. Buildings shall be designed with a vertical or a balance of vertical and horizontal directional emphasis, not a primarily horizontal directional emphasis, as illustrated in Figure C.
- b. Front building facades of large buildings shall be articulated or the architectural mass broken into multiple buildings so as to provide visual variety along the street.
- c. Architectural focal elements, such as towers, clocks, steeples, etc., where provided, shall be located at the corners of buildings or sited as to provide a visual focal point at the end of a vista.



Figure C

Sympoetica 2006 ©

2. Building Character and Image

- a. On non-residential buildings, facades that front on streets or squares shall be modulated with features that provide visual variety to flat wall surfaces, such as windows, entrance areas, arcades, porches, pilasters, awnings, and/or trellised vines. On side or rear facades of non-residential buildings that face the fronts of residential buildings (directly or across a street), such features as listed above or false windows and doors shall be provided. Such false windows and doors shall be painted or trimmed with frames, sills, and lintels, or similarly proportioned facade treatments to provide visual interest and human scale.
- b. A mixture of pitched, gabled, true mansard, and flat roofs may be used; however, flat roofs shall feature a three-dimensional cornice treatment on all walls facing streets, squares, or the fronts of residential buildings. Such cornice treatment shall be compatible with the over-all style of the building.
- c. Service functions (delivery, loading, outdoor HVAC units, trash receptacles, etc.) shall be incorporated into the overall design theme of the buildings and landscape so that these functions are screened from view to the greatest extent possible. Rooftop units shall be screened so as to not be visible from the street as illustrated in Figure D.

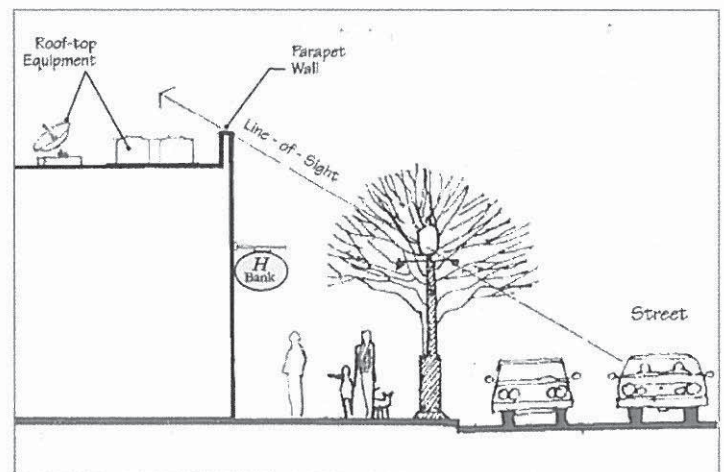


Figure D

Sympoetica 2006 ©

3. Building Fronts and Entrances: All buildings shall have a primary entrance onto a public or private street or square. Where there are multiple businesses within a building, each first floor business shall have a primary entrance onto a public or private street or square. A private street does not include an alley or drive aisle within a parking lot. The intent of this section is to ensure that each building has a major presence on a street or square and not on an alley or parking lot.

4. Building Materials

- a. The following building facade materials are permitted in the Cornerstone TND:
 - horizontal wood, vinyl, or fiber-cement textured siding
 - wood brackets, decorative elements, sculpture
 - brick, stone, tinted and textured concrete masonry units, stucco, terra cotta, ceramic tile
 - decorative metal grill work and sculpture, but no extensive metal sheathing
- b. Within the core area, buildings shall be clad primarily in masonry, though areas above the first floor may be clad in wood, vinyl, or fiber-cement textured siding, ~~provided, however, that such siding shall cover no more than 20% of any building facade.~~
- c. Windows and doors shall be individually defined with detail elements, such as frames, sills, and lintels. Glass curtain walls and strip windows shall not be used.

5. Building Style

- a. Residential buildings shall be of styles similar to any of the buildings presented in the *TND Series, Traditional Neighborhood Design, Volume I*, edited by the Town Planning Collaborative (Homestyles Publishing and Marketing, Inc., St. Paul, MN, 1997).
- b. Mixed use, CMX, and office buildings shall recall the styles of buildings constructed in Virginia downtowns between colonial times and 1940. Such styles include: Federal, Greek Revival, Italianate, Victorian (Gothic, Romanesque, Renaissance, Functional), Second Empire, Queen Anne, Beaux Arts Classical, and Art Deco. The goal of building design shall not be to recreate Lynchburg's downtown or any particular Virginia historic downtown, but to create an architectural streetscape that is of the same human scale, building proportions, and character as such downtowns. Since many historic downtowns developed over a period of time and contain a mix of architectural styles, this TND may also contain a mix of styles.
- c. Civic buildings shall be designed to be compatible with residential and commercial styles presented above.
- d. Appendix D provides photos of residential and commercial / mixed use buildings that are representative of the types of building architectural styles appropriate for the Cornerstone TND.

P. Stormwater Management – Quantity and Quality Control

1. Stormwater Management facilities will be integrated into the overall design of the development and design is subject to the approval of the City's Environmental Planner and the Cornerstone Design Review Committee.
2. Water quality will be addressed through a combination of Best Management Practices (BMPs) and low impact development standards. Design of water quality measures is subject to approval of the City's Environmental Planner and the Cornerstone Design Review Committee.

Q. Interpretation and Application of these Design Guidelines

1. Interpretation of TND Plan and Design Guidelines: As detailed plans are submitted and the Cornerstone TND is developed, the Cornerstone Design Review Committee shall review the master streetscape and landscape plan, all site and subdivision plans, all architectural drawings, and all signs for conformance to the TND Plan and these design guidelines. Such review shall

MINUTES FROM THE APRIL 26, 2017 PLANNING COMMISSION MEETING (MINUTES HAVE NOT BEEN APPROVED):

Discussion of amending the Cornerstone guidelines to allow monument signs in Block E:

Ms. Anne Nygaard explained that this item was tabled from their April 12, 2017 meeting to allow the petitioner an opportunity to provide a rendering to show what the sign will actually look like from Greenview Drive. Ms. Nygaard explained that the petitioner has also amended their petition to request a 27 square foot sign as opposed to the 32 square foot sign requested at the last meeting. Planning Commission had been opposed to the 32 square foot sign but had indicated they might consider a 27 square foot sign.

Ms. Nygaard provided the sign rendering the petitioner is proposing. The diesel gas price has been removed. However, if they are able to squeeze that price in to this sized sign somehow, they would be allowed to display that price as well. Ms. Nygaard summarized that they should consider whether or not to allow monument signs in Cornerstone at all, then if so, what size would they recommend. She also recommended they consider whether or not this sets a precedent and if so, whether or not they should draw the line at Block E so that other areas of Cornerstone cannot petition for a monument sign.

Commissioner Light pointed out that as the composition of the Planning Commission changes, the line can also change.

Commissioner Marion noted that the streetscape sign rendering does seem to show that this sign should not obstruct anyone's line of sight. It will be mainly viewed by people that want to turn right into the gas station. There is no left turn possible at this point.

Chair Perault asked if in terms of setting a precedent, would this allow anyone in Cornerstone to petition for a sign of this size? Ms. Nygaard indicated that only the properties within Block E could have a monument sign. If it is limited to Block E, there would be the potential for three monument style signs. She pointed out that property owners in Block A could come in with a petition for monument style signs. The commissioners noted that there is a green sign there now but it is a temporary sign denoting the builder of the convenience store. It will be gone after the building is finished. The pharmacy could get a permit for a monument sign and when there is a business built on the third empty lot, it could also get a permit for a monument sign.

Chair Perault asked Ms. Nygaard if staff is comfortable with this petition since they are recommending approval of monument signs in Block E that are no larger than 27 square feet. Ms. Nygaard acknowledged staff is comfortable with the recommendation because they feel Block E is a little different than the rest of the Cornerstone. Block E is more of an auto oriented area as opposed to the core area of Cornerstone, which is pedestrian oriented.

Chair Perault felt they would be safe from setting a precedent for the rest of Cornerstone because Block E is really separate from the rest of Cornerstone. Chair Perault would like to be able to justify their decision if another parcel owner from Block A comes in and asks for a monument style. They would be able to say that Block E is different than the rest of Cornerstone. Commissioner Marion asked why Block E is even included in Cornerstone. Mr. Martin thought that it was because the same developer owned townhomes behind Block E. The thought was that over time that area might develop into an extension of Cornerstone. Additionally, the parcels are zoned residential, so it allowed for them to be developed as commercial properties.

Commissioner Lowe noted that he is flip flopping on this because if they make an exception for this then they are saying for any future Traditional Neighborhood Development (TND) that they can go ahead

and tweak it as they go along. The monument signs were never originally a part of the Cornerstone TND. They are coming back ten years later and saying they would like to have them now.

Ms. Nygaard thinks it is important to have the process available for them to come back and tweak guidelines because hindsight is 20/20. You don't know where you are going to be ten years later. Whether it is a monument sign or a different style of building, she thinks it is important to be able to tweak things going forward.

Mr. Martin acknowledged that it is concerning because they see developments presented initially and then by the time it is built, it has turned into something different. As they can see, the neighbors have expectations of what they bought into. There is also the fact that Block E is a little different, so there are competing interests. Those are the things that the commission has to weigh.

Chair Perault acknowledged Commissioner Lowe's point and said that if they were not talking about Block E, his mind would be different on whether to allow this. To him, when you drive around there, Block E is very different from the rest of Cornerstone. He does not have a problem with allowing this in Block E but agrees that this style of sign would definitely change the character of the other blocks in Cornerstone. Commissioner Lowe would agree with that but is concerned with what they are saying long term for future TNDs.

Commissioner Marion asked about the rest of Greenview Drive in terms of monument signs. Ms. Nygaard explained that monument signs are only for institutional purposes and would then be limited to 18 square feet. Mr. Martin explained that the American Legion sign and the Marsh Memorial United Methodist Church sign were allowed by conditional use permit. That is how the Zoning Ordinance used to read. The Zoning Ordinance now reads that if these institutions are on a major thoroughfare, they no longer need a conditional use permit for a monument sign but they are limited to 18 square feet.

Commissioner Light noted that he thinks it is Emerson that said "Consistency is the hobgoblin of little minds." He likes the flexibility they have to adjust to changing conditions. But he also recognizes that the property was purchased knowing that no monument signs were allowed in Cornerstone. The property owner was certainly on notice. The people that have their homes in Cornerstone presumably purchased the property with the thought that there would be no monument signs. As he said at the last meeting, he thinks it is the beginning of a degradation of the neighborhood and it is a nice neighborhood. One of the things that breeds cynicism from the average citizen about government and this process is that individuals come in and want to change the rules after the rules have been set. He usually tries to bend over backward to support businesses because they need to do so. It is hard enough to own a small business without having to deal with anti-business government policies. But at some point, a balancing has to come into effect and he thinks that it needs to be recognized that citizens in this area have rights as well. For that reason, he is very sympathetic and he commends the business for modifying their sign request to make it as unobtrusive as possible. But in this case, he is going to be of the little mind that Emerson complained about and remain consistent and will not vote in favor of the petition.

Commissioner Lowe agreed with that assessment. He is familiar with a TND in Maryland and there are no monument signs there because they want to maintain a certain look. He agrees with the residents that bought into Cornerstone that they were buying into a design that was established up front. The concept and dream they bought into is now being changed ten years after the fact. He will not be voting in support of this petition.

Commissioner Bowden feels that these three lots are more of outposts, if you will, to the rest of the development and not residential. To him, this is so different than everything else in Cornerstone. There is a need for a business owner to communicate to its customer. He cannot think of any other way to say it than this is a tasteful way for them to do that versus other things he has seen and is in keeping with what you see on Greenview Drive.

Chair Perault commented they spend a great deal of their time weighing petitions that change what the neighbors are used to living by and we typically tend to approve them. In his mind, this is a small exception. In terms of the big picture, he thinks they are sending a message that they are not rubber stamping these requests. He hopes they are sending the message that they give these requests a great deal of consideration and if an exception is made, there is a good reason.

Commissioner Johnson noted that to her Block E is very different from the Cornerstone complex. Being a realtor and showing homes in Cornerstone frequently, to her it is separate. These three lots are separate from the rest of Cornerstone. The sign is very tasteful. It is a low sign so she does not see it causing traffic issues or blocking things. She feels that Wyndhurst used the word satellite to designate where monument signs are allowed and for her, that would be the same clarification to be used here. Block E parcels are more of satellite lots.

Commissioner Marion appreciates the work the petitioner has done to reduce the size of the sign. She cannot see that it negatively affects the appearance of that block. She would be surprised if a gas station did not have a sign there. To her, the gas station (which looks like it is going to be an attractive building) would typically be more of an eyesore than this nice little sign. They do these things on a case by case basis and in this case, she would be in favor of it.

Commissioner Marion made the following motion, which was seconded by Chair Perault:

"That the Planning Commission recommends to City Council approval of the petition of Dharmandra Patel to allow monument style signs up to twenty-seven (27) square feet in size in Block E of Cornerstone Traditional Neighborhood Development subject to the amended design guidelines."

Commissioner Light pointed out that besides this monument sign, they are allowed the other wall mounted signs. Mr. Martin said they would be allowed wall mounted signage not to exceed 50 square feet and one six square foot sign that is perpendicular to the building. Ms. Nygaard stated that they are also allowed painted window or door signs not to exceed ten percent of the door or window area for a total of four square feet or one awning sign.

For Commissioner Light, if the monument sign were critical for them to be able to communicate with the public and there were no other way, he would probably vote in favor of it. But that is not the case and he sees the monument sign as a matter of business convenience. Mr. Martin pointed out that what they are essentially doing is giving them an additional 27 square feet of signage because the other signage will be permitted by right.

Commissioner Marion pointed out that the monument sign being perpendicular to the road makes it easier for drivers to read as opposed to looking at the side of the building or the canopy. As a matter of safety, this might be a little safer.

The motion passed by the following vote:

AYES:	Bowden, Johnson, Marion, Perault and Rogers	4
NOES:	Light and Lowe	2
ABSTENTIONS:		0
ABSENT:	Rogers	1

Chair Perault noted that he likes it when they are not unanimous. It makes Council do their job and consider this petition in great detail.

April 12, 2017

PLEASE PRINT

[illegible]



Memorandum

Planning Division • Community Development

900 Church Street
Lynchburg, Virginia 24504
P 434-455-3900

To: Planning Commission

From: Anne Nygaard, AICP, Planner II

CC: Tom Martin, AICP, City Planner

Date: April 26, 2017

Re: Cornerstone Design Guideline Amendment for Monument Style Signs in Block E (CUP1703-0001)

On April 12, 2017, Planning Commission heard the petition of Dharmandra Patel to amend the design guidelines for the Cornerstone Traditional Neighborhood Development (TND) to allow monument style signs of up to thirty-two (32) square feet. Following public hearing and discussion, Planning Commission voted to table the petition so that supplemental information could be submitted to help the Commissioners visualize how the monument style signs will appear on the corridor. The submitted rendering is attached and the applicant has now amended the petition to reduce the size of the sign to match Planning Division's recommendation of twenty-seven (27) square feet.

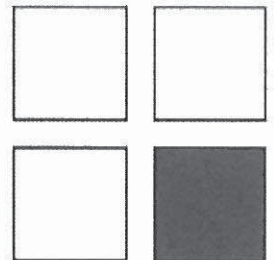
Key points to remember for this discussion:

- Currently this site is permitted:
 - one wall-mounted sign, no more than thirty (30) inches tall and fifty (50) square feet;
 - one hanging sign attached perpendicular to the front face of the building, not exceeding six (6) square feet; and either
 - painted window/door signs not exceeding 10% of the window or door area or a total of four (4) square feet (whichever is less); or
 - one awning sign on the front of the building, no more than twelve (12) inches in height and ten (10) square feet
- Monument style signs are permitted in the "satellite" areas of Wyndhurst, a similar Traditional Neighborhood Development (TND), but only to a maximum of twenty-five (25) square feet.
- Other signs approved by Conditional Use Permit (CUP) within the vicinity of this site, but not within the Cornerstone TND are twenty-two (22) square feet at the American Legion (1301 Greenview) and twenty-five (25) square feet at Marsh Memorial Church (corner of Greenview Drive and Leesville Road).



Design,
Landscaping & Screening
and Architectural Guidelines

Revised 4-3-17



Cornerstone TND

Traditional Neighborhood Development

**Cornerstone Traditional Neighborhood Development
Design, Landscaping and Screening, and Architectural Guidelines
Revised Per Conditions Adopted by the Lynchburg City Council on June 27, 2006
and revised on April 3, 2017.**

4/12/06
Sympoetica

The following written guidelines shall be used in the development of the Cornerstone TND. The guidelines supplement the regulations set forth in Sections 35.1-43.5 through 35.1-43.13 of the City of Lynchburg Zoning Ordinance. Three TND block illustratives are attached in Appendix A, which show typically how the guidelines are to be implemented. Because of the irregular shape of the original neighborhood property, topographic variations, and the TND Plan design, actual blocks will not exactly resemble the block illustratives, but should follow the design principles presented.

A. Land Uses Permitted by Block

The following land uses shall be permitted in the blocks shown on the Cornerstone TND Plan:

Block	Land Uses Permitted (See definitions below)
A	CMX / MF and/or L / W with buildings facing Greenview Drive, Cornerstone Street, <u>Rotunda Street</u> and Portico Street to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings. <u>MF and SFA may be substituted for mixed use buildings facing Rotunda Street and/or Portico Street.</u>
B	CMX / MF and/or L / W with buildings facing Greenview Drive, Cornerstone Street, <u>Rotunda Street</u> and Colonnade Street to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings. <u>MF and SFA may be substituted for mixed use buildings facing Rotunda Street and/or Colonnade Street.</u>
C	Square, <u>Open Space</u> , and CMX / MF and/or L / W with buildings facing Cornerstone Street or the adjacent streets , squares, <u>or open spaces</u> to the maximum extent feasible. MF or office buildings may be substituted for mixed use buildings, facing the square.
D	Square, <u>Open Space</u> , and CMX / MF and/or L / W with buildings facing Cornerstone Street or the adjacent streets , squares, <u>or open spaces</u> to the maximum extent feasible. MF or office buildings may be substituted for mixed use buildings, facing the square.
E	CMX / MF and/or L/W with Buildings facing Greenview Drive to the maximum extent feasible. Squares are also permitted to compliment the CMX / MF and L/W buildings.
F	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
G	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
H	MF and/or SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted. At least fifty percent (50%) of dwelling units shall be condominium units for sale.
I	MF and/or SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted. At least fifty percent (50%) of dwelling units shall be condominium units for sale.
J	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
K	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
L	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
M	SFA buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.

N	SFA and/or SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
O	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
P	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
Q	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.
R	SFD buildings facing adjacent streets or squares. Squares, parks, open space and civic uses are also permitted.

Civic: A civic use as defined in Section 35.1-43.7 (d) of the Zoning Ordinance.

CMX / MF: Mixed use buildings with retail, service, restaurant, entertainment or office uses (CMX) on the first floor and residential (MF) or office uses on the floors above. There may be single ownership of such buildings, or ownership of space within the building may vary within and between floors.

MF: Multi-family residential buildings, which may be apartments or condominiums.

L / W: Live-work buildings with retail, service or office uses on the first floor and residential uses on the floors above. This arrangement would allow an owner to work on the first floor and live on the floors above.

Park: As defined in Section 35.1-43.5 (c) (8) of the Zoning Ordinance.

Open Space: As defined in Section 35.1-43.5 (c) (7) of the Zoning Ordinance.

SFA: Single family attached (townhouse) residential buildings.

SFD: Single family detached residential buildings.

Square: A formally landscaped passive green space as defined in Section 35.1-43.5 (c) (10) that abuts a public or private street.

