



City of Buena Vista Planning Commission

Minutes of September 12th 2017

**CITY OF
BUENA VISTA**
Planning and Zoning
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Members of the Buena Vista Planning Commission met in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on September 12th 2017. The meeting was called to order by Chairman Hawes. Mr. Scudder called roll. A quorum was established, and Mr. Hawes noted that all members were presented.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Bill Braddy
Sandy Burke
Tyson Cooper
Lucy Ferree
Melvin Henson, City Council Representative
Jay Scudder, Ex Officio member

Members Absent:

Tom Roberts, Director of Planning & Community Development

Staff Present:

Jay Scudder, City Manager

Review and Adoption of Minutes

Mr. Hawes called a vote to approve the minutes of the August 8th meeting. Ms. McKelvey noted a typo on page 4 of the minutes where the text should read “clarity” instead of “clarify.” Mr. Ohleger moved to accept the minutes as corrected and Mr. Cooper seconded. Mrs. Burke abstained because she had not been present, and the rest of the Commission voted to approve.

Public Comment

None

Report of Secretary

None, as Mr. Roberts was absent.

New Business

Site Plan Approval for 455 South Magnolia Avenue, 501 Self Storage

Mr. Hawes reviewed the content of the staff report and invited the applicant, Michael Stearns, to speak about his project. Mr. Stearns reiterated that he wanted to expand his facility. Mr. Braddy asked what the overall size of the property is, and Mr. Stearns stated it is about 2 acres. Mr. Scudder made several comments. He noted that the Erosion & Sediment Control aspect of the project is not yet complete. He also spoke to the traffic generation and roadway entrance, noting that because the site is near a VDOT-maintained road it is subject to some review, but that VDOT is not concerned about this project because it is expected to have a low traffic generation.

Ms. McKelvey asked Mr. Stearns about demand of self-storage units. Mr. Stearns said that he had strong demand from SVU students and had filled up his existing buildings (but had some vacancies at the moment). He stated that as soon as he can get his permits completed he would build another building.

Mr. Ohleger made a motion to approve the site plan as presented. Ms. McKelvey seconded the motion and all voted to approve.

Report of Standing Committees

None.

Report of Special Committees

Comprehensive Plan Update Committee

Mr. Ohleger briefly outlined the timeline of the Committee to have its last meeting in November, go out for public comment, and go before City Council in December. Mr. Ohleger stated that he was pleased with the committee and content of the report updates.

Mr. Scudder took the opportunity to discuss some future growth opportunities in the City, noting there is potential at the south end of the City where it is zoned for planned unit development. Mr. Braddy noted that there is ample water serving that area, but asked about sewer. Mr. Scudder stated that the pump station behind the Munters plant could serve the west side of 501, but it would be expensive. Mr. Henson noted the east side of the road has 135 acres of developable land and the Commission had looked at opportunities there. Mr. Scudder noted there is another large tract of undeveloped land at the north end of the City with access challenges. Mr. Braddy noted there is another large tract across from Bontex, but most of it is in the County.

New Business

Elections

Mr. Hawes opened the floor for nominations for the positions of Chairman. Mr. Ohleger nominated Mr. Hawes for chairman and stated that Mr. Hawes had done a good job. Mr. Braddy noted that some boards or commissions had policies limiting the number of terms that chairmen could serve, and asked if Buena Vista had such a policy. Mr. Scudder confirmed that there is no limit on terms.

Mr. Hawes opened the floor for nominations for Vice Chairman. Mr. Henson nominated Mr. Ohleger.

Mr. Hawes asked for votes on the slate of Mr. Hawes for Chairman and Mr. Ohleger for Vice Chairman. All voted to approve the slate as presented. Mr. Hawes went on to say that Mr. Roberts was performing well as Secretary and would continue.

Old Business

Mr. Braddy returned to the discussion of findings of the comprehensive plan, questioning the stable/slow population growth that Mr. Ohleger briefly mentioned because of SVU’s growth. Mr. Cooper responded that there are some issues with Census accuracy as well as the recentness of the data. All agreed that SVU’s impact was definitely positive, and that the City does have population growth. There was additional discussion of SVU’s growth of students and full-time employees, and types of demographic groups and their respective incomes.

There was discussion of a retirement dinner for Wayne Flint, as well as a City Council proclamation.

Mr. Braddy asked about the project currently under construction on Magnolia Avenue working on the sidewalks. Mr. Scudder showed a diagram of the general design of the brick pavers accenting the new sidewalk and discussed some recent grant-funded transportation work along Magnolia, Sycamore, Rt 60, 10th Street, and the Chessie/Riverwalk connection

There was a brief discussion of the status of the golf course law suit. At this time the City is awaiting decision from the Federal judge as to whether the case should be remanded to the Circuit court or not. Mr. Scudder discussed some of the issues with the original concept of the golf course.

Mr. Hawes asked if Council had voted yet on the rezoning of 2806 Beech Avenue. Mr. Scudder replied that they had not yet had the second reading to approve it, but that he had not heard any issues and expected it to pass.

Adjournment

Chairman Hawes adjourned the meeting at 7:36 PM.

Approval

Chairman _____ Date _____