



PLANNING COMMISSION

AGENDA for September 8th 2020

This meeting will be held in a hybrid format both in-person and via Zoom.

The meeting will take place in Council Chambers, City Hall, 2039 Sycamore Avenue. Participants must wear masks and practice social distancing. Two-way communication will be provided via Zoom for Planning Commission members and the public.

Zoom call details:

Time: September 8th, 2020 7:00 PM

<https://us02web.zoom.us/j/82480581597>

Meeting ID: **824 8058 1597**

(646) 558-8656

AGENDA

REGULAR MEETING

Call to Order by Chairman

Roll Call

Public Comment

Review and Adoption of Minutes

Minutes of August 11th and August 18th 2020 meetings

Old Business

1. None

New Business

1. Zoning Map Amendment for 2776 Maple Avenue, Preliminary Presentation
2. Site Plan approval for Buena Vista Pentecostal Holiness Church, new site
3. Zoning Text Amendment for 616.16 Yards in the Mixed Business zone

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2024

Mike Ohleger, Vice-Chairman, 6/30/2022

Sandy Burke, 8/31/2021

Marolyn Cash, 6/30/2024

Lucy Ferrebee, 9/30/2023

Melvin Henson, City Council Representative,
9/30/2023

Preston Manuel, 12/31/2020

Jay Scudder, Ex Officio member

[Vacant], 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 August 11th 2020

Members of the Buena Vista Planning Commission met in at the Oyler Pavilion, Glen Maury Park at 7:00 PM on August 11th, 2020. Roll was called but a quorum for voting was not met. Because four members were present, the meeting was conducted.

Members Present:

Marolyn Cash
Dennis Hawes, Chairman
Melvin Henson, City Council Representative
Michael Ohleger, Vice-Chairman

Members Absent:

Sandy Burke
Lucy Ferrebee
Preston Manuel
Jay Scudder, Ex Officio member
Bradyn Tuttle

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order. Mr. Hawes stated that because we had four members present, the Commission could conduct business but not conduct a final vote on any matter. That would require five members. As such, he planned to conduct the meeting and figure out a way to get full votes on the items later.

REGULAR MEETING

Public Comment

None

Review and Adoption of Minutes

Mrs. Cash motioned to approve as presented, Mr. Ohleger seconded, and those present voted to approve. The vote was not official because of the lack of quorum.

Secretary's Report

- Connect BV downtown revitalization planning proceeds – Studio Ammons under contract as consultant for plan. Kickoff in coming weeks.
- Former TnT's Restaurant building will soon be an outpatient clinic for Augusta Health. Renovations are currently underway; opening date not known.

- The City was just awarded a grant for a mural downtown, a project which was planned by Action BV, the community group for downtown revitalization and economic development.

Old Business

None

New Business

PUBLIC HEARING

Plan of development approval for single family home in the 400 block of Beverly Hollow Lane

Steve Douty, surveyor representing the applicant (Dylan Smith), spoke first. He said that everything was in the packet, but that he wanted to note that he had been up Beverly Hollow Lane multiple times over the years, and to his recollection the road and yards were always well-maintained.

Mr. Roberts spoke and briefly explained that the review by Planning Commission and City Council was required because all development in R6 Residential PUD requires a plan of development. He then noted that he had spoken with John Rowsey, Fire Chief, about accessibility of the site to emergency vehicles. Mr. Rowsey had taken a fire truck up Beverly Hollow to the site as an exercise, and had no trouble with the road. Mr. Henson spoke and echoed Mr. Rowsey's assessment of the road condition.

A family member of the applicant noted on the topic of emergency services that the street sign for Beverly Hollow on Rt 501 had been stolen several years ago and never replace. Mr. Roberts replied that he had spoken with Public Works and that there was supposed to be a sign there, and that he would follow up with them.

Mr. Ohleger said that he had no objections to the proposal, and Mr. Hawes stated that the site looks good and the packet prepared for the meeting was thorough.

Mr. Ohleger motioned to recommend approval, Mr. Henson seconded, and the four members presented voted yes. The vote was not official because of the lack of quorum.

Adjournment 7:19 PM

Approved: _____



PLANNING COMMISSION

MINUTES of August 18th 2020

Members of the Buena Vista Planning Commission met virtually via Zoom at 11:00 AM on August 18th, 2020 in a special called meeting. The purpose of the meeting was to achieve quorum and vote on items discussed at the August 11th 2020 meeting.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Sandy Burke
Lucy Ferrebee
Bradyn Tuttle

Members Absent:

Marolyn Cash
Melvin Henson, City Council Representative
Preston Manuel
Jay Scudder, Ex Officio member

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order.