B. Uses Permitted Only by Conditional Use Permit within Cornerstone

1. Veterinarian Hospitals with or without outdoor kennels
2. Care Centers, excluding day care centers
3. Churches or other places of worship
4. Group Homes
5. Nursing Homes or Assisted Living Facilities
6. Community Swimming Pools
7. Commercial Recreation Establishments
8. Public or Community Recreational Facilities

C. Height, Setback, and Bulk Standards for Principal Use Buildings and Structures

1. Heights and Setbacks

			Setbacks in Feet		
TND Area	Min. / Max. # stories	Max. height In feet ⁶	Front Min. -Max. ¹	Side Min. Total ²	Rear Min.
Core					
Commercial/Service/Office	2 - 5 ⁴	75	0 – 10	---	---
Multifamily residential	2 - 5 ⁴	75	0 – 10	---	---
Mixed Use ³	2 - 5 ⁴	75	0 – 10	---	---
Transition					
Office	2 - 4	48	0 – 15	---	---
Multifamily residential	2 - 6 ⁵	75	0 – 20	---	---
Single-family attached	2 - 3	40	0 – 15	---	---
Single-family detached	2 - 3	40	0 – 25	12	25
Mixed Use ³	2 - 4	48	0 – 15	---	---
Civic	1 - 4	48	---	---	---
Edge					
Single-family attached	2 - 3	40	0 – 15	---	---
Single-family detached	2 - 3	40	0 – 25	12	25
Civic	1 - 3	40	0 – No Max.	---	---

- ¹ For all uses, the maximum front yard may be increased above the maximum width listed, if it can be demonstrated by the applicant during site plan review that topographic constraints justify a wider front yard. For example, a wider front yard may be needed to minimize grading, to avoid building in a swale, or to ensure that the front door of a building is at the same grade or higher than street grade. For mixed use buildings in the core or transition areas, the front yard may also be increased to twenty-five (25) feet to create a plaza, landscaped entry area, or outdoor eating area. Within any one block, the latter increases in front yard shall be limited to 25 % of the total block face.
- ² The width of side yards combined for single-family detached residential buildings shall not be less than this twelve-foot minimum. Zero-lot line single-family detached residential buildings are permitted as long as the side yard on the opposite side of the lot is as wide as twelve feet. For all building types, if a side yard on one side of at least twelve feet is not provided, then rear access to the lot via an alley or driveway must be provided.
- ³ Mixed use buildings include CMX / MF and L / W buildings.
- ⁴ Buildings facing Greenview Drive and Cornerstone Street should have at least 3 stories, although the Cornerstone Design Review Committee or City Design Review Board may approve buildings of fewer stories as long as the height of such buildings is at least ~~twenty-eight (28)~~ **twenty-four (24)** feet. Of all buildings located in the core area, no more than fifty percent (50%) may be five (5) stories as defined by the International Building Code (IBC). The developer shall reduce the square footage of the 5th floors of buildings in the core area, if requested by the City, by an amount equal to the area recovered by a reduction in parking spaces required by the City's Zoning Ordinance.

⁵ Where MF buildings are located adjacent to or directly across the street from SFD buildings, the MF buildings are limited to 4 stories with a maximum height of 48 feet.

⁶ No building within four hundred feet (400') of Windsor Hills neighborhood may be in excess of four (4) stories.

2. Building bulk: single-family attached residential buildings shall contain no more than 9 units per building.

D. Height, Setback, and Bulk Standards for Accessory Use Buildings and Structures

1. Accessory use buildings and structures shall not exceed two (2) stories and shall have a maximum height of 25 feet.

2. Accessory buildings and structures shall be located to the rear of principle use buildings. There are no required rear or side yards for accessory use buildings; however, they shall be located so as not to block pedestrian access to the rear of the principle building. A garage that is attached to a principle building only by a breezeway or enclosed corridor shall be considered an accessory building.

E. Lot Coverage and Use

1. Maximum lot coverage by principle and accessory buildings and structures shall be 70%.

2. Each single family dwelling lot shall contain a private yard area of at least 400 square feet behind or to the side of the house.

F. Signs

1. Residential uses: Signs may be erected as permitted under Section 35.1-26.8 (a) and (b) of the Zoning Ordinance.

2. Commercial/Service and Office uses:

a. For each ground level business, signs may be erected as follows:

1) Any one of the following types of signs:

a) One wall-mounted sign on each side of the building facing and having an entrance on a street, square, or parking lot. Such sign shall be no more than thirty (30) inches in height. Commercial/service signs shall be no more than twenty-five (25) square feet in area plus one square foot per lineal foot of storefront width over twenty-five (25) feet, but not to exceed a maximum of fifty (50) square feet. Office signs shall not exceed twenty-four (24) square feet in size. **Square or circular signs are also permitted provided they do not exceed twelve (12) square feet.**

b) One hanging sign attached perpendicular to the front face of the building. The hanging sign shall not exceed six (6) square feet in size. It shall not extend more than four (4) feet from the face of the building and the bottom of the sign must be at least 8 feet from the ground.

And any one of the following types of signs:

- c) Painted window/door signs not exceeding 10% of the window or door area on which they are painted, or a total area of four (4) square feet per store front, which ever is less.
 - d) One awning sign on the front of the building. The letter and symbols shall be located on the front panel (valance) of the awning. Such sign shall be no more than twelve (12) inches in height and no more than ten (10) square feet in area.
3. Multi-story Commercial/Service, Office or Mixed Use Buildings: Each building may have one of each of the following for each side of the building having a major entrance, in addition to the business signs described in E.2. above:
- a. One wall-mounted or inscribed building identification sign providing a name for the building, such sign not exceeding twenty-four (24) square feet in area.
 - b. One wall-mounted building directory sign identifying the occupants of the building and located next to an entrance. Such sign shall not exceed three (3) square feet in size.
4. Civic uses: Signs may be erected as permitted under Section 35.1-26.8 (b) of the Zoning Ordinance.
5. Sign style, material, and colors: For all uses, the style, materials, and colors of signs shall be designed to be compatible with those of the building on which they are erected. No flashing lights or plastic panel signs are permitted.
6. Sign review and approval: All signs shall be reviewed and approved by the Cornerstone Design Review Committee prior to installation.
7. Monument style signs shall be allowed in Block E provided that such sign does not exceed twenty-seven (27) square feet in area.
8. A maximum of one (1) monument sign will be allowed on each individual lot within Block E and no more than one per every 200 feet of frontage (will allow one for each existing property but not more if properties are subdivided).
9. Only gas prices will be allowed to be displayed digitally.
10. Lighted signs will need to include an auto-dimming feature.

G. Banners

Street banners shall be permitted on street light poles or poles without lights along Greenview Drive and Cornerstone Street. Single or double banners are permitted on each pole. The maximum size per banner is 8 square feet. Messages on banners are limited to display of the neighborhood name or a neighborhood or City event. Banners shall not be used for business advertising.

H. Outdoor Lighting

- 1. Street lights shall be provided at regular intervals along all streets in the core and along all streets in areas where multi-family residential uses predominate. In single family residential areas, street lights shall be provided at least at all intersections, including alley entrances. Outdoor lighting shall also be provided in squares and in parking areas to permit these areas to be used safely at night.
- 2. Lighting fixtures located on public land or on private lands open to the public shall be designed to illuminate public areas: streets, sidewalks, squares, parking lots open to the public, and public entrances to buildings. They may also be used to illuminate focal elements, such as gazebos, public art, steeples, towers, or special plantings. Street lights shall minimize illumination of non-

commercial private buildings and lots and shall be designed to prevent glare affecting motorists and to minimize overhead sky glow.

3. A consistent style of street lights shall be set for each area of the TND (core, transition, edge, satellite). The style shall generally be compatible with the architectural styles predominating in each of these areas; however, the ability of the fixtures to meet the standards of section G.2. shall not be compromised for style consistency.

I. Public Streets and Bicycle and Pedestrian Trails

1. Street cross sections: Typical street cross-sections for the TND are presented in Appendix B. Parking is shown on both sides of the street in each section, though it may not be provided on both sides in edge areas when not needed to meet parking requirements.
2. Cul-de-sacs: No cul-de-sacs shall be constructed except as shown on the approved TND Plan.
3. The proposed roads connecting to Greenview Drive shall be limited to three (3) full intersections and three (3) right in and right out intersections.
4. Bicycle and pedestrian connections within right-of-ways for Hunterdale Drive and Cupola Street: A bicycle / pedestrian trail shall be provided within each of these rights-of-way to connect to the existing stub streets in the adjacent neighborhood instead of the construction of streets. The rights-of-way will be reserved for future vehicular access, when such access is determined to be appropriate by City Council.

J. Private Streets and Alleys

1. Private streets shall have a minimum right-of-way of forty (40) feet for a two-way street and 25 feet for a one-way street. Travel lanes shall be at least 9.5 feet wide.
2. Alleys shall have a minimum width of twelve (12) feet and may serve directly as travel aisles for off-street parking.
3. Alley and parking lot drive aisle connections to Greenview Drive shall be permitted only by approval of the Cornerstone Design Review Committee or the City Design Review Board.

- K. Transit Facilities: Bus stops to facilitate transit use shall be provided at strategic locations throughout the TND as coordinated with the Greater Lynchburg Transit Company. A bus shelter shall be provided in the core area.

L. Parks and Squares

1. Parks
 - a. All amenities in the area designated as park on the TND plan shall be the responsibility of the developer. All improvements are subject to approval by the Director of Parks and Recreation.

- b. All park areas shall be connected to the overall development by a series of trails and/or sidewalks.

2. Squares

- a. A square is a formally landscaped passive green space as defined in Section 35.1-43.5 (c) (10) that abuts a public or private street. Squares shall have a sidewalk along at least one street frontage. Squares shall be visible to drivers from the street and shall be designed to add visual focal points within the streetscape.
- b. Buildings that front on a square shall provide a primary entrance onto the square. Appendix C provides photographic examples and an illustrative sketch of buildings fronting on squares to show generally how buildings on squares in Cornerstone shall be designed.

M. Streetscape Character

- 1. Urban streetscape: An urban streetscape that minimizes views of off-street parking lots and structures from the street shall be achieved to the extent possible by lining the streets with buildings and designing large buildings to turn corners at key intersections (that is, face onto both streets). Such an urban streetscape is essential along Greenview Drive and Cornerstone Street within the core.
- 2. Streetscape building character: Streetscapes shall not be dominated by buildings that do not face the street or have an entrance onto the street. While the sides of building must sometimes be located along a street, particularly for buildings at corners, a streetscape where many or all of the buildings present their sides to the street is unacceptable. Buildings shall not present their rear facades to the street, except in unusual circumstances as approved by the Cornerstone Design Review Committee or City Design Review Board, and where appropriate screening or architectural treatment has been provided.
- 3. Views of garages: Within SFD and SFA residential areas of the TND, no parking garage, whether free-standing or within a residential building, shall face a public street or square, unless it is set back behind the residential building it serves. The purpose of this guideline is to prevent streetscape views dominated by garage doors. Figure A shows how this guideline can be met.

With regard to MF, CMX and L/W areas of the TND, buildings shall be designed so that garage doors, if any, do not face the street, provided however, that the Cornerstone Design Review Committee or the City Design Review Board may make exceptions to this guideline for well-designed development that prevents streetscape views dominated by garage doors.

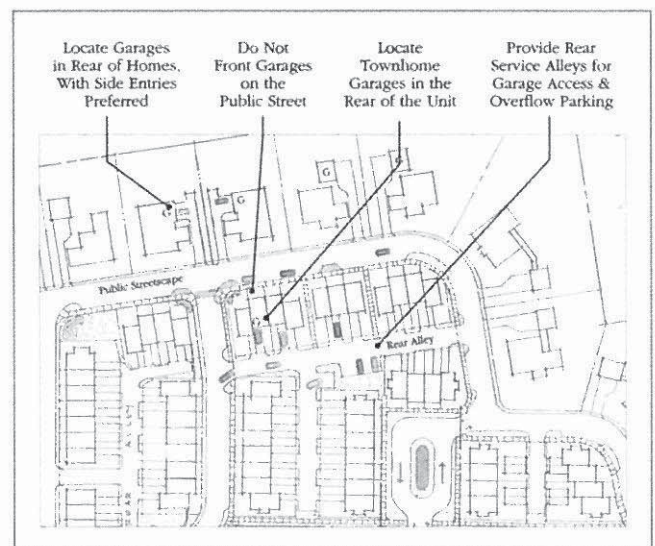


Figure A

4. Views of Drive-thru facilities: Banks with drive-thru facilities are permitted within the TND; however, the drive thru lanes and windows shall not be located on the front street side of the building. They shall be located only on the rear or side of the building.

N. Streetscape and Landscape Plans and Requirements

1. Master Streetscape and Landscape Plan: Prior to development of the first street or block within the TND, the master developer shall submit a master streetscape and landscape plan to the Cornerstone Design Review Committee for approval. This plan shall show all planned streetscape improvements and landscape plans for public areas. Streetscape elements to be specified include: street tree types and spacing, tree planting areas, tree grates, ground covers, sidewalk and crosswalk widths and paving treatments, street furniture (trash receptacles, benches, bicycle racks, bus shelters, street signs, etc.), and light fixtures. Landscape plans shall show how squares, open space areas, and stormwater management facilities will be landscaped. This plan shall meet the standards provided below or the standards of the City Code applicable at the time of submittal, whichever requires more or higher quality landscape treatment as determined by the Cornerstone Design Review Committee or City Design Review Board.

Landscaping within the twenty-five-foot (25') buffer area along the northeastern property line shall consist of one (1), one and five tenths inch (1.5") caliper tree for every ten (10) feet of property line. Landscaping shall consist of a mixture of evergreen and deciduous trees and may be placed in collective groupings as approved by the City Planner.

2. Sidewalks: Within the core, except along Greenview Drive, sidewalks shall be provided on both sides of the street and shall be at least eight (8) feet wide in the central core area and at least six (6) feet wide along streets at the perimeter of the core. Along Greenview Drive, sidewalks shall be at least (10) ten feet wide. Outside of the core, sidewalks shall be at least five (5) feet wide. Sidewalks shall be constructed in concrete, brick, unitized pavers, or a combination thereof. In the core area, special treatment of sidewalks and crosswalks shall be provided as specified in the Master Streetscape and Landscape Plan. Asphalt, gravel, or wood chips may only be used for off-street pedestrian paths.
3. Street trees: Street trees shall be planted at a minimum of 40 feet on center except where driveways and utilities require modification of the interval or where a preserved woodland abuts the street. Street trees shall be planted when the street is constructed.
4. Landscaping of Squares: Squares shall be landscaped with a variety of trees, shrubs, and ground covers with special paving areas, street furniture, and other focal elements to create an attractive public meeting space for the neighborhood. The landscape design shall maintain visibility of commercial display windows and signs to the extent possible.

5. Parking lot landscaping: Off-street parking areas shall contain landscaped planting islands every 10 to 15 spaces or planting strips between parking bays so that at least 5% of the area of the parking lot is landscaped. Where a parking lot abuts a street, landscape screening shall be provided using one or more of the options illustrated in Figure B. The options showing walls are most appropriate where screening is needed between commercial parking areas and residential uses across the street.
6. Walls and fences: Walls and fences shall be designed to be compatible with the styles, materials, and colors of nearby buildings. Fences and walls used for screening shall be at least four (4) feet in height. Front yard fences and walls shall be four (4) feet or less in height. If wood fencing is used for screening, brick, stone, or other masonry units shall be used for columns to add permanence and visual interest to the fence. Chain link and stockade fences are not permitted in front yards or along streets.
7. Landscaping of stormwater management facilities: All stormwater management facilities shall be screened from view of any public or private street or any adjacent residential area, except when the facility is designed for display as a water feature or naturalized planting area. Screening may be accomplished by a combination of evergreen vegetation, walls, fences, or earthen berms, which shall have a height sufficient to screen the facility at installation. Chain link fence shall not be used as the sole method of screening.

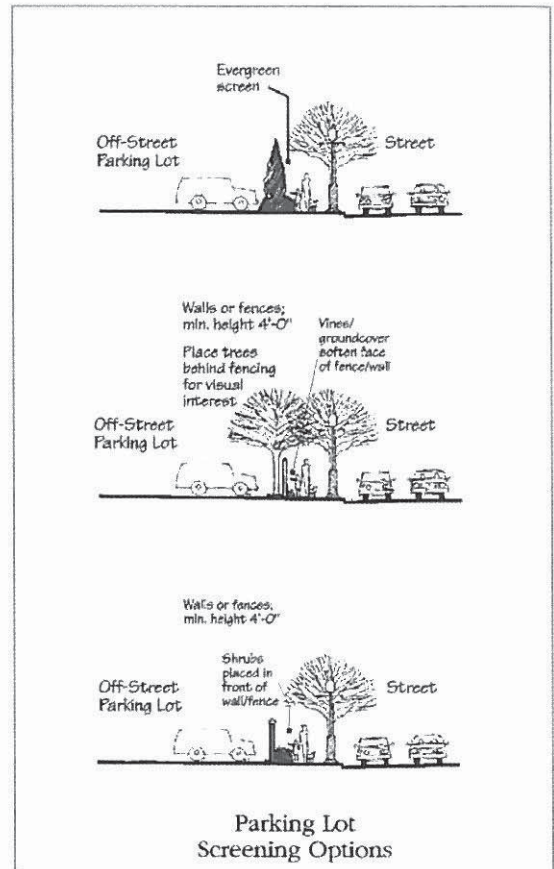


Figure B

Sympoetica 2006 ©

O. Architectural Guidelines

1. Building Form

- a. Buildings shall be designed with a vertical or a balance of vertical and horizontal directional emphasis, not a primarily horizontal directional emphasis, as illustrated in Figure C.
- b. Front building facades of large buildings shall be articulated or the architectural mass broken into multiple buildings so as to provide visual variety along the street.
- c. Architectural focal elements, such as towers, clocks, steeples, etc., where provided, shall be located at the corners of buildings or sited as to provide a visual focal point at the end of a vista.



Figure C

Sympoetica 2006 ©

2. Building Character and Image

- On non-residential buildings, facades that front on streets or squares shall be modulated with features that provide visual variety to flat wall surfaces, such as windows, entrance areas, arcades, porches, pilasters, awnings, and/or trellised vines. On side or rear facades of non-residential buildings that face the fronts of residential buildings (directly or across a street), such features as listed above or false windows and doors shall be provided. Such false windows and doors shall be painted or trimmed with frames, sills, and lintels, or similarly proportioned facade treatments to provide visual interest and human scale.
- A mixture of pitched, gabled, true mansard, and flat roofs may be used; however, flat roofs shall feature a three-dimensional cornice treatment on all walls facing streets, squares, or the fronts of residential buildings. Such cornice treatment shall be compatible with the over-all style of the building.
- Service functions (delivery, loading, outdoor HVAC units, trash receptacles, etc.) shall be incorporated into the overall design theme of the buildings and landscape so that these functions are screened from view to the greatest extent possible. Rooftop units shall be screened so as to not be visible from the street as illustrated in Figure D.

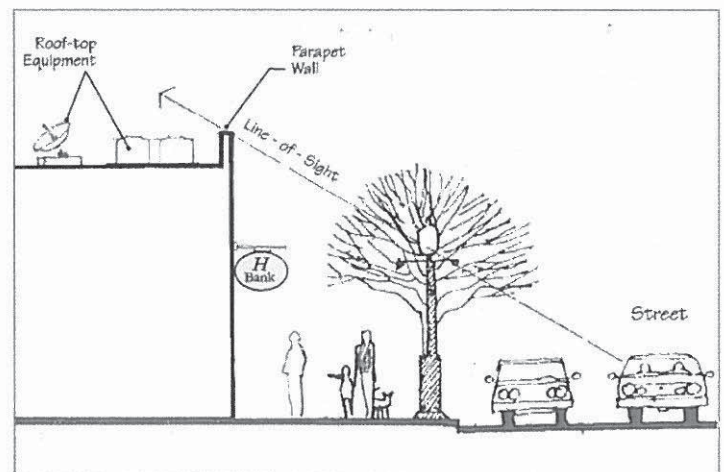


Figure D

Sympoetica 2006 ©

- Building Fronts and Entrances:** All buildings shall have a primary entrance onto a public or private street or square. Where there are multiple businesses within a building, each first floor business shall have a primary entrance onto a public or private street or square. A private street does not include an alley or drive aisle within a parking lot. The intent of this section is to ensure that each building has a major presence on a street or square and not on an alley or parking lot.

