



City of Buena Vista Planning Commission

Agenda for April 9th 2019

**CITY OF
BUENA VISTA**
Planning and Zoning
2039 Sycamore Avenue
Buena Vista VA 24416

Public Hearing

Conditional Use Permit for grilling pavilion at 2027 Magnolia Avenue, Buena Vista Fire Department applicant

Regular Meeting

Call to Order by Chairman

Roll Call

Public Comment

Review and Adoption of Minutes

Minutes of March 12th meeting

Report of Secretary

Report of Standing Committees

Report of Special Committees

New Business

1. Discuss name change for Seminary Hill Historic District

Old Business

Adjournment

Members and Term Expirations:

Dennis Hawes, Chairman, *7/31/2020*
Mike Ohleger, Vice-Chairman, *6/30/2022*
Sandy Burke, *8/31/2021*
Marolyn Cash, *6/30/2020*
Lucy Ferrebee, *9/30/2019*

Melvin Henson, City Council
Representative, *9/30/2019*
Preston Manuel, *12/31/2020*
Jay Scudder, Ex Officio member
Bradyn Tuttle, *12/31/2020*

Staff:

Tom Roberts, Director of Planning & Community Development, Secretary

Meetings:

Members of the Buena Vista Planning Commission meet in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on the 2nd Tuesday of each month, unless otherwise announced. Meetings may be held and business conducted without a quorum, but no votes may be taken unless a quorum is present. A majority of members constitutes a quorum. A motion passes with a majority vote; a tie constitutes defeat of the motion.

Please go to our website www.bvcity.org for more information on this and other issues and information about the City of Buena Vista including the Comprehensive Plan and Land Use Regulations. The Department of Planning & Community Development is open Monday through Friday, 9:00 AM to 5:00 PM and Tom Roberts can be reached at (540) 261-8607 or troberts@bvcity.org. Please call ahead to ensure availability.

Public Comments Or Suggestions

Name, Address, and Signature:



CITY OF BUENA VISTA
Planning & Community Development
2039 Sycamore Avenue
Buena Vista VA 24416

STAFF REPORT

DATE: 3/20/2019
TYPE: Conditional Use Permit
SUBJ: Buena Vista Fire Department Grill Pavilion at 2027 Magnolia Avenue

Synopsis

The Buena Vista Fire Department proposes to erect a prefabricated carport as a grilling pavilion at the rear of 2027 Magnolia Avenue, across the alleyway from their facility at 2010 Sycamore Avenue.

Site Information

Address/Tax Map:	2027 Magnolia Ave, 34-1-2-16-22	
Existing zoning:	Mixed Use (MU)	
Existing land use:	Vacant/storage	
Proposed zoning:	Mixed Use (MU)	
Proposed land use:	Vacant/storage and grilling pavilion	
Surrounding zoning and land use:		
All surrounding properties are Mixed Use.		
Staff Recommendation:	Approve	
Tentative Timeline	Preliminary Commission Discussion	n/a
	Planning Commission Public Hearing	4/9/2019
	City Council Public Hearing	5/2/2019
	City Council Adoption	5/16/2019

Overview

The Buena Vista Fire Department (BVFD) proposes to erect a 12' x 21' prefabricated carport behind the building at 2027 Magnolia Ave to serve as storage and grilling area for their trailer-pulled grills. These grills are used periodically throughout the year for special events. The BVFD is located across the alleyway from this site and has obtained permission from the property owner.

For the last several years, the grills have been stored and used under a temporary tent structure on the vacant lot immediately south of 2027 Magnolia Avenue.

Zoning

In the Mixed Use zone, most primary uses must “store tools, parts, goods, repairs, services, equipment and/or supplies in a permanent enclosed structure and if not in a permanent enclosed structure shall be required to apply for and receive an approved conditional use permit.” (614.03-1). Although outdoor grilling is not an explicitly listed permitted use, it falls under 614.03-1.2-27 Catering. Also more generally, the outdoor grilling falls under 614.03-1.7-18 “Any public uses or use by a semi-public agency whose activities are primarily nonprofit in nature.”

The grilling pavilion is not considered an accessory structure because (a) it is not functionally associated with the primary building at 2027 Magnolia Avenue; and (b) the primary use with which it is functionally associated is on a separate lot and tax parcel (2010 Sycamore Ave).

Site

No land disturbance or changes to the ground surface are proposed. No utilities will be required. Adequate clearance will be provided on all sides of the pavilion to accessing the building at 2027 Magnolia and for alley traffic. There are no setback requirements in the MU zone.

Analysis

This proposal will take an existing use and shift its location by about 50 feet northward and under a new structure. The permanent carport structure will be more shielded from street view, and more aesthetically appealing, than the temporary tent structure the BVFD has used for a number of years. There is no expected impact on infrastructure or traffic and minimal impact on downtown appearance and curb appeal.

Recommendation

Staff recommends approval of the proposal as presented.







**City of Buena Vista
Planning Commission
Minutes of March 12th 2019
Regular Meeting**

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2039 Sycamore Avenue
Buena Vista VA 24416
troberts@bvcity.org
(540) 261-8607

Members of the Buena Vista Planning Commission met in Council Chambers, 2039 Sycamore Avenue, at 6:00 p.m. on March 12th 2019. Roll was called and a quorum was established.