REGULAR MEETING

Public Comment

None

Review and Adoption of Minutes

Mr. Ohleger motioned to approve the minutes of the July 14th 2020 regular meeting, Mrs. Ferrebee seconded, and all voted yes. Mrs. Burke abstained because she had not been present.

Old Business

Plan of development approval for single family home in the 400 block of Beverly Hollow Lane

Mrs. Burke voted to recommend approval, Mr. Ohleger seconded, and all voted yes.

New Business

None

Adjournment 11:10 AM

Approved: _____



PLANNING COMMISSION Staff Report

Zoning Map Amendment

2700 Block Maple Ave R3 to R4

2 September 2020

Synopsis

Rezone the east side of the 2700 block of Maple Avenue from R3 to R4.

Site Information

Address/Tax Map:		2776 Maple Ave, 19-1-4-1-12 2700 block of Maple Ave, Section 4 Block 1 Lots 3 -10, 15, and 20-24
Existing zoning:		R3 Residential Limited
Existing land use:		Single-family residential, Multifamily residential
Proposed zoning:		R4 Medium Density Residential
Proposed land use:		Multifamily residential
Surrounding zoning and land use:		
North: R3 and single-family, close to Mixed Business 29 th St corridor East: R3 and INST undeveloped forested hillside South: INST dormitory (The Lofts) West: INST single-family residential along Ridge Ave		
Size:		Approximately 3 acres
Staff Recommendation:		Approve with parking plan for 2776 Maple
Tentative Timeline	Preliminary Commission Discussion	9/8/2020
	Planning Commission Public Hearing	10/13/2020
	City Council Public Hearing	11/5/2020
	City Council Adoption	11/19/2020

Overview

Background

The applicant is the owner of 2776 Maple Ave. That property is a single-family house. In 2016, the owners received a building permit to rehab an existing storage building with plumbing. While the plumbing upgrades were not against zoning code per se, they resulted in an accessory building that could be occupied as a living unit. The accessory building is a little one-bedroom apartment. This is not permitted in the R3 zone.

The new owners of 2776 Maple Ave wish to bring this accessory apartment building into compliance by rezoning from R3 to R4 Medium Density Residential. R4 allows multiple dwelling units in separate buildings. No new construction is proposed at this time.

City staff seek to add to this proposal the remaining area on the 2700 block of Maple Avenue that is currently zoned R3.

Comprehensive Plan Conformance

This area is shown as Residential Medium Density on the future land use map in the Comprehensive Plan, which is defined thus:

Residential Medium Density (4.65-11.15 du/ac): Residential pattern that characterizes most neighborhoods in Buena Vista. Residences are composed of single-family and two- to four dwelling homes.

This land use designation is used for most all areas currently zoned R3. The future land use map does not make any suggestions for more intense uses of existing residential areas.

Environmental Characteristics

The site is fairly level and at the eastern edge begins to slope upward. It is not in the flood plain and has no significant or unusual storm water management issues.

Surrounding Land Uses

The east side of Maple Avenue already has high-density housing one block away (River Crossing Apartments), and more another block further (The Lofts dormitory). Across Maple Ave is one single-family home that faces the intersection of Maple Ave and Ridge Ave, and there are several single-family homes going west on Ridge Ave. Continuing down Maple Ave and down Walnut Ave are University facilities and the LDS church. Continuing north on Ridge Ave.

Infrastructure

Existing water and sewer more than adequate for immediate proposed uses, and could accommodate some additional development.

Access and Parking

2776 Maple Ave is accessed by a private driveway parallel to Maple Ave ascending from an access at the intersection of Maple and Ridge Avenues.

Analysis

Justification for Rezoning

Rezoning the 2700 block of Maple would bring the existing River Crossing Apartments into conformity with zoning, and would facilitate future development of multifamily housing. For 2776 Maple, it would allow better use of existing structures.

Maple/Ridge Avenue is the connector from 29th Street to hill with SVU's campus. Surrounding 2776 Maple is level, vacant land that could easily be developed for new multifamily housing that backs up to the forested hillside belonging to SVU. This location is better suited to multifamily housing for students than some locations with development pressure, such as the 2500 and 2600 blocks of Chestnut and Walnut, or the blocks along Park Ave/25th Street at the foot of the hill.