4. Building Materials

- a. The following building facade materials are permitted in the Cornerstone TND:
 - horizontal wood, vinyl, or fiber-cement textured siding
 - wood brackets, decorative elements, sculpture
 - brick, stone, tinted and textured concrete masonry units, stucco, terra cotta, ceramic tile
 - decorative metal grill work and sculpture, but no extensive metal sheathing
- b. Within the core area, buildings shall be clad primarily in masonry, though areas above the first floor may be clad in wood, vinyl, or fiber-cement textured siding, ~~provided, however, that such siding shall cover no more than 20% of any building facade.~~
- c. Windows and doors shall be individually defined with detail elements, such as frames, sills, and lintels. Glass curtain walls and strip windows shall not be used.

5. Building Style

- a. Residential buildings shall be of styles similar to any of the buildings presented in the *TND Series, Traditional Neighborhood Design, Volume I*, edited by the Town Planning Collaborative (Homestyles Publishing and Marketing, Inc., St. Paul, MN, 1997).
- b. Mixed use, CMX, and office buildings shall recall the styles of buildings constructed in Virginia downtowns between colonial times and 1940. Such styles include: Federal, Greek Revival, Italianate, Victorian (Gothic, Romanesque, Renaissance, Functional), Second Empire, Queen Anne, Beaux Arts Classical, and Art Deco. The goal of building design shall not be to recreate Lynchburg's downtown or any particular Virginia historic downtown, but to create an architectural streetscape that is of the same human scale, building proportions, and character as such downtowns. Since many historic downtowns developed over a period of time and contain a mix of architectural styles, this TND may also contain a mix of styles.
- c. Civic buildings shall be designed to be compatible with residential and commercial styles presented above.
- d. Appendix D provides photos of residential and commercial / mixed use buildings that are representative of the types of building architectural styles appropriate for the Cornerstone TND.

P. Stormwater Management – Quantity and Quality Control

1. Stormwater Management facilities will be integrated into the overall design of the development and design is subject to the approval of the City's Environmental Planner and the Cornerstone Design Review Committee.
2. Water quality will be addressed through a combination of Best Management Practices (BMPs) and low impact development standards. Design of water quality measures is subject to approval of the City's Environmental Planner and the Cornerstone Design Review Committee.

Q. Interpretation and Application of these Design Guidelines

1. Interpretation of TND Plan and Design Guidelines: As detailed plans are submitted and the Cornerstone TND is developed, the Cornerstone Design Review Committee shall review the master streetscape and landscape plan, all site and subdivision plans, all architectural drawings, and all signs for conformance to the TND Plan and these design guidelines. Such review shall

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **June 13, 2017**

AGENDA ITEM #: **5**

CONSENT:
ACTION: **X**

REGULAR: **X**
INFORMATION:

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Vacate a portion of Logans Lane

Strategic Pillar(s) Impacted:

☐ Arts & Culture	☐ Citizen Engagement & Social Capital	☐ Economic Development	☐ Healthy & Active Living
☐ Infrastructure	☒ Land Use	☐ Lifelong Learning	☐ Natural Resources
☐ Neighborhoods	☐ Safe Community	☐ Social Equity	☐ Transportation
			☐ Administrative

RECOMMENDATION: Approval of the right-of-way vacation.

SUMMARY: Logans Landing, LLC., the owner of 6335 and 6343 Logans Lane, is petitioning to vacate a portion of right-of-way located at the end of Logans Lane. The total area of the proposed vacation is eight hundredths (0.08) of an acre and includes a portion of the street. The right-of-way vacation would have minimal impact on traffic given the location at the end of the street. The petitioner erected a sign notifying the public of the request for a street vacation. Notices were also mailed by City staff to owners within 200 feet of the area proposed for vacation.

PRIOR ACTION(S):

April 4, 2017: The Technical Review Committee (TRC) reviewed the petition. The TRC comments have been incorporated into the proposed ordinance.

June 13, 2017: The Physical Development Committee will review this item at their meeting.

FISCAL IMPACT: \$2,000 Assessed value

CONTACT(S): Rachel Frischeisen, Planner – 455-3900
Tom Martin, City Planner – 455-3900
Kent White, Director of Community Development – 455-3900

ATTACHMENT(S):

- Ordinance
- Application
- Plat

REVIEWED BY: bms

UNCODIFIED ORDINANCE:

AN ORDINANCE VACATING A PORTION OF RIGHT-OF-WAY ALONG LOGANS LANE.

WHEREAS, Logans Landing, LLC., is petitioning to vacate a portion of right-of-way along Logans Lane; and

WHEREAS, City Council finds that no public inconvenience will result from vacating the right of way; and

WHEREAS, City Council determined that the City has no need for the portion of public right-of-way in question and the City's continued ownership of such public right-of-way is not necessary or required to serve the best interest of the City;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Lynchburg, on its own motion, and in accordance with the provisions of Section 15.2-2006 of the Code of Virginia, 1950, as amended, and Sections 35-71 through 35-77 of the City Code, 1981, as amended, the following described right of way be, and the same hereby is, discontinued and vacated, namely:

BEGINNING AT A POINT ON THE EXISTING RIGHT OF WAY OF LOGANS LANE AND ON THE NORTH EAST PROPERTY LINE OF TAX PARCEL #24405002 THENCE ALONG THE RIGHT OF WAY OF LOGANS LANE NORTH 34 DEGREES 26 MINUTES 20 SECONDS EAST 56.02 FEET TO A POINT ON THE NEW RIGHT OF WAY OF LOGANS LANE, THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52 DEGREES 10 MINUTES 29 SECONDS, A RADIUS OF 60.00 FEET, A LENGTH OF 54.64 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 12 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 52.77 FEET TO A POINT, THENCE LEAVING SAID NEW RIGHT OF WAY SOUTH 34 DEGREES 26 MINUTES 20 SECONDS WEST 92.36 FEET TO A POINT, THENCE NORTH 34 DEGREES 17 MINUTES 06 SECONDS WEST 20.18 FEET TO A POINT, THENCE NORTH 34 DEGREES 16 MINUTES 15 SECONDS WEST 33.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.080 ACRES.

Provided, however, that any easement to locate, relocate, repair, replace, maintain and perpetually operate all utilities currently located therein or needed by the City in the future is hereby reserved unto the City of Lynchburg and the construction of a permanent structure over any utility line without the prior written approval of the City is prohibited.

BE IT FURTHER ORDAINED that the Clerk of Council is hereby authorized and directed to deliver a duly certified copy of this ordinance to the Clerk of the Circuit Court for the City of Lynchburg so that said certified copy of this ordinance may be recorded as deeds are recorded and indexed in the name of the City of Lynchburg, and the City Manager is hereby authorized to sign any documents that may be needed to complete the vacation of the right-of-way.

Adopted:

Certified: _____
Clerk of Council

083K

APPLICATION FOR THE VACATION OF A

PORTION OF LOGANS LANE

(Street/Alley)

LOCATED BETWEEN TIMBERLAKE ROAD AND THE END OF LOGANS LANE

The undersigned applicant, Logans Landing, LLC, pursuant to the provisions of Section 15.2-2006 of the Code of Virginia, 1950, as amended, and Section 35-71 through Section 35-77 of the City Code, 1981, as amended, respectfully makes application to the Lynchburg City Council for the vacation of that certain parcel described as follows:

BEGINNING AT A POINT ON THE EXISTING RIGHT OF WAY OF LOGANS LANE AND ON THE NORTH EAST PROPERTY LINE OF TAX PARCEL #24405002 THENCE ALONG THE RIGHT OF WAY OF LOGANS LANE NORTH 34 DEGREES 26 MINUTES 20 SECONDS EAST 56.02 FEET TO A POINT ON THE NEW RIGHT OF WAY OF LOGANS LANE, THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 52 DEGREES 10 MINUTES 29 SECONDS, A RADIUS OF 60.00 FEET, A LENGTH OF 54.64 FEET, A CHORD BEARING OF SOUTH 74 DEGREES 12 MINUTES 15 SECONDS EAST AND A CHORD DISTANCE OF 52.77 FEET TO A POINT, THENCE LEAVING SAID NEW RIGHT OF WAY SOUTH 34 DEGREES 26 MINUTES 20 SECONDS WEST 92.36 FEET TO A POINT, THENCE NORTH 34 DEGREES 17 MINUTES 06 SECONDS WEST 20.18 FEET TO A POINT, THENCE NORTH 34 DEGREES 16 MINUTES 15 SECONDS WEST 33.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.080 ACRES.

The applicant further requests the Lynchburg City Council to hold a public hearing on this application at its meeting to be held in the Council Chambers, City Hall, 900 Church Street, Lynchburg, Virginia, on June 13th, at 7:30 p.m., or as soon thereafter as the matter may be heard, and at the conclusion of which hearing to consider whether or not to vacate the above described .

Given under my hand this 22nd day of May, 2017.

Applicant: Logans Landing, LLC

By: George W. Lester II

Address: PO Box 4782
Martinsville, VA 24115

Telephone Number: 276-656-3212

WE, THE ADJOINING PROPERTY OWNER(S), ARE IN AGREEMENT TO THE
VACATION OF THE ABOVE DESCRIBED PROPERTY:

Beacon Credit Union Inc.

By: G. W. Miller
Pres. / CEO

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

REPRESENTATIVE OF LOGANS LANDING LLC DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

COUNTY/CITY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR
THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES
WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC REGISTRATION NO. _____

SOURCE OF TITLE: PID #24405003
SLEEPY CAT LLC
INST. #100004645

SOURCE OF TITLE: PID #24405009
BEACON CREDIT UNION INC.
D.B. 1139 PAGE 371

SOURCE OF TITLE: PID #24405004
LOGANS LANDING LLC
INST. 160006185

SOURCE OF TITLE: PID #24405002 & 24405005
LOGANS LANDING LLC
INST. #160004961

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

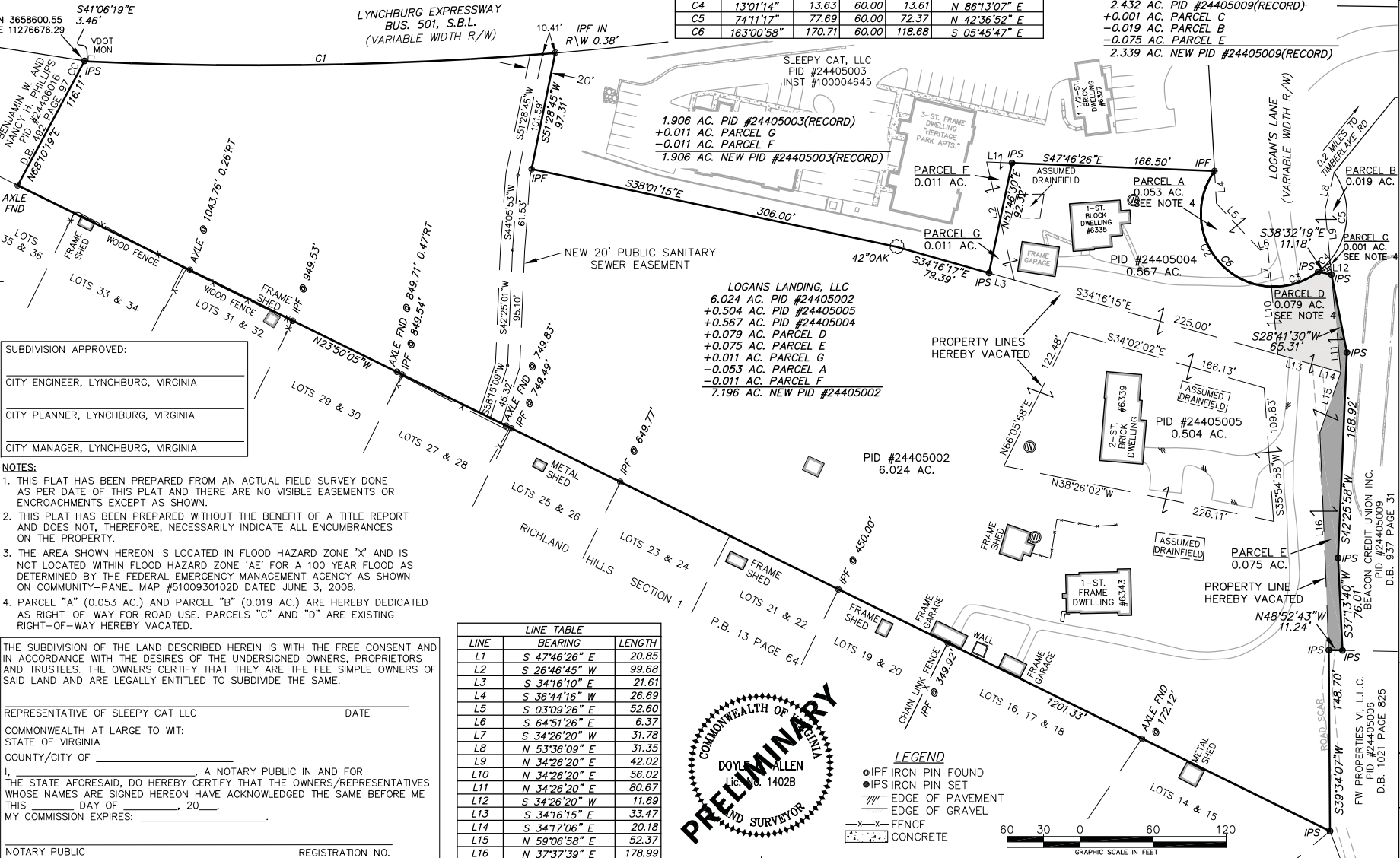
REPRESENTATIVE OF BEACON CREDIT UNION DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

COUNTY/CITY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR
THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES
WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC REGISTRATION NO. _____

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	71°5'19"	383.52	3028.79	383.27	S 51°04'58" E
C2	123°51'42"	129.71	60.00	105.89	S 13°48'50" W
C3	39°09'15"	41.00	60.00	40.21	S 67°41'39" E
C4	13°01'14"	13.63	60.00	13.61	N 86°13'07" E
C5	74°11'17"	77.69	60.00	72.37	N 42°36'52" E
C6	163°00'58"	170.71	60.00	118.68	S 05°45'47" E



SUBDIVISION APPROVED:

CITY ENGINEER, LYNCHBURG, VIRGINIA

CITY PLANNER, LYNCHBURG, VIRGINIA

CITY MANAGER, LYNCHBURG, VIRGINIA

NOTES:

1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'X' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'AE' FOR A 100 YEAR FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL MAP #5100930102D DATED JUNE 3, 2008.
4. PARCEL "A" (0.053 AC.) AND PARCEL "B" (0.019 AC.) ARE HEREBY DEDICATED AS RIGHT-OF-WAY FOR ROAD USE. PARCELS "C" AND "D" ARE EXISTING RIGHT-OF-WAY HEREBY VACATED.

THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

REPRESENTATIVE OF SLEEPY CAT LLC DATE

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA

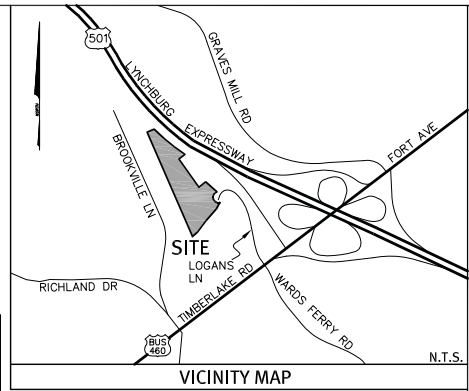
COUNTY/CITY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR
THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES
WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME
THIS _____ DAY OF _____, 20____.
MY COMMISSION EXPIRES: _____, 20____.

NOTARY PUBLIC REGISTRATION NO. _____

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 47°46'26" E	20.85
L2	S 26°46'45" W	99.68
L3	S 34°16'10" E	21.61
L4	S 36°44'16" W	26.69
L5	S 03°09'26" E	52.60
L6	S 64°51'26" E	6.37
L7	S 34°26'20" W	31.78
L8	N 53°36'09" E	31.35
L9	N 34°26'20" E	42.02
L10	N 34°26'20" E	56.02
L11	N 34°26'20" E	80.67
L12	S 34°26'20" W	11.69
L13	S 34°16'15" E	33.47
L14	S 34°17'06" E	20.18
L15	N 59°06'58" E	52.37
L16	N 37°37'39" E	178.99



- LEGEND**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - x-x- FENCE
 - CONCRETE



HURT & PROFFITT
INCORPORATED
2501 LYNCHBURG ROAD
LYNCHBURG, VA 24501
800.242.4906 TOLL FREE
434.847.7796 MAIN
434.847.0047 FAX

PLAT SHOWING
LOGANS LANE RIGHT-OF-WAY VACATION & DEDICATION
PARCEL EXCHANGE BETWEEN SLEEPY CAT LLC & LOGANS LANDING LLC
PARCEL ACQUIRED FROM BEACON CREDIT UNION INC.
CITY OF LYNCHBURG, VIRGINIA

PROJECT NO. 20160815
G.L. NO. _____
FILE NO. SL-14687
DATE: 4-25-2017
DRAWN BY: TWB
CHECKED BY: DBA

HURT & PROFFITT

SHEET NO.
1 OF 1

AGENDA ITEM # 6

From: Haley Wilson [<mailto:haley@virginia-organizing.org>]
Sent: Wednesday, May 17, 2017 5:55 PM
To: Chambers, Valeria
Subject: Public comment for City Council

Hello, Mrs. Chambers,

A member of Virginia Organizing, Pastor Reason Chandler, who resides at 903 Jackson Street, Lynchburg, VA 24504 would like to address City Council at the next meeting (May 23, 2017). His written comment is attached.

Thanks so much,

Haley Wilson

--

Haley Wilson
Lynchburg Organizer
haley@virginia-organizing.org
www.virginia-organizing.org
434.907.6116 (work/cell)

087K

Good evening. I am Pastor Reason Chandler. I'm here as a member of Virginia Organizing, a social justice group working to disrupt the school-to-prison pipeline here in Lynchburg. We are a group of parents, grandparents and concerned community members who want to see suspensions reduced and a more equitable discipline system in our Lynchburg City Schools. We have had two productive meetings with Superintendent Dr. Brabrand in the last few months but have so far been unable to schedule meetings to talk with and learn from any of our School Board members.

As I understand it, each of you City Councilors appointed our School board members to represent all Lynchburg City residents. As a parent of a student at Dunbar Middle School, having no access to my city officials other than speaking at them during a public comment session, just like I'm doing now at you, with no ability to have an actual conversation with them, I am frustrated and confused. Virginia Organizing has been told there is a policy in place that does not allow School Board members to meet individually with community members or groups. We have been unable to find any formal policy confirming this, and are left assuming this is more of an informal practice.

I'm here to ask each of you council members to urge our School Board members to start engaging with the community you appointed them to serve -- to meet not only with our group but with any community member or group who is concerned about and wants to help improve our school system. Thank you.

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **June 13, 2017**

AGENDA ITEM #: **7**

CONSENT:
ACTION: **X**

REGULAR: **X**
INFORMATION:

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: Resolution Authorizing the Issuance of Bonds for Centra Health, Inc.

Strategic Pillar(s) Impacted:

☐ Arts & Culture	☐ Citizen Engagement & Social Capital	☒ Economic Development	☐ Healthy & Active Living
☐ Infrastructure	☐ Land Use	☐ Lifelong Learning	☐ Natural Resources
☐ Neighborhoods	☐ Safe Community	☐ Social Equity	☐ Transportation
			☐ Administrative

RECOMMENDATION: Adopt the attached resolution authorizing the issuance of up to \$280,000,000 in bonds through the Economic Development Authority of the City of Lynchburg for the benefit of Centra Health, Inc.

