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About the Plan

A Comprehensive Plan is the City of Lynchburg's most important document regarding growth, development, and change. The Plan serves as the City's land use policy guide and establishes an ideal vision for the future by addressing existing conditions and goals for a broad range of topics related to land use and development, including transportation, housing, economic development, community facilities and infrastructure, and public safety.

Lynchburg Together is the City of Lynchburg's Comprehensive Plan, serving as the City's high-level vision to guide City-wide policy decisions for the next 10 to 20 years. Although it is not regulatory in nature, it provides City leadership, elected officials, and the general community with a rational basis for land use

decisions, budgeting, capital improvements, and other land use issues. When the Plan is adopted and implemented, it facilitates more informed, transparent, and responsive decision-making.

Lynchburg Together is based on extensive research, data analysis, and, most importantly, community input. The Plan describes the community's long-term vision for itself along with goals and actionable strategies to aid Lynchburg in achieving this vision.



Legal Basis for Comprehensive Plans

Every locality in Virginia is required by the Code of Virginia to adopt a Comprehensive Plan. Code of Virginia § 15.2-2223 and § 15.2-2224, among others, outline the required and optional Plan elements and offer a general framework for plan activities. Typical elements of the Comprehensive Plan, include, but are not limited to:

- > Future land use planning maps and recommendations for development.
- > A comprehensive system of transportation facilities, including maps and cost estimates for improvements.
- > A system of community service facilities.
- > Areas and implementation measures for the construction, rehabilitation, and maintenance of a variety of attainable housing options.
- > Strategies to provide broadband infrastructure.
- > Urban development areas appropriate for higher density development, redevelopment, and infill.

State requirements for Comprehensive Plans also recognize that community development is on-going and ever-changing. For this reason, Code of Virginia § 15.2-2230 requires localities to review the Comprehensive Plan every five years and amend as needed to ensure its continued applicability and usefulness to the community.



VIRGINIA CODE §15.2-2223

“The Comprehensive Plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities.”

