

SALE

11.5 Acres ±

2860 Linkhorne Dr

Lynchburg, VA, 24503



Lot lines are approximate

cbcread.com

Ricky Read, CCIM

Principal Broker

C: 434 841 3659

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Luke Dykeman

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lukedykeman@realestatelynchburg.com

Coldwell Banker Commercial Read & Co. | 101 Annjo Ct. Forest, VA | 434.455.225



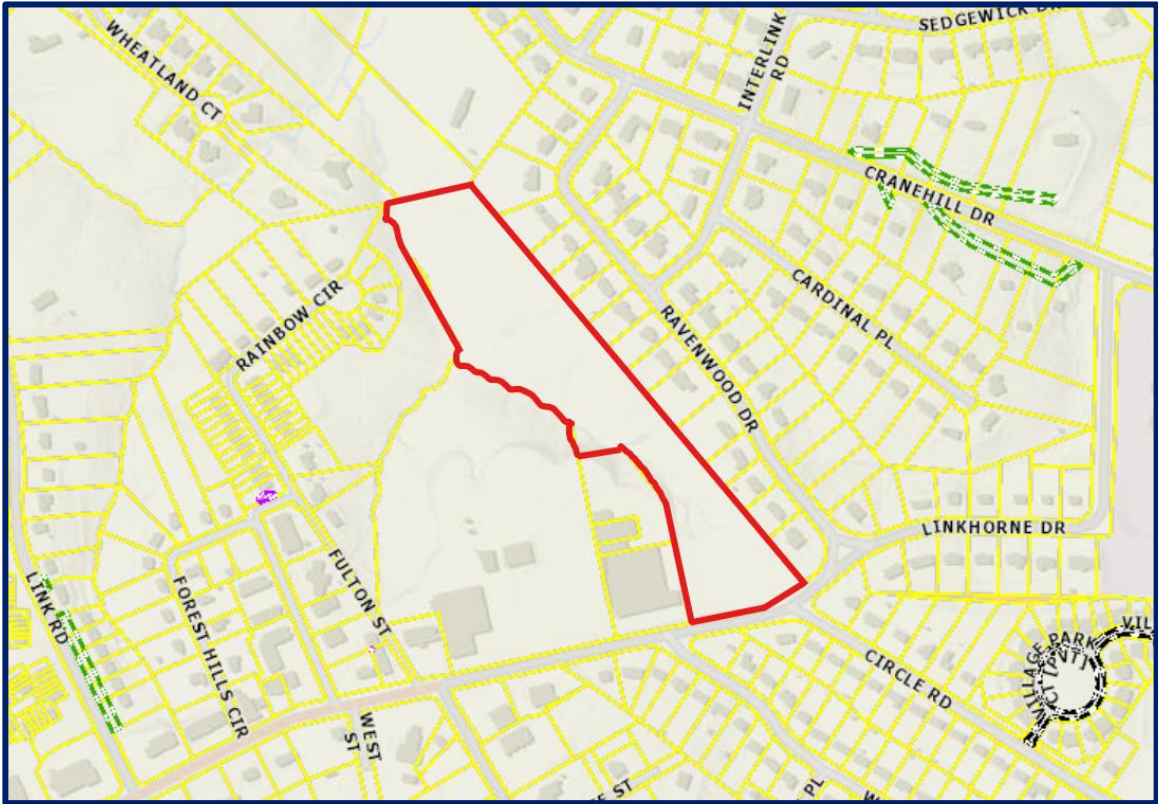
**COLDWELL BANKER
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Lynchburg, VA, 24503



PROPERTY DESCRIPTION

Excellent commercial development opportunity between Lynchburg General Hospital and Virginia Baptist Hospital. This property features approximately 375 feet of prime frontage on Linkhorne Drive and adjoins the established Forest Hills Shopping Center. Public water and sewer are available.

PROPERTY HIGHLIGHTS

- Prime Location
- 375' of frontage
- Adjoins Forest Hills Shopping Center
- Public water and Sewer available
- Nicely wooded
- Great Visibility