SUMMARY: The attached information provided by Ted Craddock, counsel to the Economic Development Authority of the City of Lynchburg, explains the proposed issuance in detail. Centra Health has requested the Economic Development Authority to issue its revenue bonds, with the principal obligation not to exceed \$280,000,000 in total. The bond issue will include no more than \$50,000,000 in new money and the remainder being used to refinance existing obligations. Centra Health plans to use the \$50,000,000 for a combination of smaller projects to construct, renovate, and equip medical facilities, including hospitals and hospital based clinics, in order to provide expanded access to medical services to the communities that Centra Health serves.

The Economic Development Authority of the City of Lynchburg, in accordance with Federal and State law, serves as a conduit for the bonds and assumes no financial responsibility or costs.

The Economic Development Authority for the City of Lynchburg has conducted the requisite public hearing and adopted a resolution recommending that City Council authorize the bonds.

The issuance of the bonds through the Economic Development Authority of the City of Lynchburg places no obligation on the City of Lynchburg.

PRIOR ACTION(S): N/A

FISCAL IMPACT: N/A

CONTACT(S): *Marjette Upshur, 455-4492, Ted Craddock, 846-2731*

ATTACHMENT(S): Proposed Resolution; Letter from Mark Strosnider, Secretary, Economic Development Authority of the City of Lynchburg; Bond Application, EDA Resolution

REVIEWED BY: bms

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LYNCHBURG,
VIRGINIA WITH RESPECT TO ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF LYNCHBURG, VIRGINIA REVENUE BOND FINANCING FOR
CENTRA HEALTH, INC.

WHEREAS, the City of Lynchburg, Virginia (the "City") is a municipal corporation of the Commonwealth of Virginia exercising public and essential governmental functions pursuant to the Constitution and laws of the Commonwealth of Virginia; and

WHEREAS, the Economic Development Authority of the City of Lynchburg, Virginia (the "Lynchburg Authority") is a political subdivision of the Commonwealth of Virginia and is authorized under Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act") , to borrow money for the purpose of providing funds to finance the acquisition, construction, equipping, expansion, enlargement and improvement of medical facilities in order to provide modern and efficient medical services to the inhabitants of the Commonwealth of Virginia, to refinance medical facilities in order to reduce the costs to residents of the Commonwealth of utilizing such facilities and to issue its revenue bonds for the purpose of carrying out any of its powers; and

WHEREAS, Centra Health, Inc. ("Centra") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the City of Lynchburg, Virginia and surrounding areas; and

WHEREAS, Bedford Memorial Hospital ("Bedford") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the Town of Bedford, Virginia; and

WHEREAS, Southside Community Hospital, Inc. ("Southside") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the Town of Farmville, Virginia; and

WHEREAS, CCRC, Inc. ("CCRC") is a stock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates facilities for the residence or care of the aged located in the City of Lynchburg, Virginia; and

WHEREAS, Centra, on behalf of itself, Bedford, Southside and CCRC, has requested that the Authority issue its revenue bonds in an aggregate principal amount not to exceed \$280,000,000 (the "Bonds"), in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Bedford, Southside and CCRC, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds (as described in Exhibit A hereto) to be selected by Centra, (ii) finance the 2017 Project

(as described in Exhibit B hereto) and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds; and

WHEREAS, the Lynchburg Authority has by a resolution adopted on May 18, 2017 (the "Lynchburg Authority Resolution") approved the issuance of the Bonds, in an aggregate principal amount not exceeding \$280,000,000, in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Bedford, Southside and CCRC, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds to be selected by Centra, (ii) finance the 2017 Project and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds; and

WHEREAS, the City Council of the City of Lynchburg (the "Lynchburg City Council") must first approve the issuance of the Bonds before the Lynchburg Authority can proceed with the financing; and

WHEREAS, the Lynchburg Authority has delivered or caused to be delivered to the Lynchburg City Council the following: (i) a reasonably detailed summary of the comments expressed at the public hearing held by the Lynchburg Authority in connection with the issuance of the Bonds, (ii) a fiscal impact statement in the form specified in Section 15.2-4907 of the Act, and (iii) a copy of the Lynchburg Authority Resolution, which constitutes the recommendation of the Lynchburg Authority that the Lynchburg City Council approve the issuance of the Bonds; and

WHEREAS, the Lynchburg City Council has determined that it is necessary at this time to approve the issuance by the Lynchburg Authority of not to exceed \$280,000,000 aggregate principal amount of the Bonds to promote the improvement of the health and living conditions of the people of the City and the Commonwealth of Virginia, increase opportunities for gainful employment, improve health care and otherwise aid in improving the prosperity and welfare of said City and Commonwealth and its inhabitants by financing and refinancing the facilities of Centra, Bedford, Southside and CCRC;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lynchburg, Virginia:

SECTION 1. The Lynchburg City Council hereby approves the issuance by the Lynchburg Authority of the Bonds, in an aggregate principal amount not to exceed \$280,000,000, in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Bedford, Southside and CCRC, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds to be selected by Centra, (ii) finance the 2017 Project and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds.

SECTION 2. The Mayor or the City Manager and the Clerk or any Deputy Clerk to the Lynchburg City Council are hereby authorized and directed, on behalf of the City, to take any and all action necessary, including the execution of any documents, to consummate the issuance and sale of the Bonds in conformity with the provisions of this resolution.

SECTION 3. The approval of the issuance of the Bonds, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and the Act, does not constitute an endorsement to any prospective purchaser of the Bonds or the creditworthiness of Centra, Bedford, Southside or CCRC and, as required by the Act, the Bonds shall provide that neither the Commonwealth of Virginia, the City nor the Lynchburg Authority shall be obligated to pay the principal of, the redemption premium, if any, or the interest on the Bonds or other costs incident thereto except from the revenues and funds pledged therefor and neither the faith or credit nor the taxing power of the Commonwealth of Virginia, the City or the Lynchburg Authority shall be pledged thereto.

SECTION 4. This Resolution shall take effect immediately upon its passage.

Adopted:

Certified:

Clerk of Council

084K

June 5, 2017

DELIVERED BY HAND

Honorable Mayor and Members of the
Council of the City of Lynchburg
c/o Bonnie Svrcek, City Manager
900 Church Street
Lynchburg, VA 24504

**Re: Economic Development Authority of the City of Lynchburg, Virginia,
proposed financing for Centra Health, Inc.**

Dear Madam Mayor and Members of Council:

Centra Health, Inc. (the "Applicant") has requested the Economic Development Authority of the City of Lynchburg, Virginia (the "Authority"), to issue its revenue bonds or notes, the principal obligation not to exceed \$280,000,000, (the "Bonds"), in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to the Applicant, Bedford Memorial Hospital, Southside Community Hospital, Inc., and CCRC, Inc., the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds (as described in Exhibit A to the Authority's Resolution Approving Issuance) to be selected by the Applicant, (ii) finance the 2017 Project (as described in Exhibit B to the Authority's Resolution Approving Issuance), and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds.

As set forth in the enclosed Authority's Inducement Resolution and Authority's Resolution Approving Issuance, the Authority has agreed to issue its Bonds as requested. The Authority has conducted a public hearing on the proposed financing of the Project and has recommended that the City Council approve the issuance of the Bonds as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and Section 15.2-4906 of the Code of Virginia (1950), as amended.

Attached hereto is a copy of the Applicant's application for financing and (1) a Certificate evidencing the conduct of the meeting and the action taken by the Authority, (2) the Fiscal Impact Statement required pursuant to Section 15.2-4907 of the Code of Virginia (1950), as amended, and (3) form of Council Resolution suggested by counsel to evidence your approval.

Honorable Mayor and Members of the
Council of the City of Lynchburg
June 5, 2017
Page 2

It is requested that consideration of the proposed Council Resolution be placed on the Council agenda for the meeting scheduled for Tuesday, June 13, 2017. A representative of the Authority will be present at the meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark A. Strosnider", written over a horizontal line.

Mark A. Strosnider, Secretary,
Economic Development Authority of
the City of Lynchburg, Virginia

/ahd

cc: Walter C. Erwin, III, Esquire
City Attorney
City of Lynchburg

Marjette G. Upshur, Director
Office of Economic Development
City of Lynchburg

J. Kevin Dougherty, Esquire
Bond Counsel
McGuireWoods LLP

**ECONOMIC DEVELOPMENT AUTHORITY
OF THE CITY OF LYNCHBURG, VIRGINIA**

APPLICATION FOR AUTHORITY FINANCING

Section 1
Information Concerning Applicant

1. Legal Name(s) of Applicant(s):
Centra Health, Inc.
Mailing Address:
1920 Atherholt Road
Lynchburg, Va 24501
Applicant's Tax ID No.: 54-0715569
2. Name of applicant's representative to be contacted for additional information:
Name: Rob Tonkinson
Mailing Address if Different from Applicant's
Telephone No. 434-200-4708
Telefax No.
3. Type of business presently conducted by applicant, if any:
Healthcare
4. Present location of applicant's principal place of business, if any:
1920 Atherholt Rd Lynchburg, VA 24501
5. In what year was business started: 1986
6. If a corporation, give state of incorporation: Virginia
7. If a subsidiary of another corporation, give name, mailing address, and state of incorporation of parent corporation:
Name:
Address:
State of incorporation:
8. If applicant is a partnership, give:
(a) Name of state under whose laws it is organized:
(b) City or County in which its principal office is located:

9. If a partnership, state whether general or limited: _____
10. If a partnership, give names and residence addresses of all present partners and indicate whether general or limited:

11. If applicant is a joint venture or other business entity (other than a corporation or partnership), describe and give names and residence addresses of all principals:

12. If applicant proposes to undertake the facility sought to be financed through a subsidiary corporation, a new corporation, or other entity to be formed by applicant, give details:
In addition to Centra, this application is for projects to be completed at Southside Community Hospital, Inc., a Virginia nonstock corporation, Bedford Memorial Hospital, a Virginia nonstock corporation, and CCRC, Inc., d/b/a The Summit, a Virginia stock corporation.

13. If applicant intends to lease the facility to some other corporation or entity or if some other entity is to otherwise occupy and use the facility, so state and give the full proper name of such entity, its principal place of business, and if a corporation, the state of incorporation.

- Lessee's Tax ID No.: _____

Section 2
Information Concerning Facility Sought To Be Financed

1. Type of facility:
- _____ (a) industrial
 - _____ (b) facility for commercial enterprise
 - X (c) parking facility
 - _____ (d) pollution control facility
 - _____ (e) multi-state, regional or national headquarters or operations center
 - _____ (f) facility for the residence and care of the aged
 - _____ (g) facility for private accredited and non-profit institutions of collegiate education
 - X (h) Other - if so, describe: Construction, renovation, and equipping of Hospitals, hospital clinics and medical office buildings
2. Indicate whether facility sought to be financed is a:

- ☒ (a) new facility
☒ (b) existing facility
☒ (c) addition to or modification of existing facility

3. Type of business or activity to be conducted and purpose of facility sought to be financed. Explain proposed use of facility by applicant and/or others and, if a manufacturing plant, the type of products to be manufactured.

The Project is a combination of smaller projects to construct, renovate, and equipping of medical facilities, including hospitals, hospital based clinics in order to provide expanded access to medical services to the communities that Centra Health services

4. Specific site location, including street number, if available and approximate acreage or size of site:
The 2017 LGH Project will be located at 1901 Tate Springs Road, Lynchburg, Virginia, except the LGH Parking Deck Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, the LGH Surface Parking Project will be located at 1808 Hillsdale Road, Lynchburg, Virginia, and the LGH Ambulatory MOB Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, and the 2017 LGH Project will be owned and operated by Centra. The 2017 VBH Project will be located at 3300 Rivermont Avenue, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Stroobants Project will be located at 2410 Atherholt Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Centra Administrative Project will be located at 2301 Langhorne Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Nursing College Project will be located at 905 Lakeside Drive, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Bedford Project will be located at 1613 Oakwood Street, Bedford, Virginia and will be owned and operated by Bedford. The 2017 Southside Project will be located at 800 Oak Street, Farmville, Virginia and will be owned and operated by Southside. The 29/460 Project will be located adjacent to 237 Mount Sterling Drive, Lynchburg, Virginia, in the vicinity of U.S. Route 29 and U.S. Route 460, Airport Road, Leesville Road and Simons Run, and will be owned by Centra.
-

5. General description of proposed facility (describe type of construction, square footage, amount for each operation such as manufacturing, storage, office, etc.) :

The 2017 Project includes (a)(i) the construction and equipping of additional cardiac catheterization laboratory space at LGH for use for Electrophysiology services, (ii) the acquisition and installation of x-ray equipment at LGH, (iii) the replacement of a portion of the roof and HVAC system at LGH, (iv) the renovation and equipping of the emergency department digital room at LGH, (v) updating the elevators and elevator controls at LGH, (vi) the renovation and equipping of the emergency department security and lobby area at LGH, (vii) the construction of surface parking with approximately 350 spaces (the "LGH Surface Parking Project") and a parking deck with approximately 400 spaces (the "LGH Parking Deck Project") for LGH, (viii) the construction and equipping of a medical office building consisting of approximately 60,000 square feet of space to consolidate general surgery, neurosciences and other specialists who need to be located adjacent to LGH (the "LGH Ambulatory MOB Project"), (ix) the renovation, construction and equipping of approximately 15,550 square feet of space at LGH to create additional bed capacity and space for an admissions unit, and (x)(A) the renovation of other areas and/or construction of routine capital improvements at LGH and (B) the acquisition and installation of capital equipment for use in LGH (collectively, the "2017 LGH Project"), (b)(i) the replacement of the chiller at VBH, (ii) the renovation, construction and equipping of approximately 23,000 square feet of space at VBH to create 20 private rooms and additional patient treatment areas in acute rehabilitation, (iii) the renovation, construction and equipping of approximately 17,800 square feet of space in the child psychiatric unit at VBH to provide space for 20 private rooms and staff, therapy and treatment areas, and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at VBH and (B) the acquisition and installation of capital equipment for use in VBH (collectively, the "2017 VBH Project"), (c)(i) the renovation and construction of additional examination space and patient waiting areas at the Stroobants Cardiovascular Center, (ii) the construction of additional parking for patients and staff at the Stroobants Cardiovascular Center and (iii) the construction and equipping of an approximately 30,000 square foot addition to the Stroobants Cardiovascular Center to support growing service lines (collectively, the "2017 Stroobants Project"), (d) the renovation of administrative office space to accommodate the Risk Management and Legal and Compliance Departments of Centra (the "2017 Centra Administrative Project"), (e) the renovation of administrative and storage areas and classrooms at the Centra College of Nursing (the "2017 Nursing College Project"), (f)(i) the renovation and expansion of patient bays, the waiting room and the entrance to the Emergency Department at Bedford Memorial Hospital, (ii) the replacement of the boiler and tank at Bedford Memorial Hospital, (iii) the upgrading of patient rooms and support space at Bedford Memorial Hospital and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at Bedford Memorial Hospital and (B) the acquisition and installation of capital equipment for use in Bedford Memorial Hospital (collectively, the "2017 Bedford Project"), (g)(i) the renovation of physician offices at Southside Community Hospital, (ii) the replacement of operating room equipment, the chiller, the hot water system and the fire alarm system at Southside Community Hospital, (iii) the expansion and equipping of the Intensive Care Unit at Southside Community Hospital, (iii) the renovation and equipping of the OB/GYN clinic at Southside Community Hospital, (iv) the renovation and equipping of the pulmonary clinic at Southside Community Hospital and (v)(A) the renovation of other areas and/or construction of routine capital improvements at Southside Community Hospital and (B) the acquisition and installation of capital equipment for use in Southside Community Hospital (collectively, the "2017 Southside Project"), and (h) the acquisition of approximately 48 acres of land and the construction of infrastructure for future medical facilities on such land (the "29/460 Project").

6. Name and address of architect, if retained:

Telephone No.

7. Give name of present owners(s) of site: All locations are currently owned by Centra Health, Inc. or its subsidiaries, with the exception of the property at the intersection of 29 and 460, which is owned by Greenview Properties LLC and Burton Creek Properties LLC.

8. If an existing facility:

Existing facilities are used for the provision of medical and educational services

(a) what is its present use

(b) number of regular employees presently employed on year-round basis

(c) average annual salary per such employee \$

	# Employees	Avg Annual Sal
ALL CENTRA	7,709	46,059
LGH	2,567	39,686
VBH	1,030	46,292
BMH	393	39,330
SCH	534	50,388
Stroobants	169	105,850

9. If applicant is not the present owner of the site, state what, if anything, has been done concerning the location and acquisition of a site by or on behalf of the applicant.

Centra currently has a purchase contract for the 29/460 property and is completing due diligence on the site prior to finalizing the site acquisition. The Centra Health Board of directors has approved the acquisition of the site.

10. State the present zoning classification of the site under the Zoning Ordinance of the City of Lynchburg:

LGH is zoned B-1. VBH is zoned R-1. 1808 Hillsdale is zoned R-1. The 45.5 Acres of 29/460 site located in Campbell County is zoned commercial, 2.5 acres fronting on Leesville Rd is located in the

5. If by private placement, has applicant received a commitment or other assurance from a bank or others with respect to the sale of the bonds?

X YES _____ NO

Elaborate: Centra has received commitments from numerous banks to purchase the portion of the debt that is expected to be privately placed and is in the process of making a final selection.

6. If by public offering, name and address of underwriter(s) desired:

Name
Barclays Capital Inc. (Lead)

Mailing Address
745 7th Avenue
New York, NY 10019

With one or more potential additional underwriters depending on market conditions.

Telephone No. 310-481-4924

7. Name and address of bond counsel desired:

Name
Kevin Dougherty

Mailing Address
1345 Avenue of the Americas, 7th Floor,

McGuireWoods LLP

New York, New York 10105.
Telephone No. 212 548 2123

Section 4
Tax Information

1. State the current assessed value for real estate tax purposes comprising the site and existing improvements thereon.

Land	\$ <u>Not subject to real estate taxes</u>
Improvements	\$ <u>Not subject to real estate taxes</u>
TOTAL	\$ _____

2. Current yearly real property tax on the proposed site: \$ 0
3. Estimated taxable value of the facility's real property (buildings and improvements) to be constructed: \$ 0
4. Estimated real property tax per year with respect to the facility when completed (buildings and improvements) using present City of Lynchburg tax rates: \$ 0
5. Estimated personal property tax per year with respect to the facility when \$ 0

completed, using present City of Lynchburg tax rates:

6. Estimated merchants' capital tax per year with respect to the facility completed, using present tax rates:

\$ 0

7. Estimated business license tax per year with respect to the facility when completed and in use, using, present City of Lynchburg license tax rates:

\$ 0

8.

In the 12-months ended March 2017, Centra paid out \$135.5 million in Virginia, with approximately \$109 million within Centra's service area.

Estimated dollar value per year of goods and services that will be purchased locally by applicant or other users of the facility:

\$ service area.

Section 5 Inducement

1. Explain how the requested financing by the Authority will enable or induce applicant to locate in or remain in the City of Lynchburg and the Commonwealth of Virginia?

The financing facilitates Centra's ability to continue to provide high quality, cost effective medical services with needed access points for the residents of the City of Lynchburg and the other communities that Centra serves. In addition to the direct benefit to Centra, by keeping funding costs low, the financing enables Centra to maintain high quality, comprehensive, low cost healthcare services that make the City of Lynchburg and other areas where projects are located attractive to other business that are considering locating in these communities and encourages those already located here to maintain and expand their facilities.

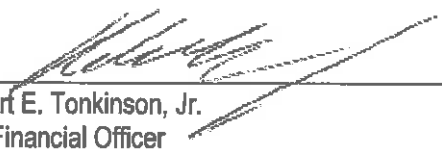
It is understood and agreed by the Applicant, as evidenced by the execution and filing hereof, that Applicant will (a) upon the filing of this application, pay to the Authority a non-refundable fee as calculated according to the schedule shown on the "INFORMATION AND INSTRUCTIONS FOR APPLICANTS FOR AUTHORITY FINANCING AND FOR BOND COUNSEL" included herewith, which fee consists of the application fee, advance against costs of copying and other incidental costs, and advance against the Authority's Counsel fees and, in addition, (b) pay, when billed, all other costs and expenses of the Authority, including the reasonable fees of its counsel, with respect to this application and any Authority or Lynchburg City Council meetings held in connection therewith.