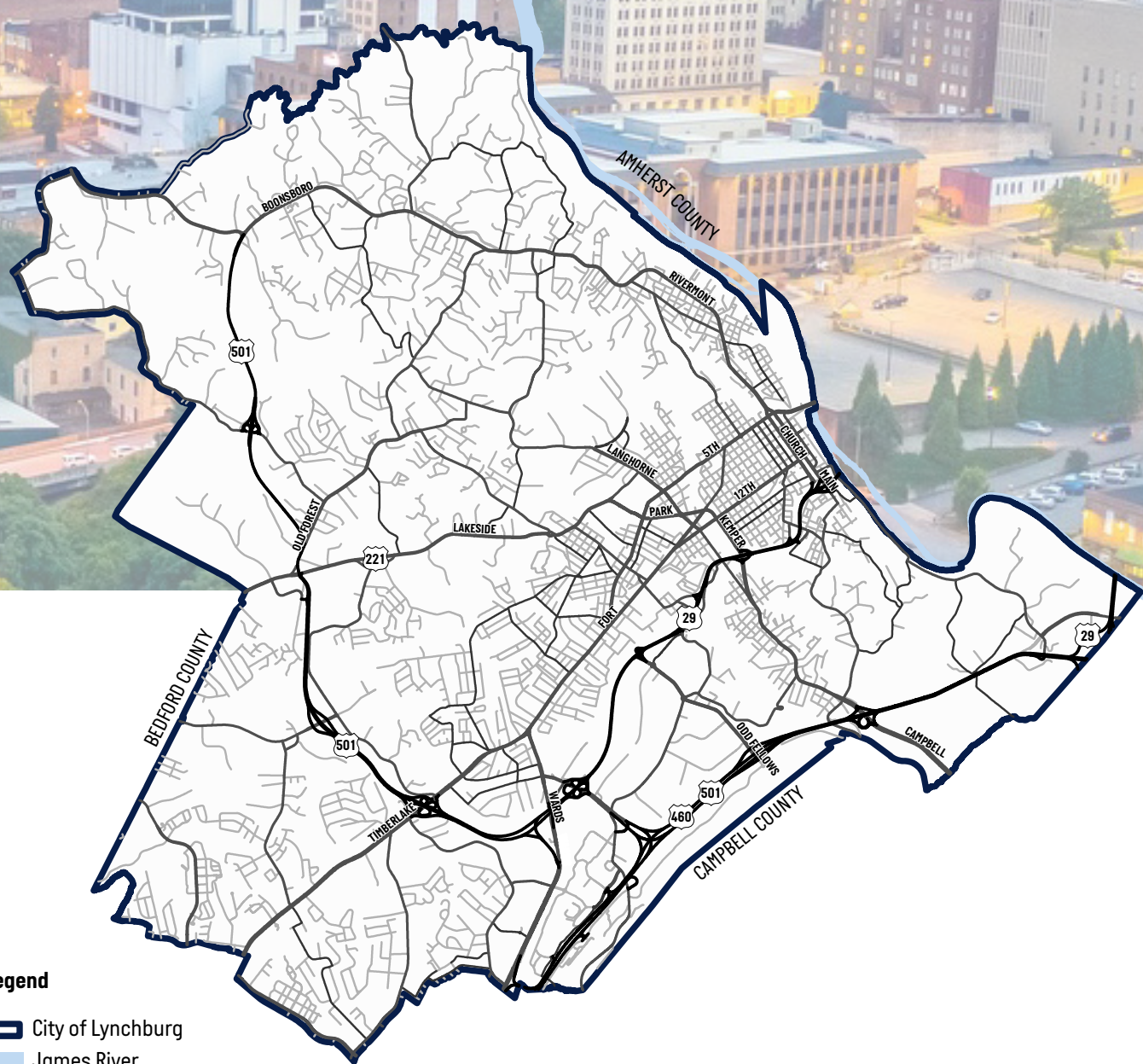


Planning Jurisdiction

The Comprehensive Plan applies to the City of Lynchburg's official planning jurisdiction, which ends at City boundaries (Map 1.1). However, responsible regionalism and partnerships with neighboring jurisdictions are important in effectively shaping the City's future. As such, the Plan recognizes and prioritizes collaboration with its regional partners as a vital aspect of long-range planning. Development, demographic, and economic trends in the City's neighboring localities – Amherst, Bedford, and Campbell Counties – all influence quality of life and land use patterns in the City of Lynchburg. While the City of Lynchburg does not have political jurisdiction

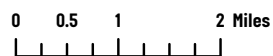
over decisions in its neighboring localities, it works as a partner of the Central Virginia Planning District Commission (CVPDC) – a regional organization that provides planning services and technical assistance to its member jurisdictions. Much of the information in this Plan builds on existing regional studies and efforts, and many of the strategies will require regional coordination to realize the highest benefit to the City of Lynchburg.

MAP 1.1 PLANNING JURISDICTION



Legend

-  City of Lynchburg
-  James River
- Streets
 -  Highways
 -  Major Arterial
 -  Minor Arterial
 -  Collector
 -  Local





Relationship to Other Plans & Ordinances

Lynchburg Together is intrinsically tied to past and present planning efforts, including plans, policies, and ordinances. This Plan includes data, ideas, and recommendations from many existing plans, studies, and strategic documents.

The Plan influences future updates to all City land development regulations and decisions. Zoning matters, capital improvements, transportation projects, and environmental and historic preservation initiatives will all rely on the contents of the Plan.

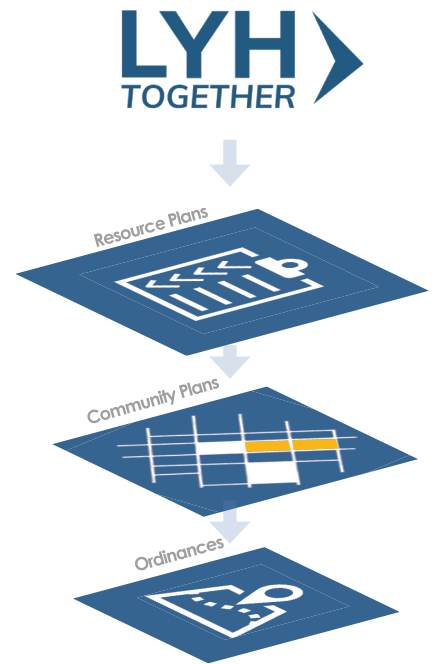
Zoning & Subdivision Ordinance

The City of Lynchburg's Zoning and Subdivision Ordinances are the primary tools used to realize the vision of the Comprehensive Plan. While the Comprehensive Plan articulates Lynchburg's ideal vision, goals, strategies, and objectives for land use and development, the Zoning and Subdivision Ordinances serve to directly regulate the location, form, and character of development. The Plan should therefore guide all updates to the Zoning and Subdivision Ordinances. These Ordinances should also be reviewed in their entirety on an annual basis to ensure that they align with the Comprehensive Plan. In addition, when a development or rezoning application is submitted to the City, City Council and the Planning Commission must ensure that the application meets the specific standards of City Ordinances and contributes to the successful implementation of the Plan.