OFFERING SUMMARY

Sale Price:	\$295,000
Lot Size:	+/- 11.5 Acres
Zoning:	B-1C
Traffic Count:	5500

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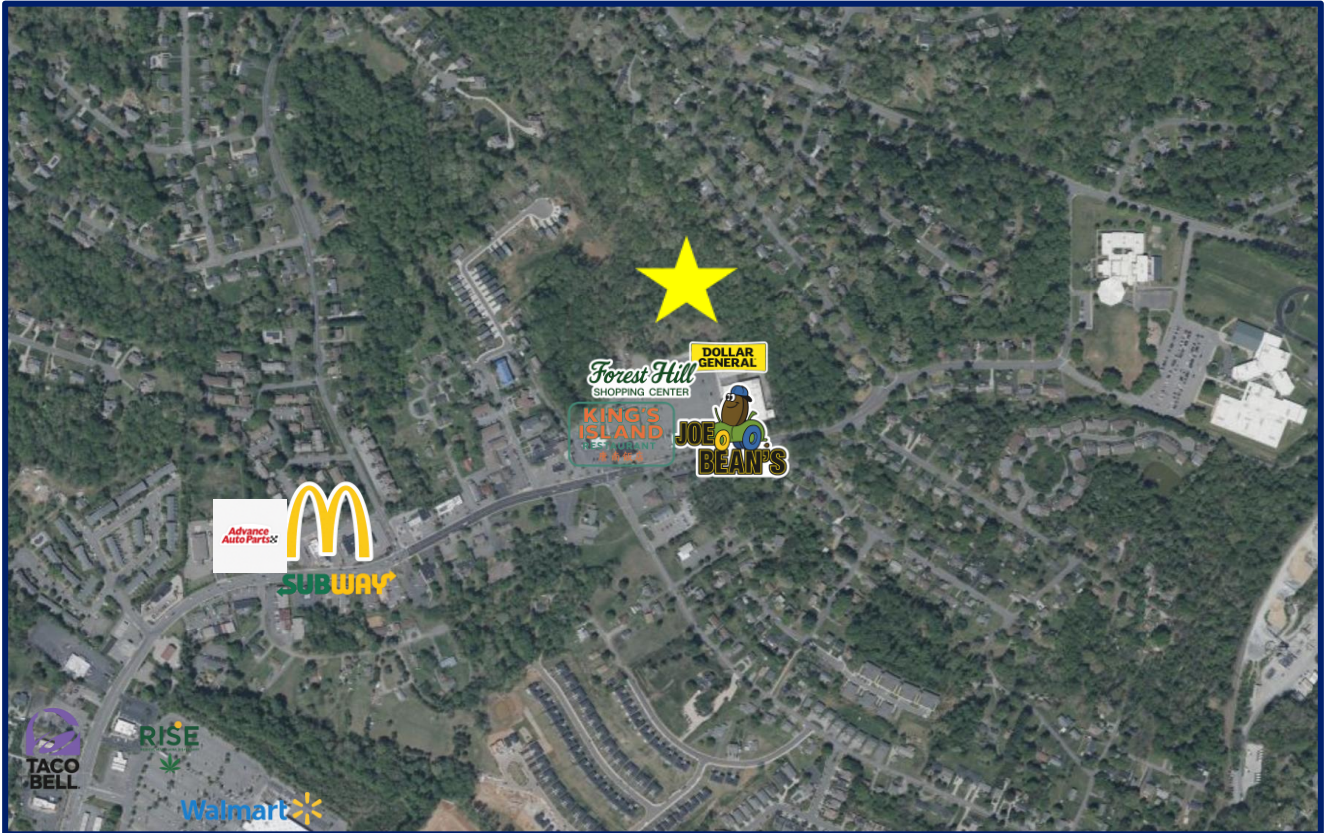
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Parcel Map



Nearby Companies Include: Dollar General, Joe Beans Coffee, Forest Hill Shopping Center (Tenants include: Beautiful Nails, Asian Fusion Lynchburg, Centra)

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor/buyer in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent. All lot lines, acreages and square footages are approximate and shall be verified by buyer.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

All parties acknowledge that Coldwell Banker Commercial Read & Co. represent the Seller of the subject property.

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**COLDWELL BANKER
COMMERCIAL
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CITY OF LYNCHBURG, VIRGINIA

MAY 31, 1983

TO: LYNCHBURG PLANNING COMMISSION

FROM: LYNCHBURG PLANNING DIVISION

SUBJECT: PETITION TO REQUEST A CONDITIONAL USE PERMIT AT 1227 GREENVIEW DRIVE

REZONE ...

SYNOPSIS MR. H. HAMNER GAY HAS PETITIONED TO REZONE APPROXIMATELY 11.5 ACRES LOCATED ON THE NORTH SIDE OF LINKHORNE DRIVE, APPROXIMATELY 400 FEET WEST OF THE INTERSECTION OF LINKHORNE DRIVE AND RAVENWOOD DRIVE, FROM R-3, MEDIUM DENSITY, TWO-FAMILY RESIDENTIAL DISTRICT, TO B-1 (CONDITIONAL), LIMITED BUSINESS DISTRICT, TO ALLOW DEVELOPMENT OF THE PROPERTY AS OFFICE UNITS IN THE FORM OF INDIVIDUAL RESIDENTIAL APPEARING STRUCTURES.

REQUIRED ACTION

CONSIDERATION OF THE ATTACHED RESOLUTION

BACKGROUND

I. PETITIONER

H. HAMNER GAY, 3031 SEDGEWICK DRIVE, LYNCHBURG, VIRGINIA 24503.

II. REPRESENTATIVE

PRESCOTT HAMNER GAY, ATTORNEY, P. O. BOX 8, LYNCHBURG, VIRGINIA 24505.

