Planning Commission Meeting 4/21/2020 7:00 PM

To Join the Zoom Meeting click the link below and enter the Meeting ID:

https://us04web.zoom.us/j/79295664659

OR Dial in:

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+1 301 715 8592 US

Meeting ID: 792 9566 4659

Current state law limits virtual meetings of governing bodies to conducting “essential” business. The only item of business on the agenda is review and approval of a time-sensitive property development. As such, all meeting participants will be muted by the host except for two periods: during the general public comment time at the beginning of the meeting; and following the staff presentation on the development proposal, for applicant presentation and public comment on this item.

Comments and feedback may be submitted in writing prior to the meeting at troberts@bvcity.org.

The meeting packet can be found at https://www.buenavistava.org/business/planning-zoning/.

The chat function will not be considered public comment for this meeting. Please provide audio input.

The meeting will be recorded to facilitate preparation of minutes.
PLANNING COMMISSION

AGENDA for April 21st 2020

PUBLIC HEARING

None

REGULAR MEETING

Call to Order by Chairman
Roll Call
Public Comment
Review and Adoption of Minutes
Report of Secretary
Old Business

None

New Business

1. Site Plan Review and Certificate of Appropriateness for River Rock Village, 200 block of E 29th St

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, 9/30/2023

Melvin Henson, City Council Representative, 9/30/2023
Preston Manuel, 12/31/2020
Jay Scudder, Ex Officio member
Bradyn Tuttle, 12/31/2020

Staff
Tom Roberts, Director of Community & Economic Development
City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416
(540) 261-8607 | troberts@bvcity.org | bvcity.org/planning

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.
PLANNING COMMISSION

MINUTES of March 10th 2020

Members of the Buena Vista Planning Commission met in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on March 10th 2020. Roll was called and a quorum was established.

Members Present:
Dennis Hawes, Chairman
Marolyn Cash
Lucy Ferrebee
Melvin Henson, City Council Representative
Bradyn Tuttle

Members Absent:
Sandy Burke
Jay Scudder, Ex Officio member
Preston Manuel
Michael Ohleger, Vice-Chairman

Staff Present:
Tom Roberts, Director of Community & Economic Development

Meeting is called into order.

REGULAR MEETING

Public Comment
None

Review and Adoption of Minutes

Mrs. Cash motioned to approve as presented, Mrs. Ferrebee seconded, and all voted to approve.

Report of Secretary

Mr. Roberts highlighted the following items:

- The CSPDC sent him the draft transportation chapter from the comprehensive plan and he is reviewing that now.
- On 3/7 Connect BV downtown revitalization and Healthy BV hosted a Community Summit which was successful. The goal was to get together all the community organizations operating in the City and improve coordination and collaboration. We had about 30-40 people and discussed who the organizations were, their general history and the history of BV, and upcoming events and the future of BV.
- Next steps for the Connect BV CDBG downtown revitalization – putting out an RFP for the economic restructuring plan. This consultant will work on a plan and on community
meetings. Also, for the Opportunity Zone planning grant, we will be putting out RFP for OZ marketing services.

- Also we are planning an Opportunity Zone investment information and networking event.
- Dabney Lancaster Community College is closing on the purchase of the former Ford dealership to create a workforce development center which will include technical education labs and workspace as well as small business incubation and maker space.
- The former Buena Vista Arts Council building has been leased and will become Blue Forge Axe Throwing!
- Columbia Gas ribbon cutting was several weeks ago. The stockpile will be seeded and stabilized in the next week or two and the topsoil pile will be removed soon.

**Old Business**

*Discuss Frontage and Private Streets text amendment*

Mr. Hawes stated that he felt the revised text is good. His greatest concern is with potential erosion problems and requiring curb and gutter. Mr. Roberts added that Section 507.03-5 requires that owners build curb and gutter along public streets. Mr. Henson voiced support for the intent statement language regarding emergency vehicle access. Mr. Roberts noted that he plans to change the word “should” to “shall” in the second sentence to make it stronger. Mr. Tuttle motioned to move text as presented to public hearing. Mr. Henson seconded and all approved.

*Other item – Historic District overlay*

Mr. Henson raised the issue of the 29th Street and the historic district overlay. There was some review of previous discussions and ideas on this concern. Mr. Roberts stated that he has not yet prepared anything new on this.

*Discuss Zoning Text Amendment, Sec. 706 Signage*

The Commissioned discussed that the overall intent is to be less restrictive and allow businesses choose what signs will be advantageous to them, and be more open to creative expressions. Mr. Henson motioned to move text as presented to public hearing. Mrs. Cash seconded and all approved.