If the vacant land is zoned R4, developers of multifamily housing would need only to present a site plan for Commission review rather than go through the longer rezoning process.

Access and Parking

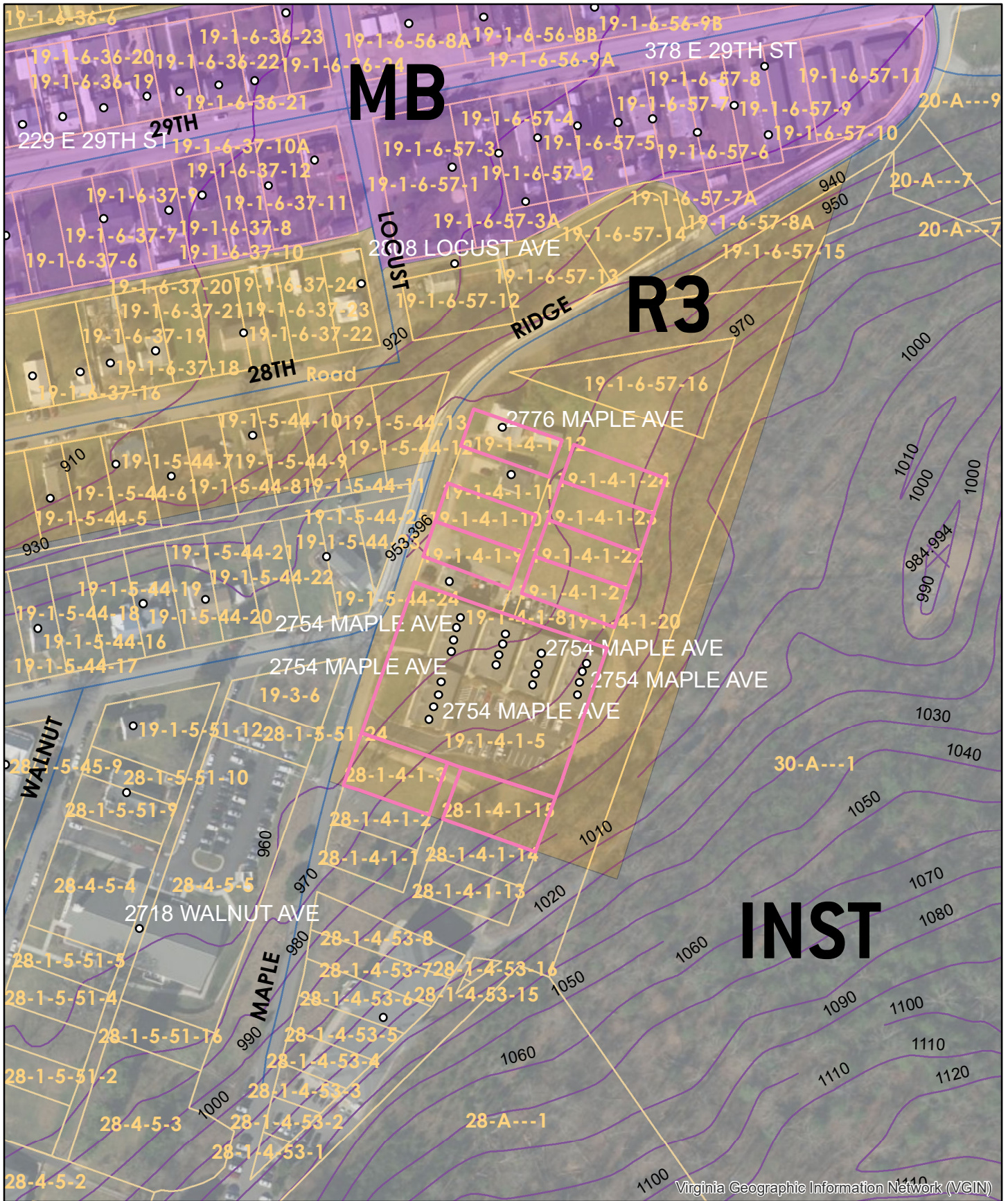
This block has ample frontage on Maple for new driveways for future development. The alleyway running parallel to Maple may need to be vacated for future development.

2776 Maple Ave has one parking space as currently configured. A vehicle can park at the end of the driveway. It is difficult to turn around on the property, so vehicles can either back all the way down the driveway or use the neighbor's concrete pad at 2770 Maple Ave for a Y-turn.