III. LOCATION

THE SUBJECT PROPERTY IS LOCATED ON THE NORTH SIDE OF LINKHORNE DRIVE, APPROXIMATELY 400 FEET WEST OF THE INTERSECTION OF LINKHORNE DRIVE AND RAVENWOOD DRIVE.

IV. FEE SIMPLE PROPERTY OWNER OF RECORD

THE FEE SIMPLE PROPERTY OWNERS OF RECORD ARE H. HAMNER AND MARTHA GAY; S.R. GAY, JR., AND PHYLLIS U. GAY; AND GARLAND GAY.

V. PURPOSE OF THE PETITION

THE PURPOSE OF THE PETITION IS TO REZONE APPROXIMATELY 11.5 ACRES TO ALLOW THE CONSTRUCTION OF OFFICE UNITS DESIGNED IN THE FORM OF INDIVIDUAL RESIDENTIAL APPEARING STRUCTURES.

VI. PROFFERS

THE PROPERTY OWNERS VOLUNTARILY PROFFERED IN WRITING THE FOLLOWING DEVELOPMENT DESCRIPTION WHICH SHALL BE APPLICABLE IN THE EVENT THE SUBJECT PROPERTY IS REZONED AS REQUESTED:

LINKHORNE SQUARE
PROPOSED DEVELOPMENT

"THE FOLLOWING SUMMARY IS A PART OF OUR PETITION DATED MAY 12, 1982, FOR REZONING TRACT OF LAND, LINKHORNE DRIVE, LYNCHBURG, VIRGINIA, FROM R-3 TO B-1, CONDITIONAL; AND A SCHEME FOR SUCH DEVELOPMENT UNDER THE B-1 ORDINANCE.

THE AREA OF LAND REQUESTED FOR REZONING IS APPROXIMATELY 11.5 ACRES FRONTING ABOUT 400 FEET ON THE NORTHERLY SIDE OF LINKHORNE DRIVE. THE PARCEL IS ABOUT 1400 FEET IN LENGTH WHICH LINE RUNS PARALLEL TO RAVENWOOD DRIVE.

BY ADOPTION OF REZONING ORDINANCE DATED NOVEMBER 24, 1981, AMENDED MARCH 8, 1983, A FIFTY FEET WIDTH BY FULL DEPTH OF THE PROPERTY PARALLEL TO RAVENWOOD DRIVE AND ADJACENT TO REAR PROPERTY OF RAVENWOOD HOME OWNERS AND IDENTIFIED AS BUFFER ZONE; FURTHER AN ADDITIONAL FIFTY FEET WIDTH STRIP IS PROVIDED PARALLEL TO THE AFOREMENTIONED BUFFER ZONE; ABOVE GROUND STRUCTURES/IMPROVEMENTS ARE NOT PERMITTED IN THIS 100' WIDE SWATH OF LAND.

IT IS TO BE UNDERSTOOD EVEN THOUGH NOT EXPRESSLY ITEMIZED HEREIN, ALL APPLICABLE CITY CODES, ZONING REQUIREMENTS, PROFFERS AND DEED RESTRICTIONS ARE TO BE FOLLOWED. HOWEVER, AS IT IS NOT PRESENTLY KNOWN WHO WILL OCCUPY THIS PROPOSED DEVELOPMENT, OUR DESCRIPTION OF THE PROPOSED IMPROVEMENTS MUST BE SCHEMATIC AND DESCRIBED GENERALLY.

WE PROPOSE TO DEVELOP THIS PROPERTY TO RESEMBLE "BOAR'S HEAD" CONCEPTUALLY, CHARLOTTESVILLE, VIRGINIA.

THE PROPERTY IS PROPOSED TO BE DEVELOPED AS OFFICE UNITS IN THE FORM OF INDIVIDUAL (ALTHOUGH POSSIBLY ALTERNATELY CONNECTED) RESIDENTIAL APPEARING STRUCTURES.

THE EXTERIOR OF THE STRUCTURES WOULD BE COLONIAL DESIGN. WALKWAYS WOULD BE EXPOSED AGGREGATE AND OR FLAGGING OR PAVING BRICK AND PAVING WOULD HAVE BROWN PEBBLE SURFACE AS WELL. EXTERIOR LIGHTING WOULD BE ON POLES TO SIMULATE COLONIAL INSTALLATIONS AND ALL UTILITIES WOULD BE UNDERGROUND.

APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES WILL BE IMPLEMENTED WHICH WILL COMPLY WITH VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, SECOND EDITION, 1980, AS AMENDED.

LANDSCAPING WOULD COMPLEMENT TRADITIONAL ARCHITECTURE UTILIZING APPROPRIATE SHRUBBERY AND FLOWERING BEDS.

LINKHORNE DRIVE WILL BE WIDENED TO ACCOMMODATE A THIRD LANE AND CURB AND GUTTER AND CONCRETE WALK WILL BE CONSTRUCTED ALONG THE ENTIRE FRONTAGE. IT IS CONTEMPLATED ONE DRIVEWAY ENTRANCE WILL BE SUFFICIENT.