*Other updates*

Mr. Roberts and Mrs. Cash related that the 7-Eleven project is on hold as the various partners, including 7-Eleven corporate, are working through the details and planning. Mr. Roberts stated that the Tourism Zone update has been approved so that the site is now in the zone.

The City and Lew Hamilton are working on a lease of the lots behind the Shukin Shak to create a parking area. Mr. Hamilton will landscape around it with trees and shrubs. The lease must be approved by City Council.

*New Business - None*

**Adjournment 7:30 PM**

Approved: _____________________________
PLANNING COMMISSION Staff Report
Site Plan and Certificate of Appropriateness
River Rock Village Phase 2
4/15/2020

Synopsis
Two additional duplexes in the River Rock Village complex, for a total of 12 units.

Site Information

<table>
<thead>
<tr>
<th>Address/Tax Map:</th>
<th>202 through 224 W 29th St 18-1-5-21-9, 10, 11</th>
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<tbody>
<tr>
<td>Size:</td>
<td>Two new ~1,800 sq ft two-family dwellings (~868 sq ft per unit) 25,000 sq ft total property</td>
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<td>Staff Recommendation:</td>
<td>Approve if landscaping plan is submitted</td>
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</tbody>
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<tr>
<th>Tentative Timeline</th>
<th>Preliminary Commission Discussion</th>
<th>4/21/2020</th>
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Analysis
River Rock Village phase 1 was approved in June 2019. It consisted of demolition of one existing single-family home and construction of three two-family homes facing on 29th Street. Phase 2 proposes construction of two additional two-family dwellings on the back side of the property, near the alley, with one building facing Aspen Avenue.

A site plan is required because this is not single-family home construction. A certificate of appropriateness is required because this property is within the Seminary Hill Historic District overlay.

Zoning
The proposal meets dimensional regulations of the Mixed Business zone.

Comprehensive Plan Conformance
Phase 2 will increase the residential density of the site but it remains well within the recommended land use for this zone. The Mixed Business corridor is intended to be a pedestrian-friendly mix of residences and businesses.

Water and Sewer
The complex is served by two 1” water taps and meters and one 4” sewer tap. The existing water and sewer taps have adequate capacity to serve the additional proposed dwellings. No additional taps are proposed.
**Vehicular Access and Parking**

Eight new parking spaces will be created on the existing driveway through the middle of the site. This provides the required 1.5 spaces per unit. The parking lot surface is gravel. Vehicular access is from 29th Street and Aspen Avenue. The parking area is not connected to the alley.

**Trash**

Trash area is shown on plan. I am reviewing the location with Public Works.

**Landscaping**

Tree planting is shown on the site plan.

**SHHD and Design Guidelines Review**

The proposed buildings will be the same floorplan as the three approved in 2019. The elevation facing Aspen Avenue will feature a porch and other aspects of visual interest and interaction with the street that meet the requirements of the Design Guidelines. Phase 1 has blended seamlessly into the existing architectural rhythm of this portion of 29th Street. While Phase 2 will make the site denser, the separation of units into detached two-unit buildings and the architectural style reduce the appearance of density and blend the project into the existing neighborhood.

**Recommendation**

Staff recommend approval if an appropriate landscaping plan, including a trash collection area, is submitted.
BOUNDARY ADJUSTMENT FOR
RIVER ROCK VILLAGE
BLOCK 21, SECTION 5
BUENA VISTA, VIRGINIA
GREEN FOREST JOB # GF01533A
REVISED APRIL 8, 2020
SHEET 1 OF 1

29th STREET

(ALLEY (15 Foot))

LOT 9A, 8

MBL
PROPOSED MINIMUM SET BACK

N/A
DARLA KAY TOPLEY and
RICHARD DREW FAINTER
DB 83 PG 263
TMI 19 1-5-21-8

LOT 10

MBL
PROPOSED MINIMUM SET BACK

100.00' N 78°57'57" E

100.00' S 78°57'57" W

100.00' W

100.00' (Total)

5.0'

VARIABLE WIDTH
PARCEL LINES

PROPOSED NO. ASSIGNED

PROPOSED AS 
ASSIGNED

ALLEY

APPROVED BY:

COMMONWEALTH OF VIRGINIA

STEVEN P. DOUTY
Lic. No. 1308
APRIL 1, 2020

CITY OF BUENA VISTA

DATE

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