Members Present:

Sandy Burke
Melvin Henson, City Council Representative
Guy Holstein
Michael Ohleger, Vice-Chairman
Dennis Hawes, Chairman
Lucy Ferrebee
Marolyn Cash

Members Absent:

Jay Scudder, Ex Officio member
Preston Manuel
Bradyn Tuttle

Staff Present:

Tom Roberts, Director of Planning & Community Development

Meeting is called into order.

Site Plan approval for Cornerstone Bank facility

Site plan approval for Cornerstone Bank. They plan to locate a 44x66' modular with a drive through in the back in the parking lot of the shopping center on Beech Avenue. The bank is compliant with zoning.

Steve Grist, President of BV Cornerstone Bank

- Jay Melvin, Chairman of the Board, and Keith Holland, Chairman of the Site Selection Committee, are present.
- The bank has an application to install a modular building in the parking lot of the Ramsey Shopping Center. The modular home is leased from North American Homes Company from Arkansas, and will be brought up by April 15th.
- The building will be at a 17" elevation, with a handicap accessible ramp and a drive through with a pneumatic tube. Signs will be put on the side of the building and the roofline, as well as directional signs in the parking lot.

- The lease is for three years, meantime the bank will be looking for a different site for a permanent structure.

Mr. Ohleger voices some concern about access for emergency vehicles around the light poles, but Mr. Grist says that lines are going to be drawn for lanes of traffic so there should be room on both sides of the light poles for emergency vehicles to go around.

Mr. Roberts points out that with the site plan approval the staff has listed three clarifications for the benefit of Cornerstone Bank's building codes and public works requirements. Lew Hamilton will do the water and sewer taps himself with the city there to ensure that it is done to standard. All parking lot restriping will have to comply with code such as proximity of handicap spaces to entry ways. Mr. Roberts clarifies that the site plan approval is only valid for the Cornerstone modular building, so if there is a proposal several years down the road to do a different use or have a different building, they need to go through the site plan process again. The purpose of this is to ensure something else doesn't get put there that doesn't meet all the requirements and regulations.

In response to a concern about the separation between the water and sewer line, Mr. Roberts explains that both the water and sewer will be run parallel in the same ditch with at least a three foot separation. Mr. Hamilton is a licensed contractor, and had mentioned he would confirm the required distance before he puts them in. Brent Styler from the audience made a public comment, asking if there were any considerations in respect to potential flood zone in the site plan. Mr. Roberts responded that the site is not in the 100 Year Flood Plain so there is no additional requirements or regulations.

Ms. Cash moves to accept and Mr. Henson seconds it, including the signage presented. Full approval of plans, no dissenting vote.

Review and Adoption of Minutes

Chairman Hawes introduces the next item; to review the minutes from February. Mr. Henson brings up a correction that needs to be made to the minutes, changing 80" to 8" on page two.

Mr. Henson moves to accept the minutes with the correction, Mr. Ohelger seconds it. Full approval of minutes with the correction, no dissenting vote.

Report of Secretary

Mr. Roberts

- Crushed stone/gravel was put in to the Chessie Trail connection so the portion of the trail that goes under the bridge is resurfaced. This will improve the connection to the trail and ties into the South River bridge replacement that is being put in at the midpoint of the trail. The construction for that bridge will begin at the end of the calendar year.
- The resurfacing is being paid with the Regional Industrial Development Authority funds earmarked by all three localities for use on the Chessie Trail.
- Second item is about the industrial park development access road designs. The road is being realigned to negotiate with Munters to reduce the impact to their operations with the location of their new road. The actual property owner is Nick Des Champs. The hope is to bid the road out in May and have the contractor selected and start construction on the road in June.

- The city is transitioning to a new IT support provider, and the transition has been rocky. The company the city has been with for the past ten or so years had been sort of a budget provider, so there is a lot of deferred maintenance with their IT systems that is catching up.

Chairman Hawes mentions a PC info error about the day of the month, Mr. Roberts agrees to look into it.

Old Business

Mr. Ohleger mentions the Buena Vista Hotel. Based on his recollection, in 2015 they had asked for a temporary sign after someone hit their original sign, and the temporary sign is still there. The sign was only supposed to be up for ninety (90) days. It is a ground sign, has framing, almost like a billboard and lit by floodlights. Mr. Roberts asks if the motel is in the historic district and Mr. Ohleger says they are right at the edge.

The board discusses the historic district overlay and name change. Mr. Roberts doesn't want to make any major decisions before a study is done and the community is involved, including the people who live there and own businesses within the district. He believes that the name is not as significant as the actual regulations. Mr. Roberts agrees to draft something up in regards to the historic district since it has come up a number of times.

Adjourned at 6:30 pm.



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MEMORANDUM

TO: Planning Commission
FROM: Tom Roberts
DATE: 4/1/2019
SUBJ: Seminary Hill Historic District discussion

Concern has been raised that the impression of onerous permitting requirements is discouraging redevelopment in the Seminary Hill Historic District. It has been suggested to eliminate the word “historic” from the district name. Possible alternate names:

- Seminary Hill District
- 29th Street and Seminary Hill District
- University Hill District
- 29th Street District
- What else???

Let me know what you would like to rename it.

The next step will be to add this amendment to our next Public Hearing.