AT SOME POINT, AS YET UNDETERMINED, THE PAVED COMMON AREA OF THE ADJOINING SHOPPING CENTER AND THE MAIN ROAD OF THE B-1 DEVELOPMENT WOULD BE CONNECTED.

ANY VEHICULAR PAVEMENT CONNECTION BETWEEN THE PETITIONED B-1 PROPERTY AND THE FOREST HILL SHOPPING CENTER PROPERTY SHALL BE RESTRICTED TO ONE-WAY PASSAGE WITH THE FLOW OF TRAFFIC FROM LINKHORNE SQUARE TO FOREST HILL SHOPPING CENTER ONLY."

VII. PROPOSED CHANGE

EXISTING ZONING: R-3, MEDIUM DENSITY, TWO-FAMILY RESIDENTIAL DISTRICT

PROPOSED ZONING: B-1 (CONDITIONAL), LIMITED BUSINESS DISTRICT

VIII. VICINITY ZONING PATTERN

THE SUBJECT PROPERTY IS BOUNDED TO THE NORTH, EAST, AND SOUTH BY R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT; AND TO THE WEST BY A R-3, MEDIUM DENSITY TWO-FAMILY RESIDENTIAL DISTRICT, A B-3, COMMUNITY BUSINESS DISTRICT, AND A B-3 (CONDITIONAL) COMMUNITY BUSINESS DISTRICT.

IX. VICINITY LAND USE

THE SUBJECT PROPERTY IS BORDERED TO THE NORTH BY RESIDENTIAL PROPERTIES AND VACANT LAND; TO THE SOUTH AND EAST BY RESIDENTIAL PROPERTIES; AND TO THE WEST BY FOREST HILL SHOPPING CENTER AND VACANT LAND.

X. THE LYNCHBURG GENERAL PLAN

THE LYNCHBURG GENERAL PLAN RECOMMENDS A LOW DENSITY RESIDENTIAL USE FOR THE SUBJECT PROPERTY.

XI. TECHNICAL REVIEW COMMITTEE COMMENTS

THE PETITION OF H. HAMNER GAY WAS REVIEWED BY THE TECHNICAL REVIEW COMMITTEE AT ITS MAY 24, 1983, MEETING; AND THE COMMITTEE HAD THE FOLLOWING COMMENTS:

1. PHASE I OF THIS PROPERTY CAN BE SERVED BY AN EXISTING EIGHT INCH SANITARY SEWER LINE ON LINKHORNE DRIVE. HOWEVER, A NEW SANITARY SEWER LINE WILL MOST LIKELY HAVE TO BE CONSTRUCTED TO SERVE PHASE II WHEN THE REAR SECTION OF THIS PROPERTY IS DEVELOPED.
2. A TWELVE INCH WATER MAIN IS AVAILABLE TO SERVE THIS PROPERTY.
3. THE CITY FIRE MARSHAL ADVISES THAT A NEW FIRE HYDRANT WILL HAVE TO BE INSTALLED ABOUT HALFWAY DOWN THE PROPOSED CITY STREET. THE DEVELOPER MUST WORK WITH THE CITY FIRE MARSHAL TO DETERMINE THE EXACT LOCATION OF THE NEW FIRE HYDRANT AND WHEN IT WILL HAVE TO BE INSTALLED.
4. THE TRAFFIC ENGINEER ADVISES THAT WITHOUT KNOWING THE TYPE OF OFFICE USE AND SQUARE FOOTAGE OF THE PROPOSED BUILDINGS A TRAFFIC GENERATION PROJECTION CANNOT BE MADE AT THIS TIME. HOWEVER, A GENERAL OFFICE BUILDING COULD GENERATE 12-30 AVERAGE TRIPS PER DAY FOR EACH 1,000 SQUARE FEET OF GROSS BUILDING SPACE. THE TRAFFIC ENGINEER

ALSO ADVISES THAT SINCE THE PROPOSED STREET WILL BE DEDICATED TO LYNCHBURG THE DEVELOPER WILL HAVE TO EITHER POST THE APPROPRIATE BONDS OR BUILD THE STREET FIRST AND THEN ASK THE CITY TO ACCEPT DEDICATION OF THE NEW STREET. IN EITHER CASE, THE NEW STREET WILL HAVE TO BE CONSTRUCTED ACCORDING TO CITY STANDARDS FOR COMMERCIAL STREETS IF IT IS GOING TO BE DEDICATED TO THE CITY.

5. THE CITY ENGINEER ADVISES THAT THE SUBJECT PROPERTY DRAINS TOWARD AN EXISTING LAKE LOCATED ON AN ADJOINING PROPERTY AND APPROPRIATE EROSION CONTROL MEASURES WILL HAVE TO BE TAKEN TO PREVENT HARM TO THIS LAKE.
6. THE SUPERINTENDENT OF INSPECTIONS ADVISES THAT A VARIANCE FROM THE BOARD OF ZONING APPEALS TO ALLOW PARKING IN THE REQUIRED FRONT YARD AND TO REDUCE THE REQUIRED EIGHT FOOT SETBACK FROM THE WEST PROPERTY OF LINE OF PHASE I AREA.