Capital Improvement Plan

The City of Lynchburg's Capital Improvement Program (CIP) is a short-term plan to identify and fund capital project needs. The CIP prioritizes capital projects, estimates their costs and timeline, and determines potential funding sources. City Council is then responsible for appropriating expenditures in either the annual operating budget or a separate capital budget. There are numerous community benefits that result from the creation of a CIP, including guaranteed annual review of the capital construction and infrastructure maintenance needs of Lynchburg, enabling the City to better plan a financing strategy for capital improvements and annual operating requirements, and allowing for programming of multi-year capital projects.

The Comprehensive Plan directly informs the projects included in the CIP, including prioritization and assigning responsible parties for accomplishing each project. The community's goals and long-range vision for land use and investment are fully realized when the City ensures the priorities of the CIP align with the priorities of the Comprehensive Plan.





Small Area Planning

Small area planning, which may also be referred to as neighborhood planning, is a comprehensive planning process that is focused on a smaller subarea of a locality. The result is a neighborhood-specific, more detailed planning guide that focuses on how to implement land use and development goals that are unique to the specific area evaluated in the plan. The overarching vision, goals, and strategies of the Comprehensive Plan should influence the small area or neighborhood plan in order to ensure that implementation is cohesive, consistent, and coordinated.

Building on the recommendations of the Comprehensive Plan document, the following areas of Lynchburg have specific planning documents that have been adopted by City Council as more detailed subsets of the Plan. These small area plans should be reviewed and updated alongside review of the Plan to ensure consistency.

- > Atlanta Avenue
- > Campbell Avenue | Odd Fellows Road
- > Dearington
- > Diamond Hill
- > Downtown 2040
- > Fifth Street
- > Forest Brook
- > Graves Mill Road
- > Tinbridge Hill Neighborhood
- > Midtown
- > Route 221 Corridor
- > Tyreanna/Pleasant Valley
- > Wards Ferry Road
- > Wards Road

Other Plans, Studies, & Initiatives

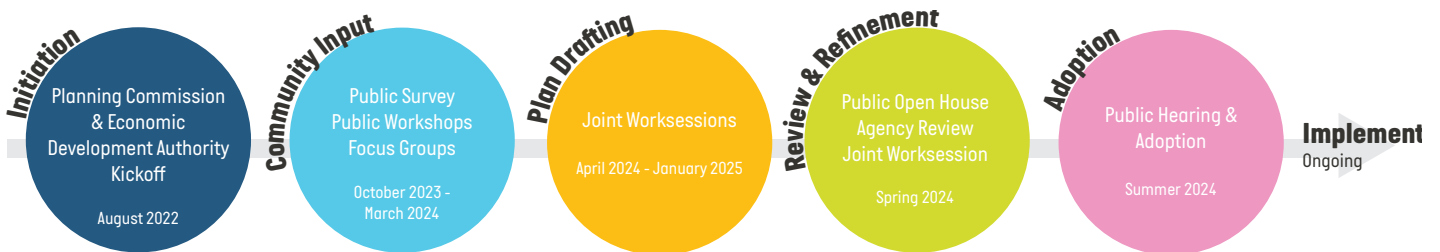
Local, regional, and state plans, studies, and initiatives all inform the Comprehensive Planning process, while the Comprehensive Plan informs the development of future planning initiatives. Lynchburg Together encompasses multiple community plans, studies, and initiatives to ensure regional coordination. Some of the existing plans and studies that work in tandem with this Plan are listed below; additional plans and studies are referenced throughout the Plan.

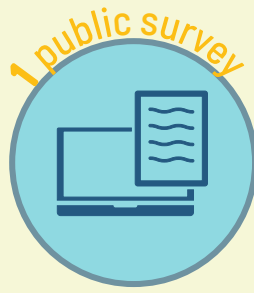
- > Downtown 2040 Master Plan
- > Parks and Recreation Master Plan
- > Lynchburg Fire Department 2018 Strategic Plan
- > Ivy Creek Innovation Park Master Plan
- > City of Lynchburg Six-Year Improvement Plan [SYIP]
- > Region 2000 Comprehensive Economic Development Strategy [CEDS]
- > Central Virginia Transportation Improvement Program [CVTIP]
- > Central Virginia Transportation Planning Organization [CVTPO] Unified Planning Work Program [UPWP]



Creating Lynchburg Together

Lynchburg Together is the culmination of nearly two years of research, data analysis, and most importantly, community input and engagement. Throughout the planning process, this Comprehensive Plan update has taken deliberate steps to guarantee that community voices define the City of Lynchburg’s vision and goals for today and tomorrow. The City can continue to look for ways to promote this Plan and engage the community as partners in its implementation.