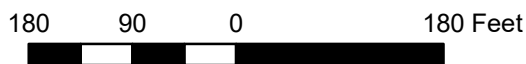
Recommendation

Staff recommend development of a parking plan for 2776 Maple Ave.

Staff recommend rezoning this area to R4 Medium Density Residential.



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



**2700 Block Maple Ave
Proposed Rezoning**

Planning & Zoning | 9/3/2020







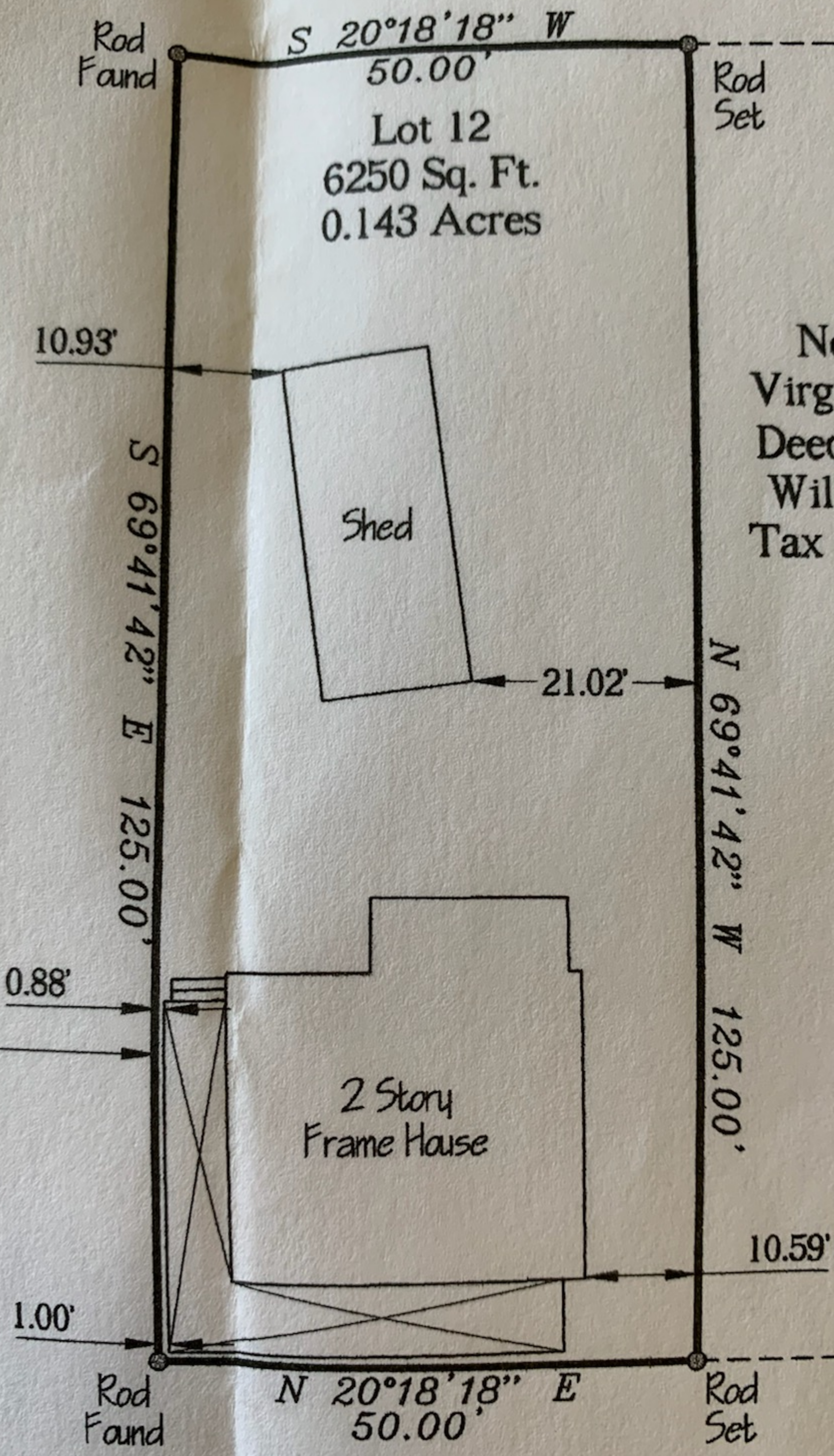








Spring Street



Now or Formerly
Virginia Wright
Deed Book 070
Will File #140
Tax Parcel 19-

Lot 11
Block 1
Section 4



PLANNING COMMISSION Staff Report

Site Plan

Buena Vista Pentecostal Holiness Church – Master Plan

9/2/2020

Synopsis

Master site plan for long-term buildout of Buena Vista Pentecostal Holiness Church (BVPHC) new site, as well as Phase 1A construction of metal pavilion.