XII. PLANNING DIVISION RECOMMENDATION

Mr. H. HAMNER GAY, THE PETITIONER, HAS INFORMED THE PLANNING DIVISION THAT HE HAS DISCUSSED THE PROPOSED DEVELOPMENT WITH THE RESIDENT OF LINKHORNE FOREST HOMEOWNERS ASSOCIATION, AND THEY ARE IN AGREEMENT WITH THE PROJECT AS SUBMITTED PROVIDED THE PROFFERS ARE ADOPTED BY CITY COUNCIL. THE PLANNING DIVISION HAS CAREFULLY REVIEWED THE MATERIALS SUBMITTED AND RECOMMENDS APPROVAL OF THE REZONING WITH ALL THE PROFFERS SUBMITTED, EXCEPT FOR THE FOLLOWING PROFFER: "THE NAME OF THE DEVELOPMENT SHALL BE LINKHORNE SQUARE." BOTH THE PLANNING DIVISION AND THE CITY ATTORNEY'S OFFICE BELIEVE THAT THE CITY WOULD HAVE DIFFICULTY ENFORCING THIS PROFFER WHICH WOULD PROHIBIT THE USE OF THE NAME "LINKHORNE SQUARE" FOR ANOTHER PROJECT IF THAT PROJECT COMMENCED CONSTRUCTION BEFORE MR. GAY'S PROJECT. THEREFORE, TO AVOID POSSIBLE LEGAL COMPLICATIONS IN THE FUTURE, IT IS RECOMMENDED THAT THIS PROFFER NOT BE ACCEPTED AS PART OF THE REZONING PETITION OF MR. H. HAMNER GAY. (MR. H. HAMNER GAY'S REPRESENTATIVE, PRESCOTT GAY, ATTORNEY, VERBALLY INFORMED THE PLANNING DIVISION THAT THE PETITIONER WOULD HAVE NO OBJECTIONS TO DELETING THIS PROFFER).

THIS MATTER IS HEREBY OFFERED FOR YOUR CONSIDERATION:


WILLIAM B. WEST, JR.
CITY PLANNER

CCI

MR. E. ALLEN CULVERHOUSE, CITY MANAGER
MR. WILLIAM M. PHILLIPS, CITY ATTORNEY
MR. RICHARD D. JACQUES, DIRECTOR OF
COMMUNITY PLANNING & DEVELOPMENT
MR. RAYMOND A. BOOTH, DIRECTOR OF PUBLIC WORKS
MR. LOWELL H. TERRY, TRAFFIC ENGINEER
MR. KENT SHELTON, CONTRACTS ENGINEER
MR. J. O. KENALDS, CITY ENGINEER
MR. PEYTON O. WILEY, INSPECTIONS DIVISION
MR. EARL S. TAYLOR, CHIEF FIRE MARSHAL
MR. PRESCOTT H. GAY, ATTORNEY