Community Engagement

Community Workshops

Four public workshops were held in fall 2023 to gather community input. The public workshops began with a brief presentation that explained the comprehensive planning process. Following the presentation, attendees worked in groups to complete two exercises. The first addressed City-wide strengths, weaknesses, opportunities, and goals for the future. Additionally, each group focused on a key planning element: Economic Development, Community Character, Housing and Neighborhoods, Natural Resources, or Transportation.

Workshops were held on the following dates:

- > November 15, 2023 | Paul Munro Elementary School
- > November 16, 2023 | Heritage Elementary School
- > December 2, 2023 | R.S. Payne Elementary School
- > December 14, 2023 | Perrymont Elementary School

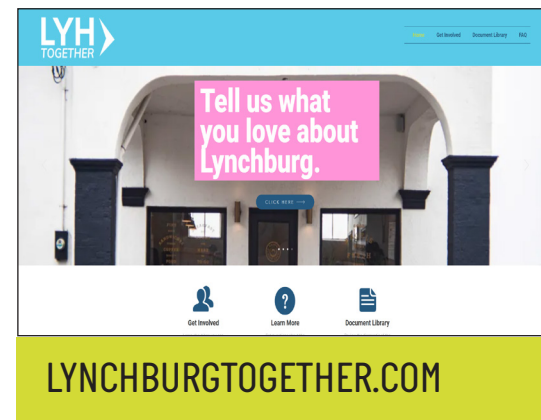
Focus Groups

Eight focus group meetings were held in early March 2024. These roundtable discussions brought together representatives of over 40 different employers, educational institutions, and community organizations to share knowledge and ideas relevant to their fields of expertise. Focus group participants were grouped by industry, as follows:

- > Housing and Neighborhoods
- > Land Use and Development
- > Community Facilities and Services
- > Parks, Recreation, and Historic Preservation
- > Environmental Stewardship and Natural Resources
- > Mobility and Transportation
- > Education and Workforce
- > Economic Development And Investment

Community Survey

During the community engagement process, a public survey was made available to collect input from the broader community. The survey was accessible both online and as a paper copy between October 15, 2023 and March 1, 2024. In total, 257 community members took the survey.





Plan Drafting

The City of Lynchburg Planning Commission is ultimately responsible for reviewing and recommending the proposed changes to the Comprehensive Plan, as directed in Code of Virginia §15.2-2223. Code of Virginia § 15.2-2230 additionally calls for the Comprehensive Plan to be reviewed by the local Planning Commission at least once every five years to determine whether it is advisable to amend the Plan.

Plan drafting was conducted through a collaborative approach between City staff and the Berkley Group planning consultants. The Planning Commission reviewed drafts and provided input and guidance during bi-monthly worksessions from May 2024 through February 2025.

Public Review

Comprehensive Plans are a product of the community's input as interpreted through the lens of appointed and elected decision makers. As such, the Plan follows a public review and refinement period that ensures the Plan accurately represents the community's concerns and has developed a path to address them. The draft plan was made public for review to solicit public opinion. On XX date, the City of Lynchburg hosted a Public Open House to showcase progress and gather feedback on the drafted plan.

Refinement & Adoption

With the inclusion of changes suggested during the public refinement period, the revised draft Plan was made available for public review and considered by the Planning Commission and City Council through a formal public hearing process, as required by Code of Virginia.

(Editor's Note: This section will be updated following the completion of the public review phase)



Using Lynchburg Together

Comprehensive Plans are community documents and are used by a variety of individuals and stakeholders. The Comprehensive Plan serves the community well when it is consistently used to make recommendations and decisions. The Planning Commission should conduct annual reviews to identify necessary amendments and track progress. Annual reviews should analyze the implementation matrix and performance indicators to measure achievements and prioritize strategies to meet community goals.



Private citizens, business owners, and developers use the Plan to better understand the community's assets, vision, and development goals.



City staff and Planning Commission use the Plan when reviewing zoning applications and drafting ordinances, striving for consistency with the community's vision.



City Council uses the Plan to guide decisions on budget priorities, capital projects, and ordinance amendments.



Regional partners use the Plan to understand local priorities and advocate for grant funding and studies.