Site Information

Address/Tax Map:		14-A---1C, 14-A---1D; future address 35 Forge Road	
Existing zoning:		Mixed Business – Hill Top (MXB-HT)	
Existing land use:		vacant	
Proposed land use:		Church/institutional	
Surrounding zoning and land use:			
North: Food Lion, CVS, Dollar General shopping center (MXB-HT)			
East: Vista Links Golf Course (RES-PUD-HT)			
South: Single-family Residential – County of Rockbridge			
West: Single-family Residential – County of Rockbridge			
Size:		Approximately 30 acres	
Staff Recommendation:		Approve as presented	
Tentative Timeline	Preliminary Commission Discussion		9/3/2020

Overview

BVPHC has planned a new church on this site for over 20 years. This master plan represents many years of prior planning, as well as future years of fundraising to construct this.

Master Plan

The master plan for full buildout shows locations of buildings, playing fields, walking trail, parking areas, stormwater management features, and utilities. All of these aspects are subject to future design refinement. The purpose of this site plan approval process is to confirm the overall development concept. As depicted, this master plan meets site plan requirements.

In most cases, actual construction of each phase will require a site plan for that specific area. For example, construction of the permanent picnic pavilion in Phase 1 will require a more site plan to specify exact locations of utilities, locations of landscaping and screening, final building design, parking configuration, etc.

Phase 1A Metal Pavilion

The church proposes this fall demolition and slight grading of the “Bethlehem village” structures on a knoll, and erection of a 21’ x 30’ metal pavilion (car port). The structure will have a charcoal-colored roof and charcoal-colored sheet metal sides. The structure will not be visible from the public right-of-way because of topography and vegetation. This structure is not part of the full master plan and would be taken down as future phases are built.

Because this structure is small, has no plumbing or electric, is not visible from the public ROW, and is not intended for long-term use, the site development is proportionate. No designated parking areas are proposed; vehicles will traverse the grass as they currently do for special events.

Erosion & Sediment Control/Storm Water Management

For Phase 1A (Metal Pavilion), less than 10,000 sq ft will be disturbed in grading, so no permit is needed.

For the master plan, after consultation with our ESC/SWM engineer, no plan is required until design and construction of a phase which will disturb more than 10,000 sq ft. Plans submitted at that time must reflect the full buildout of the site but construction of stormwater management facilities may be done in phases.

Infrastructure

As noted Phase 1A includes no infrastructure.

For full buildout, the site plan shows proposed location of water and sewer lines tying into existing mains in CJ Morrison Drive. Water and sewer lines in CJ Morrison Drive are each 8” and have adequate capacity to serve the BVPHC, however, the water pressure at this location is rather low. To achieve pressure for fire protection, an additional pump on the BVPHC site may be necessary. This question would be reviewed during construction of Phase 1.

Electric and fiber is readily available to the site.

