



City of Buena Vista Planning Commission

Minutes of September 7th, 2017 Joint Public Hearing

CITY OF
BUENA VISTA
Planning and Zoning
2039 Sycamore Avenue
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Members of the Buena Vista Planning Commission met in Council Chambers, 2039 Sycamore Avenue, at 6:00 p.m. on September 7th, 2017 for a joint public hearing with the City Council of Buena Vista. The meeting was called to order by Mayor Larry Tolley. All members were present and a quorum was established.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Bill Braddy
Sandy Burke
Tyson Cooper
Lucy Ferrebee
Melvin Henson, City Council Representative
Jay Scudder, City Manager

Members Absent:

None

Staff Present:

Tom Roberts, Director of Planning & Community Development

Mr. Larry Tolley, Mayor, called the public hearing to order.

Mr. Hawes briefly explained the rezoning request, and Mr. Tolley read the text of the announcement for the hearing which included the legal description of the rezoning request. The proposed resolution read as follows:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that after a duly called public hearing, in accordance with the general welfare of the citizens of Buena Vista and in accordance with good zoning practices, Lots 13, 14, 15, and 16 of Section 5, Block 21 as shown on the attached "Exhibit A," is rezoned from Residential Limited R3 to Mixed Business MB and is rezoned to the Seminary Hill Historic District Overlay for the City of Buena Vista, and the zoning map for the City will be amended to reflect this change.

The public comment period was opened.

Ms. Mitzi Evans addressed Council and the Commission. She stated that she was speaking on behalf of her mother, who lived at 225 28th Street, the house behind 2806 Beech Avenue, which faces on 28th Street. She asked what was going to be built on the site, and what could be built

there in the future. She stated that she is concerned about the resale value of her mother's house and what might happen to the adjoining property.

Mr. W. "Skip" Ramsey spoke briefly to note that the house on the property had been leased until about a year ago but the lease had not been renewed since the owner was attempting to sell it.

Mr. Roberts explained that Mixed Business zoning allowed for a wide range of uses including retail, office, and multifamily housing, but that almost anything that could be built would need to go through the site planning process and that was the opportunity to require screening, landscape buffers, etc. Also, if the property were placed in the Seminary Hill Historic District demolition or new development would need review by the Historic District Committee.

There were no further questions or comments from the public or Council, and Mayor Tolley closed the public hearing.

The Planning Commission exited Council Chambers and reconvened in the District Courtroom to vote on its recommendation on the rezoning request. All members of the Commission were present except for Melvin Henson, who remained with City Council as the Council meeting continued, and Jay Scudder.

Mr. Hawes called for a vote on whether to recommend approval of the rezoning request as presented to Council. Mr. Ohleger moved to recommend rezoning to Mixed Business and to Seminary Hill Historic District, and Mr. Braddy seconded the motion. All members present voted yea.

Adjournment

Chairman Hawes adjourned the meeting.

Approval

Chairman

Date