Applicant also understands and agrees that in the event the Authority approves the application and adopts an inducement resolution and/or enters into an inducement contract with respect thereto and thereafter authorizes the issuance of its bonds or notes to finance a facility on behalf of the Applicant, all costs of the Authority in connection with any such issue, including the reasonable fees of its counsel and bond counsel, will be paid either from the proceeds of the issue or directly by the Applicant or, if such bonds or notes are not issued for any reason, then directly by the Applicant.

The Applicant understands that the approval or disapproval of this application is within the discretion of the Authority and that if approved by the Authority the requested financing will also have to be approved by the City Council of the City of Lynchburg and a proper allocation (bond issuing authority) made to the Authority for the issuance of such bonds or notes under the state limit for the issuance of such bonds or notes as provided in Section 103 of the Internal Revenue Code of 1986, as amended, and the regulations issued thereunder, and as provided by any applicable state legislation, executive order, administrative rules or regulations; that the Authority and/or City Council may require additional financial and other information from the Applicant; that the Authority reserves the right to approve or disapprove bond counsel with respect to each issue; that if this application is approved and Authority bonds or notes are thereafter issued all financing documents shall be in form and substance satisfactory to the Authority, its counsel and bond counsel for the issue and shall include provisions satisfactory to the Authority and its counsel with respect to indemnifying the Authority and payment by Applicant to the Authority of (i) its reasonable costs and expenses, including the reasonable fees of its counsel, bond counsel and other advisers, directly related to the Project or the Bond and (ii) annually, when billed, an annual administrative fee of 1/10th of 1% of the outstanding principal amount of the Bond on each anniversary date of the Closing Date (provided that the amounts so paid shall not equal or exceed an amount that would cause the "yield" on the Note or any other "acquired purpose obligation" to be "materially higher" than the "yield" on the Bond, as such terms are defined under Section 148 of the Code); and that if the Authority adopts an inducement resolution and/or enters into an inducement contract with respect to the issuance of bonds or notes on behalf of Applicant and thereafter before the issuance of its bonds or notes determines (1) that any material information furnished the Authority or the City Council by or on behalf of the Applicant is false or misleading, or (2) if after

the adoption of such resolution the proposed financing is not thereafter approved by the City Council of the City of Lynchburg or a proper allocation of bond issuing authority is not made, or (3) if approved by the Authority and the City Council and a proper allocation of bond issuing authority is made, Applicant has not, within the calendar year or other period of time with respect to which the bond issuing authority is made applicable, made all necessary arrangements required of it with respect to the issuance and sale of the bonds or notes and the undertaking of the facility to be financed thereby, or if for any other reason the bonds or notes have not been issued within any such applicable time period, the Authority, in any such event, reserves and shall have the right in its sole discretion to revoke or rescind such inducement resolution and/or inducement contract which the Authority has entered into with the Applicant, after not less than ten (10) days written notice of the Authority's intention so to do, addressed and mailed to the Applicant at its address given in this Application.

Respectfully submitted this the second day of May 2017.



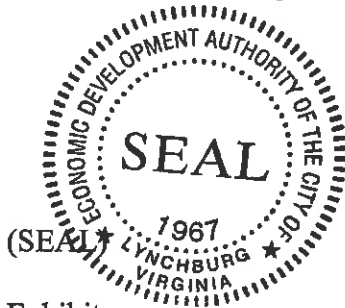
Robert E. Tonkinson, Jr.
Chief Financial Officer

CERTIFICATE

The undersigned Secretary of the Economic Development Authority of the City of Lynchburg, Virginia ("Authority") certifies as follows:

1. A meeting of the Authority was duly called and held on May 18, 2017, at 8:30 o'clock a.m. in the Conference Room of the Office of Economic Development, 2nd Floor, City Hall, 900 Church Street, Lynchburg, Virginia, pursuant to proper notice given to each Director of the Authority before such meeting. The meeting was open to the public. The time of the meeting and the place at which the meeting was held provided a reasonable opportunity for persons of differing views to appear and be heard.
2. The Chairman announced the commencement of a public hearing on the application of Centra Health, Inc. and that a notice of the hearing was published once a week for two successive weeks in a newspaper having general circulation in the City of Lynchburg, Virginia ("Notice"), with the second publication appearing not less than seven days nor more than twenty-one days prior to the hearing date. A copy of the Certificate of Publication with Notice of Public Hearing is attached as Exhibit A.
3. The names of the individuals who appeared and addressed the Authority, along with a summary of their statements, is attached as Exhibit B.
4. Attached hereto as Exhibit C are true, correct and complete copies of Resolutions ("Resolutions") adopted at the meeting of the Authority by a majority of the Directors present at the meeting. The Resolutions constitute all formal action taken by the Authority at the meeting relating to matters referred to in the Resolutions. The Resolutions have not been repealed, revoked, rescinded or amended and are in full force and effect.

WITNESS my hand and the seal of the Authority, this 18th day of May, 2017.




Secretary, Economic Development Authority
of the City of Lynchburg, Virginia

Exhibits:

- A - Copy of Certificate of Publication with Notice of Public Hearing
- B - Summary of Statements
- C - Authority Resolutions

The News & Advance

Advertising Affidavit

101 Wyndale Drive
Lynchburg, Virginia 24501
(434) 385-5400

Account Number

6050832

Date

May 11, 2017

MCGUIRE WOODS LLP
GATEWAY PLAZA
800 EAST CANAL STREET
RICHMOND, VA 23219

Date	Category	Description	Ad Size	Total Cost
05/11/2017	Legal Notices	NOTICE OF PUBLIC HEARING BY THE ECONOMIC DEVELOPMENT	4 x 147 L	4,139.00

Publisher of the News & Advance

This is to certify that the attached NOTICE OF PUBLIC HEARING was published by the News & Advance in the city of Lynchburg, in the State of Virginia, on the following dates:

05/04, 05/11/2017

The First insertion being given ... 05/04/2017

Newspaper reference: 0000525957

Given under my hand on

the 11th day of May, 2017



Classified Manager



Tonya D Davis
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7506750
My Commission Expires
September 30, 2019

THIS IS NOT A BILL. PLEASE PAY FROM INVOICE. THANK YOU

EXHIBIT

A

**NOTICE OF PUBLIC HEARING BY THE ECONOMIC DEVELOPMENT
AUTHORITY OF THE CITY OF LYNCHBURG, VIRGINIA,
REGARDING PROPOSED REVENUE BOND FINANCING AND REFINANCING**

Notice is hereby given that the Economic Development Authority of the City of Lynchburg, Virginia (the "Lynchburg Authority") will hold a public hearing on the application of Centra Health, Inc. ("Centra"), a Virginia nonstock corporation, for the Lynchburg Authority to issue, pursuant to the Virginia Industrial Development and Revenue Bond Act, as amended (the "Act"), revenue bonds in an aggregate principal amount not to exceed \$280,000,000 (the "Bonds"), in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Southside Community Hospital, Inc. ("Southside"), a Virginia nonstock corporation, Bedford Memorial Hospital ("Bedford"), a Virginia nonstock corporation, and CCRC, Inc., d/b/a The Summit ("CCRC"), a Virginia stock corporation, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds (as described below) to be selected by Centra, (ii) finance the 2017 Project (as described below) and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds.

The Prior Revenue Bonds include (1) the Lynchburg Authority's Variable Rate Hospital Refunding Revenue Bonds (Centra Health) 2004 Series A, Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series B, Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series C, Variable Rate Hospital Revenue Bonds (Centra Health) 2004 Series D, Variable Rate Hospital Revenue Bonds (Centra Health) 2004 Series E and Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series F (collectively, the "2004 Lynchburg Authority Bonds"), (2) the Industrial Development Authority of the Town of Amherst, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Amherst Authority Bond"), (3) the Economic Development Authority of Appomattox County, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Appomattox Authority Bond"), (4) the Industrial Development Authority of Campbell County, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Campbell Authority Bond"), (5) the Lynchburg Authority's Hospital Revenue Bond (Centra Health), Series 2010 (the "2010 Lynchburg Authority Bond"), (6) the Industrial Development Authority of the Town of Farmville, Virginia Hospital Revenue Refunding Bond (Southside Community Hospital), Series 2011 (the "2011 Farmville Authority Bond"), and (7) the Lynchburg Authority's Residential Care Facility Revenue Refunding Bond (The Summit), Series 2012 (the "2012 Lynchburg Authority Bond").

The 2004 Lynchburg Authority Bonds were issued for the purpose of providing funds which, together with other available funds, were used to (1) finance a portion of the costs of (a) the construction and equipping of a five-story building of approximately 115,000 square feet attached to the main entrance of Lynchburg General Hospital ("LGH"), containing approximately 108 acute care beds, kitchen, cafeteria and related common areas and support space; (b) improvements to LGH's support facilities, including radiology, dietary, materials management, pharmacy, laboratory and central plant; (c) the acquisition of property for and creating approximately 400 additional parking spaces for LGH; (d) the acquisition, development and installation of a new hospital information system; and (e) routine and ongoing capital expenditures for LGH, Virginia Baptist Hospital ("VBH"), Guggenheimer Nursing Home ("Guggenheimer"), Summit Health and

Rehabilitation Center (“SHRC”), Piedmont Psychiatric Center (“PPC”), Bridges Treatment Center (“Bridges”) and Centra’s administrative offices located at 1920 Atherholt Road, Lynchburg, Virginia, including replacements, upgrades and expansions of existing equipment and facilities and additional equipment and other capital outlays appropriate for maintaining the operational efficiency of such facilities (collectively, the “2004 Project”); (2) pay a portion of the interest accruing on the 2004 Lynchburg Authority Bonds allocable to the financing of the 2004 Project; (3) refinance the outstanding principal amount of Centra’s promissory note issued to the Lynchburg Authority under the VHA Central Atlantic LLC Capital Asset Financing Program (the “VHA Note”); (4) refund a portion of the Lynchburg Authority’s Healthcare Facilities Revenue and Refunding Bonds (Centra Health), Series 1998 (the “1998 Lynchburg Authority Bonds”); and (5) pay certain costs of issuance of the 2004 Lynchburg Authority Bonds, including the premiums for municipal bond insurance policies with respect to the 2004 Lynchburg Authority Bonds.

The 1998 Lynchburg Authority Bonds were issued for the purpose of providing funds which, together with other available funds, were used (a) to pay the costs of expansion and renovation of Centra’s healthcare facilities and equipment and other capital additions for use at such healthcare facilities and (b) to current refund the Lynchburg Authority’s Hospital Facilities Revenue Refunding Bonds (Centra Health Inc.), Series 1988 (the “1988 Lynchburg Authority Bonds”). The 1988 Lynchburg Authority Bonds were issued (a) to refund the Lynchburg Authority’s Hospital Facility First Mortgage Revenue Bonds (Virginia Baptist Hospital), Series 1980 (the “1980 Lynchburg Authority Bonds”), which were issued to finance a portion of the costs of certain renovations and additions to certain of Centra’s healthcare facilities and to refund bonds issued by the Lynchburg Authority in 1974 (the “1974 Lynchburg Authority Bonds”) with respect to such healthcare facilities, and (b) to refund the Lynchburg Authority’s Hospital Facility First Mortgage Revenue Refunding Bonds (Lynchburg General-Marshall Lodge Hospitals, Inc.), Series 1983 (the “1983 Lynchburg Authority Bonds”), which were issued to refund the Lynchburg Authority’s Hospital Facility First Mortgage Revenue Bonds (Lynchburg General-Marshall Lodge Hospitals, Inc.), Series 1981 (the “1981 Lynchburg Authority Bonds”). The 1981 Lynchburg Authority Bonds were issued to finance a portion of the costs of certain renovations and additions to certain of Centra’s healthcare facilities and to refund bonds issued by the Lynchburg Authority in 1975 (the “1975 Lynchburg Authority Bonds” and, together with the 1998 Lynchburg Authority Bonds, the 1988 Lynchburg Authority Bonds, the 1980 Lynchburg Authority Bonds, the 1974 Lynchburg Authority Bonds, the 1983 Lynchburg Authority Bonds and the 1981 Lynchburg Authority Bonds, the “Pre-2004 Lynchburg Authority Bonds”) with respect to such healthcare facilities. The VHA Note was issued for the purpose of financing the construction of SHRC and an addition to Bridges.

Centra owns and operates the 2004 Project and the healthcare facilities financed or refinanced by the Pre-2004 Lynchburg Authority Bonds and the VHA Note. VBH is located at 3300 Rivermont Avenue, Lynchburg, Virginia; LGH is located at 1901 Tate Springs Road, Lynchburg, Virginia; Guggenheimer is located at 1902 Grace Street, Lynchburg, Virginia; SHRC is located at 1300 Enterprise Drive, Lynchburg, Virginia; PPC is located on the campus of VBH; and Bridges is located at 693 Leesville Road, Lynchburg, Virginia.

The 2007 Amherst Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of constructing, renovating and equipping improvements for the healthcare facility known as the Pearson Cancer Center (the

“Pearson Cancer Center”) on the Centra campus located at the corner of Atherholt and Langhorne Road, Lynchburg, Virginia, and a portion of the costs of constructing, renovating and equipping improvements for SHRC and (b) the costs of issuing the 2007 Amherst Authority Bond. The Pearson Cancer Center and SHRC are owned and operated by Centra.

The 2007 Appomattox Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of acquiring real property for the healthcare facility known as the Cardiovascular Services Building, located at 2410 Atherholt Road, Lynchburg, Virginia and (b) the costs of issuing the 2007 Appomattox Authority Bond. Centra owns and operates the Cardiovascular Services Building.

The 2007 Campbell Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of constructing, renovating and equipping improvements for the Pearson Cancer Center and (b) the costs of issuing the 2007 Campbell Authority Bond. Pearson Cancer Center is owned and operated by Centra.

The 2010 Lynchburg Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of (1) the acquisition, modification, renovation and equipping of a parcel of real estate, together with the improvements on such parcel, as a facility for Centra’s School of Nursing and other educational and healthcare activities located in the Plaza Shopping Center and fronting on Lakeside Drive and Allegheny Avenue, Lynchburg, Virginia; (2) the completion, build-out, and equipping of the 5th floor of the Bed Tower at LGH; (3) the purchase, acquisition, upgrading, and installation of information technology applications, including software and hardware, serving Centra’s healthcare facilities located in Lynchburg, Virginia; (4) the purchase, acquisition, upgrading, replacement and installation of equipment serving Centra’s healthcare facilities located in Lynchburg, Virginia; and (b) the costs of issuing the 2010 Lynchburg Authority Bond. Centra owns and operates the facilities financed by the 2010 Lynchburg Authority Bond.

The 2011 Farmville Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to currently refund (a) the outstanding principal balance of the Industrial Development Authority of the Town of Farmville, Virginia Medical Facility Revenue Bond (Southside Community Hospital, 1997) (the “1997 Farmville Authority Bond”) and (b) the outstanding principal balance of the Medical Facility Revenue Bond (Southside Community Hospital, 1998) (the “1998 Farmville Authority Bond”). Proceeds of the 1997 Farmville Authority Bond were used to (a) renovate, expand and equip Southside Community Hospital (the “1997/1998 Southside Project”), (b) refinance three promissory notes issued by Southside to the United States of America, acting through the United States Department of Agriculture (the “Prior Southside Notes”) and (c) pay the costs of issuing the 1997 Farmville Authority Bond. Proceeds of the Prior Southside Notes were used to renovate, expand and equip the 1997/1998 Southside Project. Proceeds of the 1998 Farmville Authority Bond were used to renovate, expand and equip the 1997/1998 Southside Project and pay the costs of issuing the 1998 Farmville Authority Bond. The 1997/1998 Southside Project is located at 800 Oak Street, Farmville, Virginia. Southside owns and operates the 1997/1998 Southside Project.

The 2012 Lynchburg Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used (a) to currently refund the outstanding principal

balance of the Lynchburg Authority's Residential Care Facility Mortgage Revenue Bonds (The Summit), Series 2002A (the "2002A Lynchburg Authority Bonds") and the outstanding principal balance of the Lynchburg Authority's Residential Care Facility Mortgage Revenue Bonds (The Summit), Series 2002B (Adjustable Rate Bonds) (the "2002B Lynchburg Authority Bonds" and, together with the 2002A Lynchburg Authority Bonds, the "2002 Lynchburg Authority Bonds") and (b) to pay the costs of issuing the 2012 Lynchburg Authority Bond. Proceeds of the 2002 Lynchburg Authority Bonds were used to (a) finance the costs of acquiring, constructing, equipping and furnishing a facility for the residence of the aged known as The Summit (the "CCRC Project"), (b) refinance certain indebtedness previously incurred by CCRC with respect to the CCRC Project, (c) pay a portion of the interest accruing on the 2002 Lynchburg Authority Bonds, (d) deposit an amount into the Debt Service Reserve Fund for the 2002 Lynchburg Authority Bonds and (e) pay a portion of expenses in connection with the issuance of the 2002 Lynchburg Authority Bonds. The CCRC Project is located at 1400 Enterprise Drive, Lynchburg, Virginia. CCRC owns and operates the CCRC Project.

The 2017 Project includes (a)(i) the construction and equipping of additional cardiac catheterization laboratory space at LGH, (ii) the acquisition and installation of x-ray equipment at LGH, (iii) the replacement of the roof and HVAC system at LGH, (iv) the renovation and equipping of the emergency department digital room at LGH, (v) updating the elevators and elevator controls at LGH, (vi) the renovation and equipping of the emergency department security and lobby area at LGH, (vii) the construction of surface parking with approximately 350 spaces (the "LGH Surface Parking Project") and a parking deck with approximately 400 spaces (the "LGH Parking Deck Project") for LGH, (viii) the construction and equipping of a medical office building consisting of approximately 60,000 square feet of space to consolidate general surgery, neurosciences and other specialists who need to be located adjacent to LGH (the "LGH Ambulatory MOB Project"), (ix) the renovation, construction and equipping of approximately 15,550 square feet of space at LGH to create additional bed capacity and space for an admissions unit, and (x)(A) the renovation of other areas and/or construction of routine capital improvements at LGH and (B) the acquisition and installation of capital equipment for use in LGH (collectively, the "2017 LGH Project"), (b)(i) the replacement of the chiller at VBH, (ii) the renovation, construction and equipping of approximately 23,000 square feet of space at VBH to create 20 private rooms and additional patient treatment areas in acute rehabilitation, (iii) the renovation, construction and equipping of approximately 17,800 square feet of space in the child psychiatric unit at VBH to provide space for 20 private rooms and staff, therapy and treatment areas, and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at VBH and (B) the acquisition and installation of capital equipment for use in VBH (collectively, the "2017 VBH Project"), (c)(i) the renovation and construction of additional examination space and patient waiting areas at the Stroobants Cardiovascular Center, (ii) the construction of additional parking for patients and staff at the Stroobants Cardiovascular Center and (iii) the construction and equipping of an approximately 30,000 square foot addition to the Stroobants Cardiovascular Center to support growing service lines (collectively, the "2017 Stroobants Project"), (d) the renovation of administrative office space to accommodate the Risk Management and Legal and Compliance Departments of Centra (the "2017 Centra Administrative Project"), (e) the renovation of administrative and storage areas and classrooms at the Centra College of Nursing (the "2017 Nursing College Project"), (f)(i) the renovation and expansion of patient bays, the waiting room and the entrance to the Emergency Department at Bedford Memorial Hospital, (ii) the replacement of the boiler and tank at Bedford Memorial Hospital, (iii) the upgrading of patient rooms and

support space at Bedford Memorial Hospital and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at Bedford Memorial Hospital and (B) the acquisition and installation of capital equipment for use in Bedford Memorial Hospital (collectively, the “2017 Bedford Project”), (g)(i) the renovation of physician offices at Southside Community Hospital, (ii) the replacement of operating room equipment, the chiller, the hot water system and the fire alarm system at Southside Community Hospital, (iii) the expansion and equipping of the Intensive Care Unit at Southside Community Hospital, (iii) the renovation and equipping of the OB/GYN clinic at Southside Community Hospital, (iv) the renovation and equipping of the pulmonary clinic at Southside Community Hospital and (v)(A) the renovation of other areas and/or construction of routine capital improvements at Southside Community Hospital and (B) the acquisition and installation of capital equipment for use in Southside Community Hospital (collectively, the “2017 Southside Project”), and (h) the acquisition of approximately 48 acres of land and the construction of infrastructure for future medical facilities on such land (the “29/460 Project”).