Access

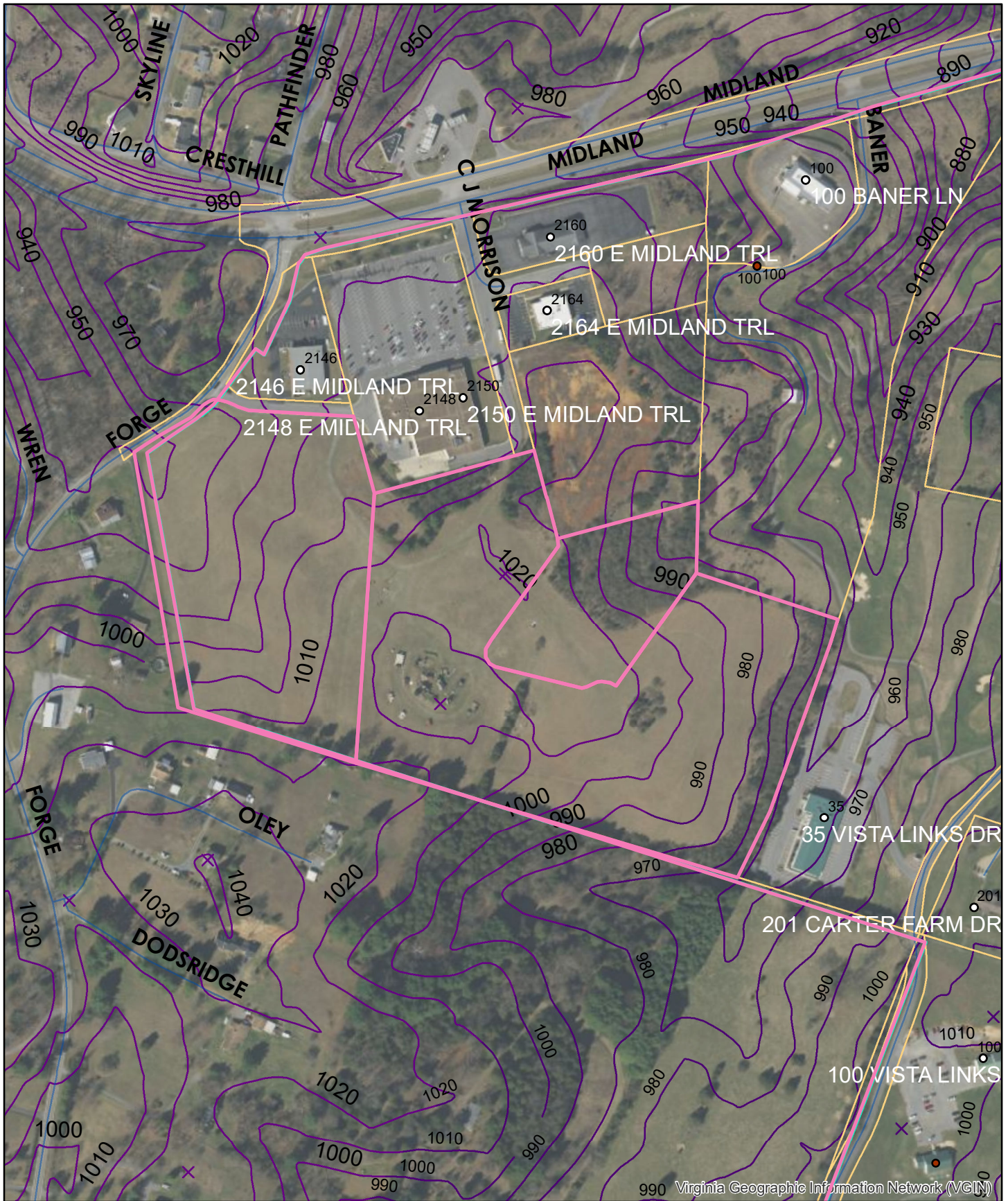
The primary access to the site will be on the driveway from Forge Road. The existing driveway that runs behind Dollar General and to the CVS is owned by BVPHC with an access easement for the shopping center. The secondary entrance is at the end of CJ Morrison Drive, a public street. Details of entrance roads will be determined in the appropriate phase of construction and based on the master plan of buildout.

Landscaping and Buffering

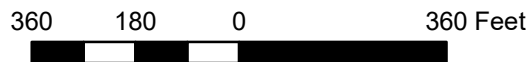
This site is generally removed and screened from the public right of way and adjacent properties already. Specific plantings and fencing will be reviewed in each phase of construction.

Recommendation

Approve as presented.



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Vicinity of BVPHC Property

LEGEND	
	PHASE I
	PHASE II
	PHASE III
	FUTURE
	WALKING TRAIL
	STORMWATER POND
	ASPHALT
	ASPHALT (FUTURE)
	ELECTRICAL LINE
	WATER LINE
	SEWER LINE
	SOIL BORING (H&P)

PHASE I CONSISTS OF THE FOLLOWING:
WALKING TRAIL
SOFTBALL FIELD
SOCCER FIELD
PICNIC SHELTER
PRIMARY ENTRANCE ROAD TO THE PICNIC SHELTER (GRAVEL)
22 SPACE PARKING AREA (GRAVEL)
33 SPACE PARKING AREA (GRAVEL)
9 SPACE PARKING AREA (GRAVEL)
SANITARY SEWER LINE
WATER LINES & VAULT (DOMESTIC AND FIRE)
ELECTRICAL SERVICE (W/ CONDUITS FOR FUTURE)

