



PLANNING COMMISSION

MINUTES of November 9th 2021

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, November 9th, 2021.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Marolyn Cash
Melvin Henson, City Council Representative
Timothy Petrie
Justin Wiseman

Members Absent:

Jason Tyree, Ex Officio member
Lucy Ferrebee
Kristie Gibbons

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called.

Minutes

Mr. Ohleger moved to adopt the minutes of October 12th 2021 as presented. Mrs. Cash seconded, and all voted yes. Mr. Petrie abstained.

Secretary's Report

Mr. Roberts updated the Commission on several items.

- Several new murals have gone up in the last couple weeks. These are a great asset to the City that makes it interesting to residents and visitors. There is a mural on the side of the building with Dominos Pizza and the Nazarene church on Sycamore, and a mural on the side of Flowers & Things at Sycamore Lane, next to Don Tequila's.
- Axe Warehouse will be opening behind Edward Jones.
- The City is planning to put three City-owned properties into an RFP for contractors to build houses on these properties. The contractor will have to build a house within two years. This will create new housing in the City as well as additional tax revenue.
 - Mr. Henson brought up drainage issues at the Cedar Ave property, needing to control drainage at the top (Cedar Ave) and bottom (alley).
- The City, Lexington, and Rockbridge County is planning a housing study in 2022 that will provide hard data about the market, interviewing developers and employers, reviewing regulations, and identifying development sites.

Mr. Roberts also brought up for discussion the idea of reducing the minimum dwelling unit size and/or allowing accessory dwelling units. The Commission had a brief informal discussion of pros and cons of these issues.

Old Business

Residential Transient Occupancy Zoning Text Amendment

Mr. Hawes began by addressing the idea of allowing lease-holding tenants to operate short term rentals. He agreed with Mr. Robert's analysis in the staff report and recommendation to keep the wording to allow only owners to operate.

Mr. Hawes also brought up the prohibition of signage. Mr. Roberts apologized because he meant to remove that text after the last discussion.

Mr. Wiseman noted that to the uninitiated, some of the acronyms are confusing. He suggested that more acronyms be spelled out.

Mr. Petrie raised the question about whether Bed & Breakfast Inns with a CUP could have a pub or café open to the public (not just guests). He asked if a CUP could allow that. There was some discussion of what this might look like and examples. Mr. Roberts answered that as written now, Bed & Breakfast Inns can only serve food to their guests, but a bed & breakfast could also have a duly-permitted café if it were zoned for this. In other words, an establishment located in a zone that allowed both bed & breakfasts or hotels and restaurants could have both business uses in the same building.

Other Items

The mayor from the audience requested that the Planning Commission consider changing the name of the Seminary Hill Historic District again. There was brief discussion of the history of this proposal.

Adjournment 8:00 PM

Approved: _____