The 2017 LGH Project will be located at 1901 Tate Springs Road, Lynchburg, Virginia, except the LGH Parking Deck Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, the LGH Surface Parking Project will be located at 1808 Hillsdale Road, Lynchburg, Virginia, and the LGH Ambulatory MOB Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, and the 2017 LGH Project will be owned and operated by Centra. The 2017 VBH Project will be located at 3300 Rivermont Avenue, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Stroobants Project will be located at 2410 Atherholt Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Centra Administrative Project will be located at 2301 Langhorne Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Nursing College Project will be located at 905 Lakeside Drive, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Bedford Project will be located at 1613 Oakwood Street, Bedford, Virginia and will be owned and operated by Bedford. The 2017 Southside Project will be located at 800 Oak Street, Farmville, Virginia and will be owned and operated by Southside. The 29/460 Project will be located adjacent to 237 Mount Sterling Drive, Lynchburg, Virginia, in the vicinity of U.S. Route 29 and U.S. Route 460, Airport Road, Leesville Road and Simons Run, and will be owned by Centra.

As required by the Act, the Bonds will not constitute a debt or pledge of the faith and credit of the Commonwealth of Virginia, the City of Lynchburg, the Town of Bedford, the Town of Farmville or Campbell County, Virginia. Neither the Commonwealth of Virginia nor any political subdivision thereof, including the Authority, the City of Lynchburg, the Town of Bedford, the Town of Farmville and Campbell County, Virginia, will be obligated to pay the Bonds, or the interest thereon, or other costs incidental thereto, except from the revenues and monies pledged therefor. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia nor any political subdivision thereof will be pledged to the payment of principal of the Bonds or the interest thereon or other costs incidental thereto.

The public hearing will be held by the Lynchburg Authority on behalf of itself, the City of Lynchburg, Virginia, the Town of Bedford, Virginia, the Town of Farmville, Virginia and Campbell County, Virginia as part of the approval process with respect to the issuance of the Bonds. If, following the hearing, the Lynchburg Authority recommends approval of the issuance of the Bonds, a record of the public hearing will be forwarded to the City Council of the City of

Lynchburg, the Town Council of the Town of Bedford, the Town Council of the Town of Farmville and the Board of Supervisors of Campbell County, each of which will be asked to approve the issuance of the Bonds.

The public hearing, which may be continued or adjourned, will be held at 8:30 A.M. on Thursday, May 18, 2017, before the Economic Development Authority of the City of Lynchburg, Virginia, in the Economic Development Office, City Hall, 2nd Floor, 900 Church Street, Lynchburg, Virginia 24504. Residents of the City of Lynchburg, the Town of Bedford, the Town of Farmville and Campbell County, as well as any other persons interested in the Bonds or the projects to be financed or refinanced by the Bonds, may attend and present their views or submit written comments prior to the hearing to the Secretary of the Economic Development Authority of the City of Lynchburg Virginia, P.O. Box 1119, Lynchburg, Virginia 24505. A copy of Centra's application may be inspected at the Authority's offices. The address of the Economic Development Authority of the City of Lynchburg, Virginia is Economic Development Office, City Hall, 2nd Floor, 900 Church Street, Lynchburg, Virginia 24504.

ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF LYNCHBURG, VIRGINIA

By: Mark A. Strosnider, Secretary

EXHIBIT "B" TO CERTIFICATE

SUMMARY OF STATEMENTS

The Chairman declared the public hearing open. Mr. Craddock reminded the Directors that an application had been made to the Authority by Centra Health, Inc. ("Centra Health") for the issuance in principal amount of up to \$280,000,000 in revenue bonds. Mr. Craddock advised that the notice of this public hearing had been published as required by law.

The Chairman then asked if there was anyone to speak in favor of the application for Authority financing.

Mr. Rob Tonkinson, Chief Financial Officer of Centra Health, addressed the Authority. He reported that of the up to \$280,000,000 in principal amount of revenue bonds which Centra Health was requesting, approximately \$230,000,000 would be used to refund or refinance existing revenue bond issues, most of which are variable rate obligations. Centra Health wishes to get its debt on more of a fixed rate footing. He stated that refunding the bond issues would provide less risk and shift Centra Health's debt toward fixed rate obligations. With regard to the new money portion of the bond issue, Mr. Tonkinson stated that between \$60,000,000 and \$80,000,000 of capital expenditures are in Centra Health's prospective plans. Approximately \$50,000,000 of this revenue bond issue would be used to construct capital facilities listed in the application and in the notice of public hearing.

In response to questions from the Authority, Mr. Tonkinson stated Barclays Capital would be the lead underwriter with BB&T also constituting one of the lenders.

Mr. Tonkinson reviewed a list of the prospective projects.

The Chairman then asked if anyone wished to speak in opposition to the application. No one appeared or spoke in opposition to the application.

The Chairman declared the public hearing closed.



**INDUCEMENT RESOLUTION OF THE ECONOMIC
DEVELOPMENT AUTHORITY OF THE CITY OF LYNCHBURG, VIRGINIA**

WHEREAS, the Economic Development Authority of the City of Lynchburg, Virginia (the "Authority") is a political subdivision of the Commonwealth of Virginia and is authorized under Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act"), to enter into loan agreements, contracts, deeds and other instruments for the purpose of financing the acquisition, construction, equipping, expansion, enlargement and improvement of medical facilities to the end that the Authority may protect and promote the health and welfare of the inhabitants of the Commonwealth of Virginia, and to issue its revenue bonds for the purpose of carrying out any of its powers; and

WHEREAS, Centra Health, Inc. ("Centra") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the City of Lynchburg, Virginia and surrounding areas; and

WHEREAS, Bedford Memorial Hospital ("Bedford") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the Town of Bedford, Virginia; and

WHEREAS, Southside Community Hospital, Inc. ("Southside") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the Town of Farmville, Virginia; and

WHEREAS, Centra, on behalf of itself, Bedford and Southside, has requested the Authority to issue its revenue bonds in an aggregate principal amount not to exceed \$280,000,000 (the "Bonds"), in one or more series, for the purpose of providing funds to (i) finance the 2017 Project (as described in Exhibit A hereto), (ii) refund certain outstanding revenue bonds and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the outstanding revenue bonds; and

WHEREAS, Centra, on behalf of itself, Bedford and Southside, has described the benefits of the 2017 Project and has requested the Authority to agree to issue the Bonds, under the Act, in such amount or amounts as may be necessary to provide funds to undertake the 2017 Project; and

WHEREAS, prior to the issuance of the Bonds, it is required by Section 15.2-4905 of the Act that the Town Council of the Town of Bedford, Virginia, the Town Council of the Town of Farmville, Virginia and the Board of Supervisors of Campbell County, Virginia concur with this inducement resolution, and show such concurrence in a duly adopted resolution;

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of the City of Lynchburg:



1. It is hereby found and determined that the 2017 Project will promote the health and welfare of the residents of the City of Lynchburg, Virginia, the Town of Bedford, Virginia, the Town of Farmville, Virginia and Campbell County, Virginia, and surrounding areas, will be in the public interest and will be consistent with the purposes of the Act.

2. To induce Centra, Bedford and Southside to undertake the 2017 Project, the Authority hereby agrees, subject to required approvals and the compliance of the proposed issue with applicable Virginia and federal law, to assist Centra, Bedford and Southside in every reasonable way to finance the 2017 Project and, in particular, to undertake the issuance of the Bonds therefor, upon terms and conditions to be agreed upon by the Authority and Centra, Bedford and Southside. The Authority will enter into such agreements and other instruments necessary to provide payments to the Authority sufficient to pay the principal of and premium, if any, and interest on the Bonds and to pay all other expenses in connection with the 2017 Project. The Bonds shall be issued in such forms and pursuant to such terms as shall be hereafter approved by the Authority in the proceedings under which the Bonds shall be issued.

3. It having been represented to the Authority that it is necessary to proceed with the 2017 Project, the Authority hereby agrees that Centra, Bedford and Southside may proceed with plans for the 2017 Project, enter into contracts for the construction and equipping of the 2017 Project and take such other steps as Centra, Bedford and Southside may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize Centra, Bedford or Southside to obligate the Authority without its consent in each instance to the payment of any monies or the performance of any acts in connection with the 2017 Project. The Authority agrees that Centra, Bedford and Southside may be reimbursed from the proceeds of the Bonds for all costs so incurred by Centra, Bedford and Southside in connection with the acquisition, construction, renovation or equipping of the 2017 Project to the extent permitted by law.

4. All costs and expenses in connection with the financing of the 2017 Project, including the fees and expenses of bond counsel, shall be paid from the proceeds of the Bonds to the extent permitted by law. If for any reason the Bonds are not issued, it is understood that all such expenses shall be paid by Centra, Bedford and Southside and that the Authority shall have no responsibility therefor.

5. Centra, Bedford and Southside shall indemnify and save harmless the Authority, its officers, directors, employees and agents, from and against all liabilities, obligations, claims, damages, penalties, fines, losses, costs and expenses in any way connected with the issuance of the Bonds.

6. In adopting this inducement resolution the Authority intends to take "official action" toward the issuance of bonds within the meaning of the regulations issued by the Internal Revenue Service pursuant to Sections 103 and 141 through 150 of the Internal Revenue Code of 1986, as amended.

7. The Authority hereby requests that the Town Council of the Town of Bedford, Virginia, the Town Council of the Town of Farmville, Virginia, and the Board of Supervisors of Campbell County, Virginia concur with this inducement resolution as adopted by the Authority.

8. The Chairman or Vice Chairman of the Authority, either of whom may act, and the Secretary of the Authority are each hereby authorized and directed to deliver to the Town Council of the Town of Bedford, Virginia, the Town Council of the Town of Farmville, Virginia, and the Board of Supervisors of Campbell County, Virginia a copy of this inducement resolution.

9. The Authority shall perform such other acts and adopt such further resolutions as may be required to implement its undertakings as hereinabove set forth.

10. This inducement resolution shall take effect immediately upon its passage.

EXHIBIT A

2017 Project

The 2017 Project includes (a)(i) the construction and equipping of additional cardiac catheterization laboratory space at LGH for use in electrophysiology services, (ii) the acquisition and installation of x-ray equipment at LGH, (iii) the replacement of the roof and HVAC system at LGH, (iv) the renovation and equipping of the emergency department digital room at LGH, (v) updating the elevators and elevator controls at LGH, (vi) the renovation and equipping of the emergency department security and lobby area at LGH, (vii) the construction of surface parking with approximately 350 spaces (the "LGH Surface Parking Project") and a parking deck with approximately 400 spaces (the "LGH Parking Deck Project") for LGH, (viii) the construction and equipping of a medical office building consisting of approximately 60,000 square feet of space to consolidate general surgery, neurosciences and other specialists who need to be located adjacent to LGH (the "LGH Ambulatory MOB Project"), (ix) the renovation, construction and equipping of approximately 15,550 square feet of space at LGH to create additional bed capacity and space for an admissions unit, and (x)(A) the renovation of other areas and/or construction of routine capital improvements at LGH and (B) the acquisition and installation of capital equipment for use in LGH, including, without limitation, the buildout, renovation and equipping of the second floor of a facility proximate to LGH for oncology services (collectively, the "2017 LGH Project"), (b)(i) the replacement of the chiller at VBH, (ii) the renovation, construction and equipping of approximately 23,000 square feet of space at VBH to create 20 private rooms and additional patient treatment areas in acute rehabilitation, (iii) the renovation, construction and equipping of approximately 17,800 square feet of space in the child psychiatric unit at VBH to provide space for 20 private rooms and staff, therapy and treatment areas, and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at VBH and (B) the acquisition and installation of capital equipment for use in VBH (collectively, the "2017 VBH Project"), (c)(i) the renovation and construction of additional examination space and patient waiting areas at the Stroobants Cardiovascular Center, (ii) the construction of additional parking for patients and staff at the Stroobants Cardiovascular Center and (iii) the construction and equipping of an approximately 30,000 square foot addition to the Stroobants Cardiovascular Center to support growing service lines (collectively, the "2017 Stroobants Project"), (d) the renovation of administrative office space to accommodate the Risk Management and Legal and Compliance Departments of Centra (the "2017 Centra Administrative Project"), (e) the renovation of administrative and storage areas and classrooms at the Centra College of Nursing (the "2017 Nursing College Project"), (f)(i) the renovation and expansion of patient bays, the waiting room and the entrance to the Emergency Department at Bedford Memorial Hospital, (ii) the replacement of the boiler and tank at Bedford Memorial Hospital, (iii) the upgrading of patient rooms and support space at Bedford Memorial Hospital and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at Bedford Memorial Hospital and (B) the acquisition and installation of capital equipment for use in Bedford Memorial Hospital (collectively, the "2017 Bedford Project"), (g)(i) the renovation of physician offices at Southside Community Hospital, (ii) the replacement of operating room equipment, the chiller, the hot water system and the fire alarm system at Southside Community Hospital, (iii) the expansion and equipping of the Intensive Care Unit at Southside Community Hospital, (iii) the renovation and equipping of the OB/GYN clinic at Southside Community Hospital, (iv) the renovation and equipping of the pulmonary clinic at Southside Community Hospital and (v)(A)

the renovation of other areas and/or construction of routine capital improvements at Southside Community Hospital and (B) the acquisition and installation of capital equipment for use in Southside Community Hospital (collectively, the "2017 Southside Project"), and (h) the acquisition of approximately 48 acres of land and the construction of infrastructure for future medical facilities on such land (the "29/460 Project").

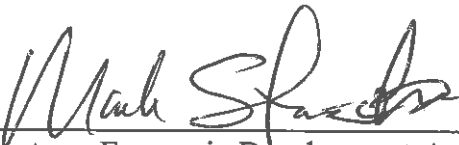
The 2017 LGH Project will be located at 1901 Tate Springs Road, Lynchburg, Virginia, except the LGH Parking Deck Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, the LGH Surface Parking Project will be located at 1808 Hillsdale Road, Lynchburg, Virginia, and the LGH Ambulatory MOB Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, and the 2017 LGH Project will be owned and operated by Centra. The 2017 VBH Project will be located at 3300 Rivermont Avenue, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Stroobants Project will be located at 2410 Atherholt Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Centra Administrative Project will be located at 2301 Langhorne Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Nursing College Project will be located at 905 Lakeside Drive, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Bedford Project will be located at 1613 Oakwood Street, Bedford, Virginia and will be owned and operated by Bedford. The 2017 Southside Project will be located at 800 Oak Street, Farmville, Virginia and will be owned and operated by Southside. The 29/460 Project will be located adjacent to 237 Mount Sterling Drive, Lynchburg, Virginia, in the vicinity of U.S. Route 29 and U.S. Route 460, Airport Road, Leesville Road and Simons Run, and will be owned by Centra.

CERTIFICATE

The undersigned, Secretary of the Economic Development Authority of the City of Lynchburg, Virginia (the "Authority"), hereby certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Directors of the Authority present and voting at a meeting duly called and held on May 18, 2017, in accordance with law, and that such resolution has not been repealed, revoked, rescinded or amended and is in full force and effect on the date hereof.

WITNESS the following signature this 18th day of May, 2017.




Secretary, Economic Development Authority of the
City of Lynchburg, Virginia

**RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY
OF LYNCHBURG, VIRGINIA APPROVING THE ISSUANCE, IN AN AGGREGATE
PRINCIPAL AMOUNT NOT TO EXCEED \$280,000,000, OF ITS REVENUE BONDS
IN ONE OR MORE SERIES PURSUANT TO A COMMON PLAN OF FINANCE
TO MAKE ONE OR MORE LOANS TO CENTRA HEALTH, INC., BEDFORD
MEMORIAL HOSPITAL, SOUTHSIDE COMMUNITY HOSPITAL, INC.
AND CCRC, INC.**

WHEREAS, the Economic Development Authority of the City of Lynchburg, Virginia (the "Authority" or the "Lynchburg Authority") is a political subdivision of the Commonwealth of Virginia and is authorized under Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act"), to borrow money for the purpose of providing funds to finance the acquisition, construction, equipping, expansion, enlargement and improvement of medical facilities in order to provide modern and efficient medical services to the inhabitants of the Commonwealth of Virginia, to refinance medical facilities in order to reduce the costs to residents of the Commonwealth of utilizing such facilities and to issue its revenue bonds for the purpose of carrying out any of its powers; and

WHEREAS, Centra Health, Inc. ("Centra") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the City of Lynchburg, Virginia and surrounding areas; and

WHEREAS, Bedford Memorial Hospital ("Bedford") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the Town of Bedford, Virginia; and

WHEREAS, Southside Community Hospital, Inc. ("Southside") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the Town of Farmville, Virginia; and

WHEREAS, CCRC, Inc. ("CCRC") is a stock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates facilities for the residence or care of the aged located in the City of Lynchburg, Virginia; and

WHEREAS, Centra, on behalf of itself, Bedford, Southside and CCRC, has requested that the Authority issue its revenue bonds in an aggregate principal amount not to exceed \$280,000,000 (the "Bonds"), in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Bedford, Southside and CCRC, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds (as described in Exhibit A hereto) to be selected by Centra, (ii) finance the 2017 Project (as described in Exhibit B hereto) and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds; and



WHEREAS, prior to the issuance of the Bonds, it is required by applicable Virginia and federal law that a public hearing be held during which members of the public are given an opportunity to express their views on the proposed issuance of the Bonds; and

WHEREAS, the Authority held a public hearing today at 8:30 A.M. with respect to the issuance of the Bonds in accordance with applicable Virginia and federal law; and

WHEREAS, the City Council of the City of Lynchburg, Virginia (the "Lynchburg City Council"), the Board of Supervisors of Campbell County, Virginia (the "Campbell County Board of Supervisors"), the Town Council of the Town of Bedford, Virginia (the "Bedford Town Council") and the Town Council of the Town of Farmville, Virginia (the "Farmville Town Council") must first approve (to the extent required by applicable Virginia and federal law) the issuance of the Bonds;

NOW, THEREFORE, BE IT RESOLVED by the Economic Development Authority of the City of Lynchburg, Virginia:

1. It is hereby found and determined that the issuance of the Bonds will promote the health and welfare of the residents of the City of Lynchburg, Virginia, the Town of Bedford, Virginia, the Town of Farmville, Virginia, Campbell County, Virginia, and surrounding areas, will be in the public interest and will be consistent with the purposes of the Act.

2. Pursuant to the authority granted to it by the Act, the Authority hereby approves the issuance of the Bonds, in an aggregate principal amount not exceeding \$280,000,000, in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Bedford, Southside and CCRC, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds to be selected by Centra, (ii) finance the 2017 Project and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds.

3. The Chairman or Vice Chairman of the Authority, either of whom may act, and the Secretary of the Authority are each hereby authorized and directed to deliver to the Lynchburg City Council, the Campbell County Board of Supervisors, the Bedford Town Council and the Farmville Town Council (i) a reasonably detailed summary of the comments expressed at the public hearing held in connection with the issuance of the Bonds, (ii) a fiscal impact statement concerning the Bonds in the form specified in Section 15.2-4907 of the Act and (iii) a copy of this resolution, which constitutes the recommendation of the Authority that the Lynchburg City Council, the Campbell County Board of Supervisors, the Bedford Town Council and the Farmville Town Council approve (to the extent required by applicable Virginia and federal law) the issuance of the Bonds.

4. The Authority shall perform such other acts and adopt such further resolutions as may be necessary or appropriate to implement this resolution.