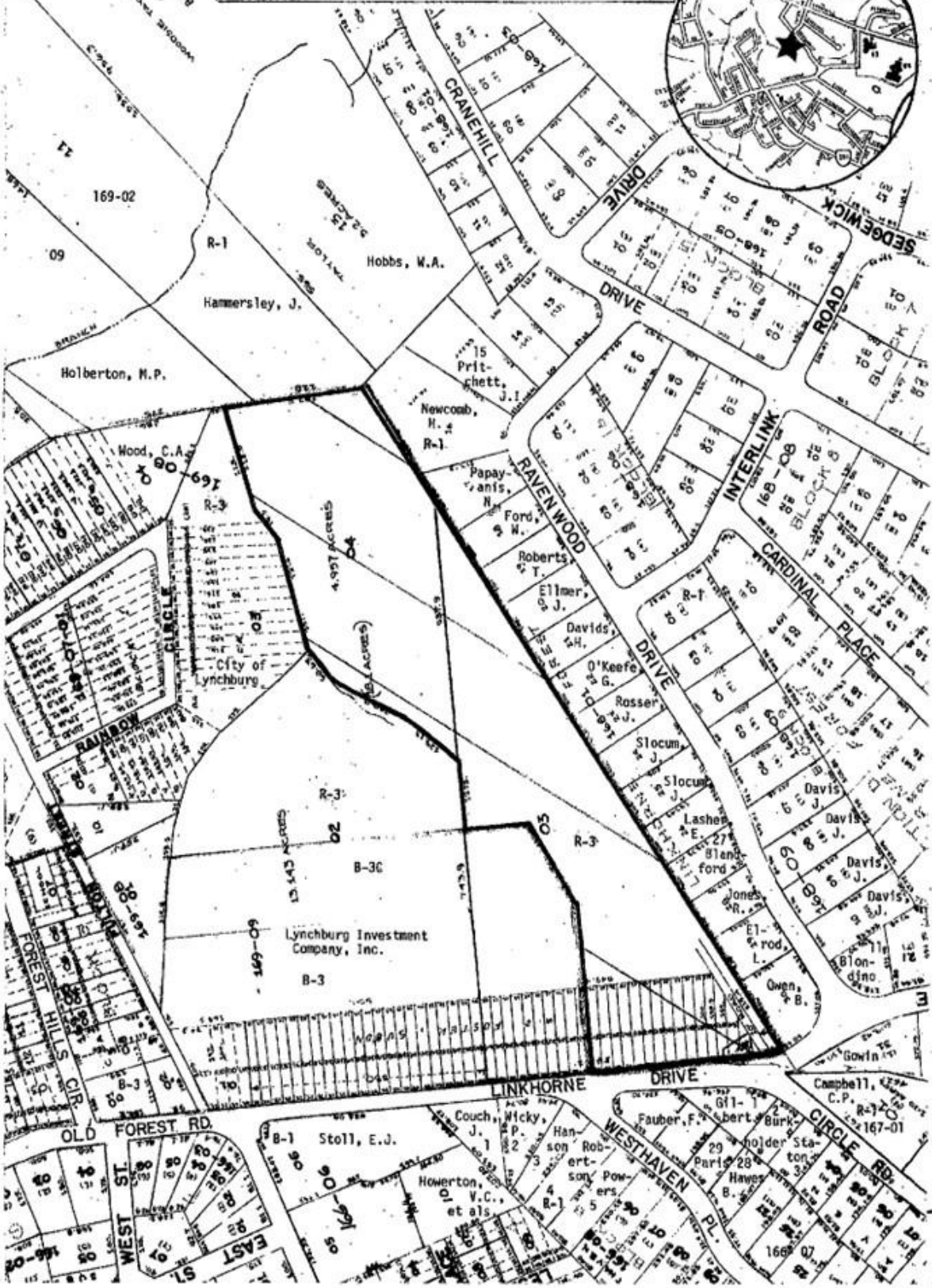
Linkhorne Drive Rezoning
H. Hammer Gay, Petitioner
R-3 to B-1C

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VICINITY

0 1000 2000 4000



JUNE 8, 1983

H. Hamner Gay Again
UNRAFT
Linkhorne Dr. R-3
to B-1C

Minutes of the Regular Scheduled Meeting of the Lynchburg Planning Commission, June 8, 1983, at 4:00 p.m., City Hall, 900 Church Street, 2nd Floor, Personnel Training Room A.

MEMBERS PRESENT

Mr. William M. Walker, Chairman
Mrs. Nancy T. Cardwell, Vice-Chairman
Mr. J. Sam Hudson
Mrs. Yvonne T. Ferguson
Dr. Thomas C. Tiller

MEMBERS ABSENT

Mrs. Patricia R. Lovern
Mr. Henry Q. Bibb

STAFF AND OTHERS PRESENT

Mr. William B. West, Jr., City Planner, and Secretary of the Lynchburg Planning Commission; Mr. Fred M. Boger, Principal Planner, Division of Planning; Mrs. Phyllis B. Driskill, Administrative Secretary, Division of Planning; Ms. Charrie Hazard, The News; and the Public.

ROLL CALL

After a quorum was established, Chairman William M. Walker called the meeting to order at 4:00 p.m.

(1) APPROVAL OF MINUTES OF THE MAY 25, 1983, MEETING

The minutes of the May 25, 1983, meeting were approved as submitted.

(2) PUBLIC HEARING:

- A. Petition of H. Hamner Gay to Rezone Approximately 11.5 Acres Located on the North Line of Linkhorne Drive From the Intersection of Ravenwood Drive South Along Linkhorne Drive.

Mr. H. Hamner Gay, the Petitioner, stated that the purpose of the petition is to rezone approximately 11.5 acres of land located on Linkhorne Drive from R-3, Residential, to B-1 (Conditional), to allow construction of office units in the form of individual residential appearing structures. He said the design concept will be similar to the office units at "Boar's Head" in Charlottesville, Virginia. Mr. Gay also stated that a conceptual site plan has been submitted to indicate how this property could be developed. However, he stated that the final "layout" cannot be determined until the tenants of the proposed development have been found. Mr. Gay further stated that the final development plans will comply with all applicable City codes, zoning requirements, deed restrictions, and all proffers approved by City Council on November 23, 1981, and amended on March 8, 1983.

Commissioner Tiller asked if the neighbors were informed of the project? Mr. Gay responded that a write up was sent to Mr. Elmer, President of Linkhorne Homeowners Association, and Mr. Fauber, of the Westhaven Group. Mr. Gay further stated that he offered to meet with the groups to review the project.