SCHEMATIC LAYOUT W/ PHASES
Scale 1" = 80'



Conceptual Site Plan

Buena Vista Pentecostal Holiness Church

Buena Vista, VA

Comm. No. 18005
December 17, 2018

DRAWING SHOWING TOPOGRAPHIC SURVEY FOR PROPERTY OF
BUENA VISTA FIRST PENTECOSTAL HOLINESS CHURCH
CITY OF BUENA VISTA, VIRGINIA

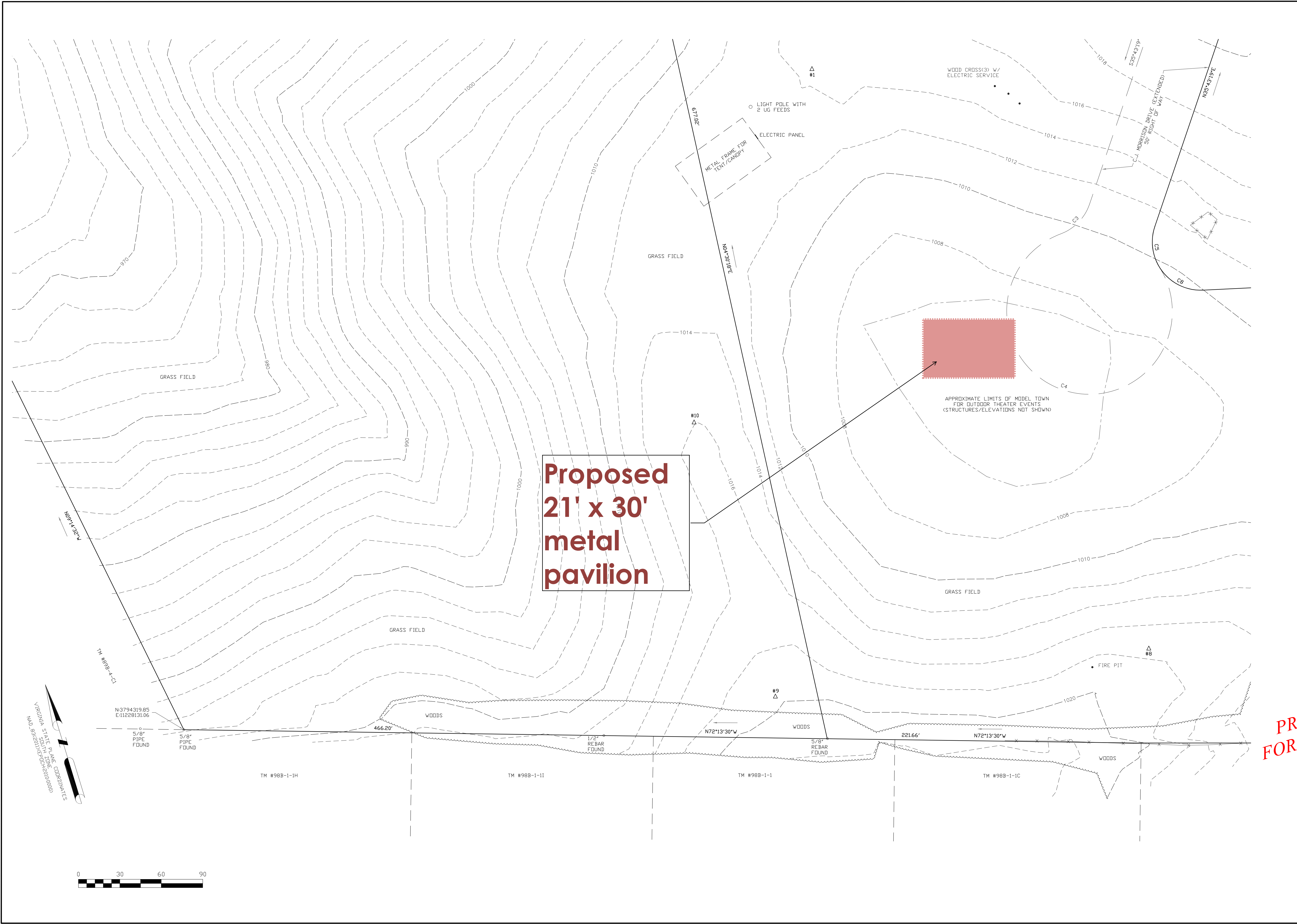


**Proposed
21' x 30'
metal
pavilion**

COMMONWEALTH OF VIRGINIA
MICHAEL W. CASSIDY
Lic. No. 2396
8/16/2018
SURVEYOR

DRAWING SHOWING TOPOGRAPHIC SURVEY
FOR THE PROPERTY OF
BUENA VISTA FIRST PENTECOSTAL HOLINESS CHURCH
CITY OF BUENA VISTA, VIRGINIA