5. This resolution shall take effect immediately upon its passage.

Prior Revenue Bonds

The Prior Revenue Bonds include (1) the Lynchburg Authority's Variable Rate Hospital Refunding Revenue Bonds (Centra Health) 2004 Series A, Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series B, Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series C, Variable Rate Hospital Revenue Bonds (Centra Health) 2004 Series D, Variable Rate Hospital Revenue Bonds (Centra Health) 2004 Series E and Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series F (collectively, the "2004 Lynchburg Authority Bonds"), (2) the Industrial Development Authority of the Town of Amherst, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Amherst Authority Bond"), (3) the Economic Development Authority of Appomattox County, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Appomattox Authority Bond"), (4) the Industrial Development Authority of Campbell County, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Campbell Authority Bond"), (5) the Lynchburg Authority's Hospital Revenue Bond (Centra Health), Series 2010 (the "2010 Lynchburg Authority Bond"), (6) the Industrial Development Authority of the Town of Farmville, Virginia Hospital Revenue Refunding Bond (Southside Community Hospital), Series 2011 (the "2011 Farmville Authority Bond"), and (7) the Lynchburg Authority's Residential Care Facility Revenue Refunding Bond (The Summit), Series 2012 (the "2012 Lynchburg Authority Bond").

The 2004 Lynchburg Authority Bonds were issued for the purpose of providing funds which, together with other available funds, were used to (1) finance a portion of the costs of (a) the construction and equipping of a five-story building of approximately 115,000 square feet attached to the main entrance of Lynchburg General Hospital ("LGH"), containing approximately 108 acute care beds, kitchen, cafeteria and related common areas and support space; (b) improvements to LGH's support facilities, including radiology, dietary, materials management, pharmacy, laboratory and central plant; (c) the acquisition of property for and creating approximately 400 additional parking spaces for LGH; (d) the acquisition, development and installation of a new hospital information system; and (e) routine and ongoing capital expenditures for LGH, Virginia Baptist Hospital ("VBH"), Guggenheimer Nursing Home ("Guggenheimer"), Summit Health and Rehabilitation Center ("SHRC"), Piedmont Psychiatric Center ("PPC"), Bridges Treatment Center ("Bridges") and Centra's administrative offices located at 1920 Atherholt Road, Lynchburg, Virginia, including replacements, upgrades and expansions of existing equipment and facilities and additional equipment and other capital outlays appropriate for maintaining the operational efficiency of such facilities (collectively, the "2004 Project"); (2) pay a portion of the interest accruing on the 2004 Lynchburg Authority Bonds allocable to the financing of the 2004 Project; (3) refinance the outstanding principal amount of Centra's promissory note issued to the Lynchburg Authority under the VHA Central Atlantic LLC Capital Asset Financing Program (the "VHA Note"); (4) refund a portion of the Lynchburg Authority's Healthcare Facilities Revenue and Refunding Bonds (Centra Health), Series 1998 (the "1998 Lynchburg Authority Bonds"); and (5) pay certain costs of issuance of the 2004 Lynchburg Authority Bonds, including the premiums for municipal bond insurance policies with respect to the 2004 Lynchburg Authority Bonds.

The 1998 Lynchburg Authority Bonds were issued for the purpose of providing funds which, together with other available funds, were used (a) to pay the costs of expansion and renovation of Centra's healthcare facilities and equipment and other capital additions for use at such healthcare facilities and (b) to current refund the Lynchburg Authority's Hospital Facilities Revenue Refunding Bonds (Centra Health Inc.), Series 1988 (the "1988 Lynchburg Authority Bonds"). The 1988 Lynchburg Authority Bonds were issued (a) to refund the Lynchburg Authority's Hospital Facility First Mortgage Revenue Bonds (Virginia Baptist Hospital), Series 1980 (the "1980 Lynchburg Authority Bonds"), which were issued to finance a portion of the costs of certain renovations and additions to certain of Centra's healthcare facilities and to refund bonds issued by the Lynchburg Authority in 1974 (the "1974 Lynchburg Authority Bonds") with respect to such healthcare facilities, and (b) to refund the Lynchburg Authority's Hospital Facility First Mortgage Revenue Refunding Bonds (Lynchburg General-Marshall Lodge Hospitals, Inc.), Series 1983 (the "1983 Lynchburg Authority Bonds"), which were issued to refund the Lynchburg Authority's Hospital Facility First Mortgage Revenue Bonds (Lynchburg General-Marshall Lodge Hospitals, Inc.), Series 1981 (the "1981 Lynchburg Authority Bonds"). The 1981 Lynchburg Authority Bonds were issued to finance a portion of the costs of certain renovations and additions to certain of Centra's healthcare facilities and to refund bonds issued by the Lynchburg Authority in 1975 (the "1975 Lynchburg Authority Bonds" and, together with the 1998 Lynchburg Authority Bonds, the 1988 Lynchburg Authority Bonds, the 1980 Lynchburg Authority Bonds, the 1974 Lynchburg Authority Bonds, the 1983 Lynchburg Authority Bonds and the 1981 Lynchburg Authority Bonds, the "Pre-2004 Lynchburg Authority Bonds") with respect to such healthcare facilities. The VHA Note was issued for the purpose of financing the construction of SHRC and an addition to Bridges.

Centra owns and operates the 2004 Project and the healthcare facilities financed or refinanced by the Pre-2004 Lynchburg Authority Bonds and the VHA Note. VBH is located at 3300 Rivermont Avenue, Lynchburg, Virginia; LGH is located at 1901 Tate Springs Road, Lynchburg, Virginia; Guggenheimer is located at 1902 Grace Street, Lynchburg, Virginia; SHRC is located at 1300 Enterprise Drive, Lynchburg, Virginia; PPC is located on the campus of VBH; and Bridges is located at 693 Leesville Road, Lynchburg, Virginia.

The 2007 Amherst Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of constructing, renovating and equipping improvements for the healthcare facility known as the Pearson Cancer Center (the "Pearson Cancer Center") on the Centra campus located at the corner of Atherholt and Langhorne Road, Lynchburg, Virginia, and a portion of the costs of constructing, renovating and equipping improvements for SHRC and (b) the costs of issuing the 2007 Amherst Authority Bond. The Pearson Cancer Center and SHRC are owned and operated by Centra.

The 2007 Appomattox Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of acquiring real property for the healthcare facility known as the Cardiovascular Services Building, located at 2410 Atherholt Road, Lynchburg, Virginia and (b) the costs of issuing the 2007 Appomattox Authority Bond. Centra owns and operates the Cardiovascular Services Building.

The 2007 Campbell Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of constructing, renovating

and equipping improvements for the Pearson Cancer Center and (b) the costs of issuing the 2007 Campbell Authority Bond. Pearson Cancer Center is owned and operated by Centra.

The 2010 Lynchburg Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of (1) the acquisition, modification, renovation and equipping of a parcel of real estate, together with the improvements on such parcel, as a facility for Centra's School of Nursing and other educational and healthcare activities located in the Plaza Shopping Center and fronting on Lakeside Drive and Allegheny Avenue, Lynchburg, Virginia; (2) the completion, build-out, and equipping of the 5th floor of the Bed Tower at LGH; (3) the purchase, acquisition, upgrading, and installation of information technology applications, including software and hardware, serving Centra's healthcare facilities located in Lynchburg, Virginia; (4) the purchase, acquisition, upgrading, replacement and installation of equipment serving Centra's healthcare facilities located in Lynchburg, Virginia; and (b) the costs of issuing the 2010 Lynchburg Authority Bond. Centra owns and operates the facilities financed by the 2010 Lynchburg Authority Bond.

The 2011 Farmville Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to currently refund (a) the outstanding principal balance of the Industrial Development Authority of the Town of Farmville, Virginia Medical Facility Revenue Bond (Southside Community Hospital, 1997) (the "1997 Farmville Authority Bond") and (b) the outstanding principal balance of the Medical Facility Revenue Bond (Southside Community Hospital, 1998) (the "1998 Farmville Authority Bond"). Proceeds of the 1997 Farmville Authority Bond were used to (a) renovate, expand and equip Southside Community Hospital (the "1997/1998 Southside Project"), (b) refinance three promissory notes issued by Southside to the United States of America, acting through the United States Department of Agriculture (the "Prior Southside Notes") and (c) pay the costs of issuing the 1997 Farmville Authority Bond. Proceeds of the Prior Southside Notes were used to renovate, expand and equip the 1997/1998 Southside Project. Proceeds of the 1998 Farmville Authority Bond were used to renovate, expand and equip the 1997/1998 Southside Project and pay the costs of issuing the 1998 Farmville Authority Bond. The 1997/1998 Southside Project is located at 800 Oak Street, Farmville, Virginia. Southside owns and operates the 1997/1998 Southside Project.

The 2012 Lynchburg Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used (a) to currently refund the outstanding principal balance of the Lynchburg Authority's Residential Care Facility Mortgage Revenue Bonds (The Summit), Series 2002A (the "2002A Lynchburg Authority Bonds") and the outstanding principal balance of the Lynchburg Authority's Residential Care Facility Mortgage Revenue Bonds (The Summit), Series 2002B (Adjustable Rate Bonds) (the "2002B Lynchburg Authority Bonds" and, together with the 2002A Lynchburg Authority Bonds, the "2002 Lynchburg Authority Bonds") and (b) to pay the costs of issuing the 2012 Lynchburg Authority Bond. Proceeds of the 2002 Lynchburg Authority Bonds were used to (a) finance the costs of acquiring, constructing, equipping and furnishing a facility for the residence of the aged known as The Summit (the "CCRC Project"), (b) refinance certain indebtedness previously incurred by CCRC with respect to the CCRC Project, (c) pay a portion of the interest accruing on the 2002 Lynchburg Authority Bonds, (d) deposit an amount into the Debt Service Reserve Fund for the 2002 Lynchburg Authority Bonds and (e) pay a portion of expenses in connection with the

issuance of the 2002 Lynchburg Authority Bonds. The CCRC Project is located at 1400 Enterprise Drive, Lynchburg, Virginia. CCRC owns and operates the CCRC Project.

2017 Project

The 2017 Project includes (a)(i) the construction and equipping of additional cardiac catheterization laboratory space at LGH for use in electrophysiology services, (ii) the acquisition and installation of x-ray equipment at LGH, (iii) the replacement of the roof and HVAC system at LGH, (iv) the renovation and equipping of the emergency department digital room at LGH, (v) updating the elevators and elevator controls at LGH, (vi) the renovation and equipping of the emergency department security and lobby area at LGH, (vii) the construction of surface parking with approximately 350 spaces (the "LGH Surface Parking Project") and a parking deck with approximately 400 spaces (the "LGH Parking Deck Project") for LGH, (viii) the construction and equipping of a medical office building consisting of approximately 60,000 square feet of space to consolidate general surgery, neurosciences and other specialists who need to be located adjacent to LGH (the "LGH Ambulatory MOB Project"), (ix) the renovation, construction and equipping of approximately 15,550 square feet of space at LGH to create additional bed capacity and space for an admissions unit, and (x)(A) the renovation of other areas and/or construction of routine capital improvements at LGH and (B) the acquisition and installation of capital equipment for use in LGH, including, without limitation, the buildout, renovation and equipping of the second floor of a facility proximate to LGH for oncology services (collectively, the "2017 LGH Project"), (b)(i) the replacement of the chiller at VBH, (ii) the renovation, construction and equipping of approximately 23,000 square feet of space at VBH to create 20 private rooms and additional patient treatment areas in acute rehabilitation, (iii) the renovation, construction and equipping of approximately 17,800 square feet of space in the child psychiatric unit at VBH to provide space for 20 private rooms and staff, therapy and treatment areas, and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at VBH and (B) the acquisition and installation of capital equipment for use in VBH (collectively, the "2017 VBH Project"), (c)(i) the renovation and construction of additional examination space and patient waiting areas at the Stroobants Cardiovascular Center, (ii) the construction of additional parking for patients and staff at the Stroobants Cardiovascular Center and (iii) the construction and equipping of an approximately 30,000 square foot addition to the Stroobants Cardiovascular Center to support growing service lines (collectively, the "2017 Stroobants Project"), (d) the renovation of administrative office space to accommodate the Risk Management and Legal and Compliance Departments of Centra (the "2017 Centra Administrative Project"), (e) the renovation of administrative and storage areas and classrooms at the Centra College of Nursing (the "2017 Nursing College Project"), (f)(i) the renovation and expansion of patient bays, the waiting room and the entrance to the Emergency Department at Bedford Memorial Hospital, (ii) the replacement of the boiler and tank at Bedford Memorial Hospital, (iii) the upgrading of patient rooms and support space at Bedford Memorial Hospital and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at Bedford Memorial Hospital and (B) the acquisition and installation of capital equipment for use in Bedford Memorial Hospital (collectively, the "2017 Bedford Project"), (g)(i) the renovation of physician offices at Southside Community Hospital, (ii) the replacement of operating room equipment, the chiller, the hot water system and the fire alarm system at Southside Community Hospital, (iii) the expansion and equipping of the Intensive Care Unit at Southside Community Hospital, (iii) the

renovation and equipping of the OB/GYN clinic at Southside Community Hospital, (iv) the renovation and equipping of the pulmonary clinic at Southside Community Hospital and (v)(A) the renovation of other areas and/or construction of routine capital improvements at Southside Community Hospital and (B) the acquisition and installation of capital equipment for use in Southside Community Hospital (collectively, the "2017 Southside Project"), and (h) the acquisition of approximately 48 acres of land and the construction of infrastructure for future medical facilities on such land (the "29/460 Project").

The 2017 LGH Project will be located at 1901 Tate Springs Road, Lynchburg, Virginia, except the LGH Parking Deck Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, the LGH Surface Parking Project will be located at 1808 Hillsdale Road, Lynchburg, Virginia, and the LGH Ambulatory MOB Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, and the 2017 LGH Project will be owned and operated by Centra. The 2017 VBH Project will be located at 3300 Rivermont Avenue, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Stroobants Project will be located at 2410 Atherholt Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Centra Administrative Project will be located at 2301 Langhorne Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Nursing College Project will be located at 905 Lakeside Drive, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Bedford Project will be located at 1613 Oakwood Street, Bedford, Virginia and will be owned and operated by Bedford. The 2017 Southside Project will be located at 800 Oak Street, Farmville, Virginia and will be owned and operated by Southside. The 29/460 Project will be located adjacent to 237 Mount Sterling Drive, Lynchburg, Virginia, in the vicinity of U.S. Route 29 and U.S. Route 460, Airport Road, Leesville Road and Simons Run, and will be owned by Centra.

CERTIFICATE

The undersigned, Secretary of the Economic Development Authority of the City of Lynchburg, Virginia (the "Authority"), hereby certifies that the foregoing is a true, correct and complete copy of a resolution adopted by a majority of the Directors of the Authority present and voting at a meeting duly called and held on May 18, 2017, in accordance with law, and that such resolution has not been repealed, has not been repealed, revoked, rescinded or amended and is in full force and effect on the date hereof.

WITNESS the following signature this 18th day of May, 2017.



Secretary, Economic Development Authority of the
City of Lynchburg, Virginia

FISCAL IMPACT STATEMENT FOR PROPOSED BOND FINANCING*

Date: May 23, 2017

Applicants: Centra Health, Inc., Bedford Memorial Hospital, Southside Community Hospital, Inc. and CCRC, Inc.

Facilities: Facilities in the City of Lynchburg, Virginia, the Town of Bedford, Virginia, the Town of Farmville, Virginia and Campbell County, Virginia

	City of Lynchburg	Town of Bedford	Town of Farmville	Campbell County	Total
1. Maximum amount of financing sought.	\$235.2M	\$14.0M	\$28.0M	\$2.8M	\$280.0M
2. Estimated taxable value of the facility's real property to be constructed in the locality.	n/a	n/a	n/a	n/a	n/a
3. Estimated real property tax per year using present tax rates.	n/a	n/a	n/a	n/a	n/a
4. Estimated personal property tax per year using present tax rates.	n/a	n/a	n/a	n/a	n/a
5. Estimated merchants' capital tax per year using present tax rates.	n/a	n/a	n/a	n/a	n/a
6. (a) Estimated dollar value per year of goods that will be purchased from Virginia companies within the locality.	\$65.835M	\$3.919M	\$7.838M	\$783K	\$78.375M
(b) Estimated dollar value per year of goods that will be purchased from non-Virginia companies within the locality.	\$153.615M	\$9.144M	\$18.287M	\$1.829M	\$182.875M
(c) Estimated dollar value per year of services that will be purchased from Virginia companies within the locality.	\$53.865M	\$3.206M	\$6.413M	\$641K	\$64.125M
(d) Estimated dollar value per year of services that will be purchased from non-Virginia companies within the locality.	\$125.685M	\$7.481M	\$14.963M	\$1.496M	\$149.625M
7. Estimated number of regular employees on year round basis (FTEs).	4,900	350	500	15	5,765
8. Average annual salary per employee.	\$46,000	\$47,000	\$58,000	\$52,000	\$53,200


 Chairman, Economic Development Authority
 of the City of Lynchburg, Virginia

* Information presented represents the incremental fiscal impact of the acquisition, construction, renovation and equipping of facilities and land only and does not include any facilities being refinanced.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LYNCHBURG,
VIRGINIA WITH RESPECT TO ECONOMIC DEVELOPMENT AUTHORITY OF
THE CITY OF LYNCHBURG, VIRGINIA REVENUE BOND FINANCING FOR
CENTRA HEALTH, INC.

WHEREAS, the City of Lynchburg, Virginia (the "City") is a municipal corporation of the Commonwealth of Virginia exercising public and essential governmental functions pursuant to the Constitution and laws of the Commonwealth of Virginia; and

WHEREAS, the Economic Development Authority of the City of Lynchburg, Virginia (the "Lynchburg Authority") is a political subdivision of the Commonwealth of Virginia and is authorized under Chapter 49, Title 15.2, Code of Virginia of 1950, as amended (the "Act") , to borrow money for the purpose of providing funds to finance the acquisition, construction, equipping, expansion, enlargement and improvement of medical facilities in order to provide modern and efficient medical services to the inhabitants of the Commonwealth of Virginia, to refinance medical facilities in order to reduce the costs to residents of the Commonwealth of utilizing such facilities and to issue its revenue bonds for the purpose of carrying out any of its powers; and

WHEREAS, Centra Health, Inc. ("Centra") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the City of Lynchburg, Virginia and surrounding areas; and

WHEREAS, Bedford Memorial Hospital ("Bedford") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the Town of Bedford, Virginia; and

WHEREAS, Southside Community Hospital, Inc. ("Southside") is a nonstock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates medical facilities located in the Town of Farmville, Virginia; and

WHEREAS, CCRC, Inc. ("CCRC") is a stock corporation duly incorporated and validly existing under and by virtue of the laws of the Commonwealth of Virginia, which operates facilities for the residence or care of the aged located in the City of Lynchburg, Virginia; and

WHEREAS, Centra, on behalf of itself, Bedford, Southside and CCRC, has requested that the Authority issue its revenue bonds in an aggregate principal amount not to exceed \$280,000,000 (the "Bonds"), in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Bedford, Southside and CCRC, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds (as described in Exhibit A hereto) to be selected by Centra, (ii) finance the 2017 Project

(as described in Exhibit B hereto) and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds; and

WHEREAS, the Lynchburg Authority has by a resolution adopted on May 18, 2017 (the “Lynchburg Authority Resolution”) approved the issuance of the Bonds, in an aggregate principal amount not exceeding \$280,000,000, in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Bedford, Southside and CCRC, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds to be selected by Centra, (ii) finance the 2017 Project and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds; and

WHEREAS, the City Council of the City of Lynchburg (the “Lynchburg City Council”) must first approve the issuance of the Bonds before the Lynchburg Authority can proceed with the financing; and

WHEREAS, the Lynchburg Authority has delivered or caused to be delivered to the Lynchburg City Council the following: (i) a reasonably detailed summary of the comments expressed at the public hearing held by the Lynchburg Authority in connection with the issuance of the Bonds, (ii) a fiscal impact statement in the form specified in Section 15.2-4907 of the Act, and (iii) a copy of the Lynchburg Authority Resolution, which constitutes the recommendation of the Lynchburg Authority that the Lynchburg City Council approve the issuance of the Bonds; and

WHEREAS, the Lynchburg City Council has determined that it is necessary at this time to approve the issuance by the Lynchburg Authority of not to exceed \$280,000,000 aggregate principal amount of the Bonds to promote the improvement of the health and living conditions of the people of the City and the Commonwealth of Virginia, increase opportunities for gainful employment, improve health care and otherwise aid in improving the prosperity and welfare of said City and Commonwealth and its inhabitants by financing and refinancing the facilities of Centra, Bedford, Southside and CCRC;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lynchburg, Virginia:

SECTION 1. The Lynchburg City Council hereby approves the issuance by the Lynchburg Authority of the Bonds, in an aggregate principal amount not to exceed \$280,000,000, in one or more series, at one or more times, and pursuant to a common plan of finance, for the purpose of providing funds to make one or more loans to Centra, Bedford, Southside and CCRC, the proceeds of which, together with other available funds, will be used to (i) refund all or a portion of the Prior Revenue Bonds to be selected by Centra, (ii) finance the 2017 Project and (iii) pay certain expenses incurred in connection with the issuance of the Bonds and certain costs related to the refunding of the Prior Revenue Bonds.