Mr. Hugh Davis, 2939 Ravenwood Drive, stated that he is Vice-Chairman of the Linkhorne Forest Homeowners Association, but is not speaking in that capacity today. Mr. Davis said he is speaking as an individual property owner concerned with this project. Mr. Davis stated that he would like assurance that the 100' buffer area will be maintained as approved in 1981 and that the deed restrictions have been recorded.

Mr. William B. West, Jr., City Planner, responded that the buffer area will be maintained, and the deed restrictions have been recorded in the Circuit Court Clerk's Office.

Mrs. Nancy Elrod, 2905 Ravenwood Drive, asked the Commission to confirm that the 100' buffer has not been changed.

Commissioner Tiller stated that he is concerned about the permitted uses in a B-1 District which could possibly go into this area.

Mr. West read to the Commission the uses permitted in a B-1 District and then stated that one of the proffers limits the uses permitted in the project to office units in the form of individual residential appearing structures. He said that this proffer will exclude many of the uses permitted in a B-1 District.

Commissioner Hudson stated that the name of the project "Linkhorne Square" may create problems with existing "Langhorne Square" located off Tate Springs Road.

Mr. West said that after consulting with the City Attorney's Office, the Planning Division discussed with Mr. Gay the problems the City would have enforcing the proffer naming the project at this time. After consulting with the community representatives, Mr. Gay withdrew this proffer.

BUSINESS SESSION

Mr. West stated that the petition of H. Hamner Gay was reviewed by the Technical Review Committee at its May 24, 1983, meeting; and the Committee had the following comments:

1. Phase I of this property can be served by an existing 8" sanitary sewer line on Linkhorne Drive. However, a new sanitary sewer line will most likely have to be constructed to serve Phase II when the rear section of this property is developed.
2. A 12" water main is available to serve this property.
3. The City Fire Marshal advises that a new fire hydrant will have to be installed about halfway down the proposed City street. The developer must work with the City Fire Marshal to determine the exact location of the new fire hydrant and when it will have to be installed.

4. The Traffic Engineer advises that without knowing the type of office use and square footage of the proposed buildings a traffic generation projection cannot be made at this time. However, a general office building could generate 12.30 average trips per day for each 1,000 square feet of gross building space. The Traffic Engineer also advises that since the proposed street will be dedicated to Lynchburg the developer will have to either post the appropriate bonds or build the street first and then ask the City to accept dedication of the new street. In either case, the new street will have to be constructed according to City standards for commercial streets if it is going to be dedicated to the City.
5. The City Engineer advises that the subject property drains toward an existing lake located on an adjoining property, and appropriate erosion control measures will have to be taken to prevent harm to this lake.
6. The Superintendent of Inspections advises that a variance from the Board of Zoning Appeals will have to be obtained to allow parking in the required front yard and to reduce the required 8' setback from the west property of line of Phase I area.

Mr. West also stated that Mr. H. Hamner Gay, the Petitioner, has informed the Planning Division that he has discussed the proposed development with the residents of Linkhorne Forest Homeowners Association; and they are in agreement with the project as submitted provided the proffers are adopted by City Council. He said the Planning Division has carefully reviewed the materials submitted and recommends approval of the rezoning with all the proffers submitted.

After further consideration, the following motion was made by Commissioner Cardwell, seconded by Commissioner Hudson:

MOTION: "That the Lynchburg Planning Commission recommends to City Council that the petition of Mr. H. Hamner Gay to rezone 11.5 acres located on the north side of Linkhorne Drive, approximately 400' west of the intersection of Linkhorne Drive and Ravenwood Drive, from R-3, Medium Density, Two-Family Residential District, to B-1 (Conditional), Limited Business District, to allow development of the property as office units in the form of individual residential appearing structures be approved subject to the following development description voluntarily proffered in writing:

LINKHORNE SQUARE PROPOSED DEVELOPMENT

The following summary is a part of our petition dated May 12, 1983, for rezoning tract of land, Linkhorne Drive, Lynchburg, Virginia, from R-3, to B-1 (Conditional); and a scheme for such development under the B-1 Ordinance.

The area of land requested for rezoning is approximately 11.5 acres fronting about 400' on the northerly side of Linkhorne Drive. The parcel is about 1,400' in length which line runs parallel to Ravenwood Drive.

By adoption of rezoning ordinance dated November 24, 1981, amended March 8, 1983, a 50' width by full depth of the property parallel to Ravenwood Drive and adjacent to rear property of Ravenwood homeowners and identified as Buffer Zone; further an additional 50' width strip is provided parallel to the aforementioned Buffer Zone; above ground structures/improvements are not permitted in this 100' wide swath of land.

It is to be understood even though not expressly itemized herein, all applicable City codes, zoning requirements, proffers, and deed restrictions are to be followed. However, as it is not presently known who will occupy this proposed development, our description of the proposed improvements must be schematic and described generally.

We proposed to develop this property to resemble "Boar's Head" conceptually, Charlottesville, Virginia.

The property is proposed to be developed as office units in the form of individual (although possibly alternately connected) residential appearing structures.