PROJECT NO. 2018-9973
DRAWING NO. 2018-973-1
DATE 8/16/2018
SCALE 1" = 100'
PIEDMONT SURVEYORS
3831 OLD FOREST ROAD - SUITE 6
LYNCHBURG, VA 24501
434-426-9510
WWW.PIEDMONTSURVEYORS.COM
SHEET 1 OF 7



DRAWING SHOWING TOPOGRAPHIC SURVEY
FOR THE PROPERTY OF
BUENA VISTA FIRST PENTECOSTAL HOLINESS CHURCH
CITY OF BUENA VISTA, VIRGINIA

COMMONWEALTH OF VIRGINIA
MICHAEL W. CASSIDY
Lic. No. 2396
SURVEYOR

PROJECT NO. 2018-9973
DRAWING NO. 2018-973-1
DATE 8/16/2018
SCALE 1" = 30'

PIEDMONT
SURVEYORS

3831 OLD FOREST ROAD - SUITE 6
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SHEET 6 OF 7









PLANNING COMMISSION Staff Report

Zoning Text Amendment

Sec 616.16 Yards (Mixed Business)

8/26/2020

Synopsis

Repeal highly restrictive build-to line requirement in the Mixed Business zone.

Summary

616.16 requires that new commercial or multifamily buildings must be built up to the sidewalk on the front of the property. This is a serious and extremely restrictive requirement, and does not match the type of development on the 29th Street corridor. It is not necessary because building design is already reviewed through the Seminary Hill Historic District Overlay design review process.

Analysis

Current text:

616.16-1 On in-fill lots in the district located on Beech Avenue and on 29th Street west of Ridge Avenue, new commercial and multifamily buildings shall be located at the front lot line maintaining the traditional downtown pattern of adjacency to the pedestrian way. New business buildings are required to abut adjacent structures. However, buildings requiring access to rear or side parking areas will be allowed a one travel lane width a maximum width of 18 feet.

From a general urban design standpoint, there is logic to this requirement if you have a uniform urban downtown where all the buildings are up against the sidewalk. Picture the 2000 or 2100 block of Magnolia Avenue. But this is not the character of development along Beech Avenue or 29th Street, where you have many buildings set back from the street. This requirement could force a destructive new urban streetscape onto 29th Street.

This requirement is unnecessary because new development must follow the Buena Vista Design Guidelines. The Guidelines promulgate many aspects of good urban design while retaining the flexibility for buildings to be set back from the street, if appropriate. Further, the Planning Commission will review any new buildings on Beech or 29th Street because they are in the Seminary Hill Historic District Overlay.

History

It is hard for me to locate early versions of the Mixed Business zone text to determine whether this text was original to the zone or added later. However, it is clear that in 2007, the Planning Commission and Council reviewed and repealed another provision of the Mixed Business zone text that had almost the same effect. This was in connection with the approval and construction of the building at 2453/2463 Beech Avenue, Keiser's Appliances and Flowers and Things.

The following text was repealed in 2007. Note that only recently was the Mixed Business zone relocated from Article 1700 to Article 600 where it was renumbered.

1706.10 New commercial buildings in this district along Beech Avenue are required to have a "0" lot line on Beech Avenue and are required to front onto Beech Avenue. On all other streets buildings may not set back any further than adjacent structures on contiguous lots.

A zero lot line means the building must be built up to the property line. It is unclear why this was repealed, but there is another section at 1716 that requires exactly the same thing but is worded differently.

Current Applicability

Under current code, if a developer wished to build an apartment building on a vacant lot on 29th Street with 3 or 4 units, it would be required to abut the sidewalk. It is hard to imagine that being harmonious with the neighborhood, to borrow wording from the Seminary Hill Historic District review criteria. The River Rock Village duplexes built by Darlene Stoddard narrowly missed this requirement because they are two-family dwellings, not multifamily.

Recommendation

Staff recommend repeal of this very specific and limiting site design requirement. There are several other code provisions that address site design to ensure good urban design and aesthetics, so this is unnecessary.