SECTION 2. The Mayor or the City Manager and the Clerk or any Deputy Clerk to the Lynchburg City Council are hereby authorized and directed, on behalf of the City, to take any and all action necessary, including the execution of any documents, to consummate the issuance and sale of the Bonds in conformity with the provisions of this resolution.

SECTION 3. The approval of the issuance of the Bonds, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and the Act, does not constitute an endorsement to any prospective purchaser of the Bonds or the creditworthiness of Centra, Bedford, Southside or CCRC and, as required by the Act, the Bonds shall provide that neither the Commonwealth of Virginia, the City nor the Lynchburg Authority shall be obligated to pay the principal of, the redemption premium, if any, or the interest on the Bonds or other costs incident thereto except from the revenues and funds pledged therefor and neither the faith or credit nor the taxing power of the Commonwealth of Virginia, the City or the Lynchburg Authority shall be pledged thereto.

SECTION 4. This Resolution shall take effect immediately upon its passage.

ATTEST:

City Clerk

Prior Revenue Bonds

The Prior Revenue Bonds include (1) the Lynchburg Authority's Variable Rate Hospital Refunding Revenue Bonds (Centra Health) 2004 Series A, Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series B, Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series C, Variable Rate Hospital Revenue Bonds (Centra Health) 2004 Series D, Variable Rate Hospital Revenue Bonds (Centra Health) 2004 Series E and Weekly Rate Hospital Revenue Bonds (Centra Health) 2004 Series F (collectively, the "2004 Lynchburg Authority Bonds"), (2) the Industrial Development Authority of the Town of Amherst, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Amherst Authority Bond"), (3) the Economic Development Authority of Appomattox County, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Appomattox Authority Bond"), (4) the Industrial Development Authority of Campbell County, Virginia Health Care Facilities Revenue Bond (Centra Health, Inc.), Series 2007 (the "2007 Campbell Authority Bond"), (5) the Lynchburg Authority's Hospital Revenue Bond (Centra Health), Series 2010 (the "2010 Lynchburg Authority Bond"), (6) the Industrial Development Authority of the Town of Farmville, Virginia Hospital Revenue Refunding Bond (Southside Community Hospital), Series 2011 (the "2011 Farmville Authority Bond"), and (7) the Lynchburg Authority's Residential Care Facility Revenue Refunding Bond (The Summit), Series 2012 (the "2012 Lynchburg Authority Bond").

The 2004 Lynchburg Authority Bonds were issued for the purpose of providing funds which, together with other available funds, were used to (1) finance a portion of the costs of (a) the construction and equipping of a five-story building of approximately 115,000 square feet attached to the main entrance of Lynchburg General Hospital ("LGH"), containing approximately 108 acute care beds, kitchen, cafeteria and related common areas and support space; (b) improvements to LGH's support facilities, including radiology, dietary, materials management, pharmacy, laboratory and central plant; (c) the acquisition of property for and creating approximately 400 additional parking spaces for LGH; (d) the acquisition, development and installation of a new hospital information system; and (e) routine and ongoing capital expenditures for LGH, Virginia Baptist Hospital ("VBH"), Guggenheimer Nursing Home ("Guggenheimer"), Summit Health and Rehabilitation Center ("SHRC"), Piedmont Psychiatric Center ("PPC"), Bridges Treatment Center ("Bridges") and Centra's administrative offices located at 1920 Atherholt Road, Lynchburg, Virginia, including replacements, upgrades and expansions of existing equipment and facilities and additional equipment and other capital outlays appropriate for maintaining the operational efficiency of such facilities (collectively, the "2004 Project"); (2) pay a portion of the interest accruing on the 2004 Lynchburg Authority Bonds allocable to the financing of the 2004 Project; (3) refinance the outstanding principal amount of Centra's promissory note issued to the Lynchburg Authority under the VHA Central Atlantic LLC Capital Asset Financing Program (the "VHA Note"); (4) refund a portion of the Lynchburg Authority's Healthcare Facilities Revenue and Refunding Bonds (Centra Health), Series 1998 (the "1998 Lynchburg Authority Bonds"); and (5) pay certain costs of issuance of the 2004 Lynchburg Authority Bonds, including the premiums for municipal bond insurance policies with respect to the 2004 Lynchburg Authority Bonds.

The 1998 Lynchburg Authority Bonds were issued for the purpose of providing funds which, together with other available funds, were used (a) to pay the costs of expansion and renovation of Centra's healthcare facilities and equipment and other capital additions for use at such healthcare facilities and (b) to current refund the Lynchburg Authority's Hospital Facilities Revenue Refunding Bonds (Centra Health Inc.), Series 1988 (the "1988 Lynchburg Authority Bonds"). The 1988 Lynchburg Authority Bonds were issued (a) to refund the Lynchburg Authority's Hospital Facility First Mortgage Revenue Bonds (Virginia Baptist Hospital), Series 1980 (the "1980 Lynchburg Authority Bonds"), which were issued to finance a portion of the costs of certain renovations and additions to certain of Centra's healthcare facilities and to refund bonds issued by the Lynchburg Authority in 1974 (the "1974 Lynchburg Authority Bonds") with respect to such healthcare facilities, and (b) to refund the Lynchburg Authority's Hospital Facility First Mortgage Revenue Refunding Bonds (Lynchburg General-Marshall Lodge Hospitals, Inc.), Series 1983 (the "1983 Lynchburg Authority Bonds"), which were issued to refund the Lynchburg Authority's Hospital Facility First Mortgage Revenue Bonds (Lynchburg General-Marshall Lodge Hospitals, Inc.), Series 1981 (the "1981 Lynchburg Authority Bonds"). The 1981 Lynchburg Authority Bonds were issued to finance a portion of the costs of certain renovations and additions to certain of Centra's healthcare facilities and to refund bonds issued by the Lynchburg Authority in 1975 (the "1975 Lynchburg Authority Bonds" and, together with the 1998 Lynchburg Authority Bonds, the 1988 Lynchburg Authority Bonds, the 1980 Lynchburg Authority Bonds, the 1974 Lynchburg Authority Bonds, the 1983 Lynchburg Authority Bonds and the 1981 Lynchburg Authority Bonds, the "Pre-2004 Lynchburg Authority Bonds") with respect to such healthcare facilities. The VHA Note was issued for the purpose of financing the construction of SHRC and an addition to Bridges.

Centra owns and operates the 2004 Project and the healthcare facilities financed or refinanced by the Pre-2004 Lynchburg Authority Bonds and the VHA Note. VBH is located at 3300 Rivermont Avenue, Lynchburg, Virginia; LGH is located at 1901 Tate Springs Road, Lynchburg, Virginia; Guggenheimer is located at 1902 Grace Street, Lynchburg, Virginia; SHRC is located at 1300 Enterprise Drive, Lynchburg, Virginia; PPC is located on the campus of VBH; and Bridges is located at 693 Leesville Road, Lynchburg, Virginia.

The 2007 Amherst Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of constructing, renovating and equipping improvements for the healthcare facility known as the Pearson Cancer Center (the "Pearson Cancer Center") on the Centra campus located at the corner of Atherholt and Langhorne Road, Lynchburg, Virginia, and a portion of the costs of constructing, renovating and equipping improvements for SHRC and (b) the costs of issuing the 2007 Amherst Authority Bond. The Pearson Cancer Center and SHRC are owned and operated by Centra.

The 2007 Appomattox Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of acquiring real property for the healthcare facility known as the Cardiovascular Services Building, located at 2410 Atherholt Road, Lynchburg, Virginia and (b) the costs of issuing the 2007 Appomattox Authority Bond. Centra owns and operates the Cardiovascular Services Building.

The 2007 Campbell Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of constructing, renovating and

equipping improvements for the Pearson Cancer Center and (b) the costs of issuing the 2007 Campbell Authority Bond. Pearson Cancer Center is owned and operated by Centra.

The 2010 Lynchburg Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to pay (a) the costs of (1) the acquisition, modification, renovation and equipping of a parcel of real estate, together with the improvements on such parcel, as a facility for Centra's School of Nursing and other educational and healthcare activities located in the Plaza Shopping Center and fronting on Lakeside Drive and Allegheny Avenue, Lynchburg, Virginia; (2) the completion, build-out, and equipping of the 5th floor of the Bed Tower at LGH; (3) the purchase, acquisition, upgrading, and installation of information technology applications, including software and hardware, serving Centra's healthcare facilities located in Lynchburg, Virginia; (4) the purchase, acquisition, upgrading, replacement and installation of equipment serving Centra's healthcare facilities located in Lynchburg, Virginia; and (b) the costs of issuing the 2010 Lynchburg Authority Bond. Centra owns and operates the facilities financed by the 2010 Lynchburg Authority Bond.

The 2011 Farmville Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used to currently refund (a) the outstanding principal balance of the Industrial Development Authority of the Town of Farmville, Virginia Medical Facility Revenue Bond (Southside Community Hospital, 1997) (the "1997 Farmville Authority Bond") and (b) the outstanding principal balance of the Medical Facility Revenue Bond (Southside Community Hospital, 1998) (the "1998 Farmville Authority Bond"). Proceeds of the 1997 Farmville Authority Bond were used to (a) renovate, expand and equip Southside Community Hospital (the "1997/1998 Southside Project"), (b) refinance three promissory notes issued by Southside to the United States of America, acting through the United States Department of Agriculture (the "Prior Southside Notes") and (c) pay the costs of issuing the 1997 Farmville Authority Bond. Proceeds of the Prior Southside Notes were used to renovate, expand and equip the 1997/1998 Southside Project. Proceeds of the 1998 Farmville Authority Bond were used to renovate, expand and equip the 1997/1998 Southside Project and pay the costs of issuing the 1998 Farmville Authority Bond. The 1997/1998 Southside Project is located at 800 Oak Street, Farmville, Virginia. Southside owns and operates the 1997/1998 Southside Project.

The 2012 Lynchburg Authority Bond was issued for the purpose of providing funds which, together with other available funds, were used (a) to currently refund the outstanding principal balance of the Lynchburg Authority's Residential Care Facility Mortgage Revenue Bonds (The Summit), Series 2002A (the "2002A Lynchburg Authority Bonds") and the outstanding principal balance of the Lynchburg Authority's Residential Care Facility Mortgage Revenue Bonds (The Summit), Series 2002B (Adjustable Rate Bonds) (the "2002B Lynchburg Authority Bonds" and, together with the 2002A Lynchburg Authority Bonds, the "2002 Lynchburg Authority Bonds") and (b) to pay the costs of issuing the 2012 Lynchburg Authority Bond. Proceeds of the 2002 Lynchburg Authority Bonds were used to (a) finance the costs of acquiring, constructing, equipping and furnishing a facility for the residence of the aged known as The Summit (the "CCRC Project"), (b) refinance certain indebtedness previously incurred by CCRC with respect to the CCRC Project, (c) pay a portion of the interest accruing on the 2002 Lynchburg Authority Bonds, (d) deposit an amount into the Debt Service Reserve Fund for the 2002 Lynchburg Authority Bonds and (e) pay a portion of expenses in connection with the issuance of the 2002 Lynchburg

Authority Bonds. The CCRC Project is located at 1400 Enterprise Drive, Lynchburg, Virginia. CCRC owns and operates the CCRC Project.

2017 Project

The 2017 Project includes (a)(i) the construction and equipping of additional cardiac catheterization laboratory space at LGH for use in electrophysiology services, (ii) the acquisition and installation of x-ray equipment at LGH, (iii) the replacement of the roof and HVAC system at LGH, (iv) the renovation and equipping of the emergency department digital room at LGH, (v) updating the elevators and elevator controls at LGH, (vi) the renovation and equipping of the emergency department security and lobby area at LGH, (vii) the construction of surface parking with approximately 350 spaces (the “LGH Surface Parking Project”) and a parking deck with approximately 400 spaces (the “LGH Parking Deck Project”) for LGH, (viii) the construction and equipping of a medical office building consisting of approximately 60,000 square feet of space to consolidate general surgery, neurosciences and other specialists who need to be located adjacent to LGH (the “LGH Ambulatory MOB Project”), (ix) the renovation, construction and equipping of approximately 15,550 square feet of space at LGH to create additional bed capacity and space for an admissions unit, and (x)(A) the renovation of other areas and/or construction of routine capital improvements at LGH and (B) the acquisition and installation of capital equipment for use in LGH, including, without limitation, the buildout, renovation and equipping of the second floor of a facility proximate to LGH for oncology services (collectively, the “2017 LGH Project”), (b)(i) the replacement of the chiller at VBH, (ii) the renovation, construction and equipping of approximately 23,000 square feet of space at VBH to create 20 private rooms and additional patient treatment areas in acute rehabilitation, (iii) the renovation, construction and equipping of approximately 17,800 square feet of space in the child psychiatric unit at VBH to provide space for 20 private rooms and staff, therapy and treatment areas, and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at VBH and (B) the acquisition and installation of capital equipment for use in VBH (collectively, the “2017 VBH Project”), (c)(i) the renovation and construction of additional examination space and patient waiting areas at the Stroobants Cardiovascular Center, (ii) the construction of additional parking for patients and staff at the Stroobants Cardiovascular Center and (iii) the construction and equipping of an approximately 30,000 square foot addition to the Stroobants Cardiovascular Center to support growing service lines (collectively, the “2017 Stroobants Project”), (d) the renovation of administrative office space to accommodate the Risk Management and Legal and Compliance Departments of Centra (the “2017 Centra Administrative Project”), (e) the renovation of administrative and storage areas and classrooms at the Centra College of Nursing (the “2017 Nursing College Project”), (f)(i) the renovation and expansion of patient bays, the waiting room and the entrance to the Emergency Department at Bedford Memorial Hospital, (ii) the replacement of the boiler and tank at Bedford Memorial Hospital, (iii) the upgrading of patient rooms and support space at Bedford Memorial Hospital and (iv)(A) the renovation of other areas and/or construction of routine capital improvements at Bedford Memorial Hospital and (B) the acquisition and installation of capital equipment for use in Bedford Memorial Hospital (collectively, the “2017 Bedford Project”), (g)(i) the renovation of physician offices at

Southside Community Hospital, (ii) the replacement of operating room equipment, the chiller, the hot water system and the fire alarm system at Southside Community Hospital, (iii) the expansion and equipping of the Intensive Care Unit at Southside Community Hospital, (iii) the renovation and equipping of the OB/GYN clinic at Southside Community Hospital, (iv) the renovation and equipping of the pulmonary clinic at Southside Community Hospital and (v)(A) the renovation of other areas and/or construction of routine capital improvements at Southside Community Hospital and (B) the acquisition and installation of capital equipment for use in Southside Community Hospital (collectively, the “2017 Southside Project”), and (h) the acquisition of approximately 48 acres of land and the construction of infrastructure for future medical facilities on such land (the “29/460 Project”).

The 2017 LGH Project will be located at 1901 Tate Springs Road, Lynchburg, Virginia, except the LGH Parking Deck Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, the LGH Surface Parking Project will be located at 1808 Hillsdale Road, Lynchburg, Virginia, and the LGH Ambulatory MOB Project will be located at 1815 Thomson Drive or 1900 Tate Springs Road, Lynchburg, Virginia, as determined by Centra, and the 2017 LGH Project will be owned and operated by Centra. The 2017 VBH Project will be located at 3300 Rivermont Avenue, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Stroobants Project will be located at 2410 Atherholt Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Centra Administrative Project will be located at 2301 Langhorne Road, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Nursing College Project will be located at 905 Lakeside Drive, Lynchburg, Virginia and will be owned and operated by Centra. The 2017 Bedford Project will be located at 1613 Oakwood Street, Bedford, Virginia and will be owned and operated by Bedford. The 2017 Southside Project will be located at 800 Oak Street, Farmville, Virginia and will be owned and operated by Southside. The 29/460 Project will be located adjacent to 237 Mount Sterling Drive, Lynchburg, Virginia, in the vicinity of U.S. Route 29 and U.S. Route 460, Airport Road, Leesville Road and Simons Run, and will be owned by Centra.

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **June 13, 2017**

AGENDA ITEM #: **8**

CONSENT:
ACTION: **X**

REGULAR: **X**
INFORMATION:

WORK SESSION:

CLOSED SESSION:
(Confidential)

ITEM TITLE: **SNAP Award Grant**

Strategic Pillar(s) Impacted:

☐ Arts & Culture	☐ Citizen Engagement & Social Capital	☐ Economic Development	☒ Healthy & Active Living
☐ Infrastructure	☐ Land Use	☐ Lifelong Learning	☐ Natural Resources
☐ Neighborhoods	☐ Safe Community	☒ Social Equity	☐ Transportation
			☐ Administrative

RECOMMENDATION: Adopt a Resolution to amend the FY 2017 General Fund Parks and Recreation Fees budget and appropriate \$12,000 with resources from a grant from the USDA FINI (Food Insecurity Nutrition Incentive) program to be administered by LEAP (Local Environmental Agricultural Project, Inc.) through Wholesome Wave to fund SNAP (Supplemental Nutrition Assistance Program) fruit and vegetable match incentives at the Lynchburg Community Market.

SUMMARY: The Lynchburg Community Market holds high the responsibility of contributing to a healthy community through providing more access to fresh and locally grown food alternatives. Toward this goal, the Lynchburg Community Market has exerted continual effort to maximize the opportunities for our community's greatly under-served SNAP beneficiaries through programming and incentives.

Wholesome Wave, a nonprofit in Connecticut that works in food access, was awarded a grant from the USDA FINI program. This grant provides incentive for SNAP users in the form of doubling SNAP purchases of fruits and vegetables at farmers markets. LEAP was one of dozens of Wholesome Wave's sub-awardees from across the country. LEAP took this designation to assume a lead role to bring Virginia Farmers markets under their sub-awardee umbrella to include The Lynchburg Community Market. LEAP has agreed to award \$12,000 to the Lynchburg Community Market to increase SNAP beneficiary participation and access.

All funds will be used to provide incentive capacity on SNAP purchases by doubling tokens issued to be applied specifically to fruits, vegetables, and food producing plants.

The intent of this funding is to positively impact our community by benefitting the health of individuals, neighborhoods, and our local economy.

The funds will be provided through reimbursements administered through LEAP until the \$12,000 is exhausted, with a funding period end of March 31, 2018

PRIOR ACTION(S): None

FISCAL IMPACT: None, No local match is required

CONTACT(S): Jennifer Kennedy, Market Manager 455-4486
Jenny Jones, Director of Parks and Recreation, 455-5868

ATTACHMENT(S): Resolution

REVIEWED BY: bms

RESOLUTION:

BE IT RESOLVED that the FY 2017 General Fund Parks and Recreation Fees budget is amended and \$12,000 is appropriated with resources from a grant from the USDA FINI (Food Insecurity Nutrition Incentive) program to be administered by LEAP (Local Environmental Agricultural Project, Inc.) through Wholesome Wave to fund SNAP (Supplemental Nutrition Assistance Program) fruit and vegetable match incentives at the Lynchburg Community Market.

Introduced: June 13, 2017

Adopted:

Certified: _____
Clerk of Council

082K