The exterior of the structures would be colonial design. Walkways would be exposed aggregate and/or flagging or paving brick, and paving would have brown pebble surfaces as well. Exterior lighting would be on poles to simulate colonial installations, and all utilities would be underground.

Appropriate erosion and sediment control measures will be implemented which will comply with Virginia Erosion and Sediment Control Handbook, Second Edition, 1980, as amended.

Landscaping would complement traditional architecture utilizing appropriate shrubbery and flowering beds.

Linkhorne Drive will be widened to accommodate a third lane; and curb, gutter, and concrete walk will be constructed along the entire frontage. It is contemplated one driveway entrance will be sufficient.

At some point as yet undetermined, the paved common area of the adjoining shopping center and the main road of the B-1 development would be connected.

Any vehicular pavement connection between the petitioned B-1 property and the Forest Hill Shopping Center property shall be restricted to one-way passage with the flow of traffic from Linkhorne Square to Forest Hill Shopping Center only.

(A Proffer was originally submitted to name the development Linkhorne Square; however, it was withdrawn by the Petitioner).

The motion passed by the following vote of the Commissioners present:

AYES:	Walker, Cardwell, Ferguson, Tiller, Hudson	5
NOES:		0
ABSENTIONS:		0

B. Petition of Rainbow Church of God for a Conditional Use Permit at 1227 Greenview Drive.

Pastor William E. Wilson, 406 Rainbow Forest Drive, was present and stated that Rainbow Church of God is requesting a Conditional Use Permit to allow construction of a 40' x 80' sanctuary, which will be connected to the existing building located at 1227 Greenview Drive by a vestibule area.

There was no one present to speak in favor of or in opposition to the subject petition.

BUSINESS SESSION

Mr. William B. West, Jr., City Planner, stated that the Technical Review Committee discussed the Conditional Use Permit petition on May 24, 1983, and had the following comments:

1. The Lynchburg Fire Marshal must review and approve the final construction plans.
2. The Virginia State Highway Department District Engineer should be contacted to obtain the final elevations for the proposed improvements on Greenview Drive before constructing the new driveway entrances.
3. Should the Church decide to construct the parsonage building, it will have to be located a least 50' from the lot line.

Mr. West stated that after carefully reviewing the materials submitted, referral to the Technical Review Committee, and a review of similar requests granted by City Council the Lynchburg Planning Division recommends that the request of Rainbow Church of God for a Conditional Use Permit to allow construction of a 40' x 80' sanctuary, which will be connected to the existing building located at 1227 Greenview Drive by a vestibule area, be approved.

After further consideration, the following motion was made by Commissioner Hudson and seconded by Commissioner Ferguson:

MOTION: "That the Lynchburg Planning Commission recommends to City Council that the petition of Rainbow Church of God for a Conditional Use Permit to allow the construction of a 40' x 80' sanctuary, which will be connected to the existing building located at 1227 Greenview Drive by a vestibule area, be approved."

The motion passed by the following vote of the Commissioners present:

AYES:	Walker, Cardwell, Tiller, Ferguson, Hudson	5
NOES:		0
ABSTENTIONS:		0

C. Petition of Bethlehem Evangelical Lutheran Church for a Conditional Use Permit at 7336 Timberlake Road.

Mr. Linton C. Beasley, representing the Petitioner, stated that the Bethlehem Evangelical Lutheran Church is requesting a Conditional Use Permit to operate a child day-care center at 7336 Timberlake Road. Mr. Beasley also stated that the Church has been working with the City Fire Marshal, the Superintendent of Inspections, and Ms. Susan Pierce, of the Virginia Welfare Department. In order to comply with all local and State codes.

Mr. William B. West, Jr., City Planner, stated that the Church must obtain a variance from the Board of Zoning Appeals to eliminate the required screening along the side yard before any permits can be issued to occupy the building.

There was no one present to speak in favor of or in opposition to the subject request.

BUSINESS SESSION

Mr. West stated that after carefully reviewing the materials submitted, referral to the Technical Review Committee, and a review of similar requests granted by City Council the Lynchburg Planning Division recommends that the request of Bethlehem Evangelical Lutheran Church for a Conditional Use Permit to allow operation of a child day-care center at 7336 Timberlake Road, be approved subject to the following conditions:

1. The building to be used for the child day-care center is modified to comply with all State and local building and fire code regulations.
2. A variance is obtained from the Board of Zoning Appeals to eliminate the required side yard screening.

After further consideration, Commissioner Ferguson made the following motion, seconded by Commissioner Cardwell:

MOTION: "That the Lynchburg Planning Commission recommends to City Council that the petition of Bethlehem Evangelical Lutheran Church for a Conditional Use Permit to allow the operation of a child day-care center at 7336 Timberlake Road be approved subject to the following conditions:

1. The building to be used for the child day-care center is modified to comply with all State and local building and fire code regulations.
2. A variance is obtained from the Board of Zoning Appeals to eliminate the required side yard screening."

The motion passed by the following vote of the Commissioners present: