



PLANNING COMMISSION

AGENDA for August 12th 2025

AGENDA

PUBLIC HEARING

- 1) Conditional Use Permit, Certificate of Appropriateness, and ROW Abandonment – Blocks 25 & 31, Section 5 (SVU)
- 2) Certificate of Appropriateness for Demolition, 2741 Chestnut Ave
- 3) Conditional Use Permit and Certificate of Appropriateness, 395 E 29th St

REGULAR MEETING

Call to Order by Chairman and Roll Call

Public Comment on Items Not on the Agenda

Review and Adoption of Minutes

- 1) Minutes of July 8th 2025

Old Business

- 1) Conditional Use Permit, Certificate of Appropriateness, and ROW Abandonment – Blocks 25 & 31, Section 5 (SVU)

New Business

- 1) Certificate of Appropriateness for Demolition, 2741 Chestnut Ave
- 2) Conditional Use Permit and Certificate of Appropriateness, 395 E 29th St

Report of Secretary

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2028

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2028

Sarah Henson, 9/30/2027

Melvin Henson, City Council Representative,
9/30/2027

Bryson Adams, 12/31/2028

Timothy Petrie, 12/31/2028

Jason Tyree, Ex Officio member

Staff

Tom Roberts, Director of Community Development

City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416

(540) 261-8607 | troberts@bvcity.org | buenvistava.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 July 8th 2025

Meeting location: City Council Chambers

Meeting time: 7:00 PM

Members Present:

Dennis Hawes, Chairman

Melvin Henson, City Council Representative

Bryson Adams

Sarah Henson

Harold Kidd

Marolyn Cash

Justin Wiseman

Timothy Petrie

Members Absent:

Jason Tyree, Ex Officio member

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Minutes

For minutes of 3/11/2025 meeting:

Corrections: typo – public hearing speaker was David Halls

Motion to approve: consensus

Abstentions: Mr. Henson

New Business

Conditional Use Permit, Certificate of Appropriateness, and ROW Abandonment – Blocks 25 & 31, Section 5 (SVU)

Mr. Hawes and invited the applicant to speak. Gavin Worley from Perkins & Orrison spoke. Mr. Worley summarized the project, and that P&O is hired by Parkway Construction, a design build firm hired by the University to do the project. He noted that the design is still somewhat in flux but the overall appearance of the building and overall site plan is as presented.

Mr. Hawes noted that parking is one of the key issues, and asked about the lot shown as Future Parking. Mr. Worley explained that the property was still being acquired for that. Mr. Hawes noted and Mr. Worley acknowledged that parking policies are one of the considerations.

There was discussion of the 27th St connection down to 28th Street and its narrowness but importance as an access for residents and emergency access. Also the grade change from the level of the fire lane around the building and 28th St makes a new connection road too difficult. The site is designed for a future 50' ROW for this connection so that it can be developed properly.

Mr. Petrie commented that the design is important and it will be very visible from downtown. Mr. Adams voiced concern about the tree canopy that will be eliminated in grading and site work, wondered whether trees can be planted off-site to offset these lost, especially in light of the City's new tree canopy goal.

Mr. Hawes asked who would be living in the dorm. An SVU representative rose to spoke, James Ballstaedt, VP of Athletics and Strategic Growth. The plan will be to house freshman and sophomores on campus. Mr. Hawes noted that in Lexington, WLU brought all students on campus and it impacted the housing market significantly. He also opined that once built, SVU would want to fill this building, so would put juniors in there too.

Mr. Hawes asked if this project was funded, because on Chestnut and Walnut some years back some houses were torn down for dorms that were not built, and there are now parking lots there. Mr. Roberts stated that he is not concerned about new construction being stalled because none of the buildings slated for demolition, in his opinion, are historically or architecturally significant. Further, demolition would eliminate 40 students beds in the existing modular housing units, as well as academic and office space. Also, this end of campus is not part of a continuous or larger residential neighborhood, but are isolated and disconnected from the residential neighborhood.

Mr. Petrie asked if there are follow-up plans for a dining hall to serve all the students. Mr. Ballstaedt replied that yes, that was part of a larger master plan in the future.

Mr. Henson stated several concerns of his related to site planning and utilities. He asked about locations of fire hydrants, water supply, ability for fire ladder trucks to serve this building, and deterioration of the asphalt on roads used for access. This led to a discussion of construction access, with the result being that Parkway will prepare a construction access plan for the project to identify where and how vehicles will get to the site. Mr. Worley asked that in the zoning process, no conditions be placed about specific routes to allow technical determination of the best ways to get to the site.

There was discussion of the new parking areas. Mr. Roberts clarified that if all the parking shown is built (including that labeled "future") there would be a net gain of about 100 spaces. Mr. Wiseman pointed out that in the Institutional zone there can be parking provided anywhere within the zone. Mr. Roberts agreed, but stated that he does not know how many spaces the university already has, and how many they would be required to have based on size and type of their existing buildings. He also noted that overall, off-street parking requirements are problematic because they rely on a lot of assumptions about demand, and the City's requirements date to 1985. That said, there is a logic to requirements, such as the one space for each bed for dormitories.

Mr. Hawes opined that to an extent, if there is not enough parking, it is an SVU problem.

Mr. Henson shifted to pointing out the safety hazard of the stairs going down from SVU to Magnolia Ave and the need for adequate lighting for pedestrian routes. He would like to see pedestrian connection to Beech Avenue too. Mr. Roberts opined that the stairs going down to Magnolia Ave are not in the best location, and new stairs could be closer to Beech Ave. He also noted the recommendation for new stairs at Aspen Ave. Mr. Hawes pointed out the economic development importance of encouraging students to come downtown.

Mr. Adams asked about who would own the ROW and if the City abandons ROW, who would own the existing infrastructure. Mr. Roberts replied that when ROW is abandoned an easement for utilities would be retained. Also, Mr. Adams stated that his calculation was the total abandonment would cost about \$65,000, and Mr. Roberts agreed with this. There was some additional discussion about the existing and planned water and sewer connections for the project.

Mr. Hawes shifted to building design discussion. Mr. Wiseman asked about the gable on the ends.

Mr. Hawes asked about SVU's timetable, and Mr. Worley responded that they wanted to start in October. Mr. Hawes asked about who would do the construction, and where the workers would stay. Mr. Worley does not know. Mr. Roberts then pointed out the different components of the review process (as stated in the staff report) and summarized the timeline.

Staff report on Code of Virginia changes to site plan approval process

Mr. Roberts summarized the staff report on this item, that the General Assembly took away the Planning Commission's authority as final approval on site plans and subdivisions. He emphasized that typically site plan review is done at the same time as conditional use permits or certificates of appropriateness, so this change won't reduce the number of projects coming to the Planning Commission that much. He may still bring site plans to the Commission for their input anyway.

Mr. Petrie asked about the nature of what the Planning Commission does and whether that is the technical review. Mr. Roberts responded that actually what the PC has been doing is the technical review, because the criteria that are reviewed are not all cut and dried and require some interpretation, using words such as "adequacy" of automobile parking areas or "adequacy" of proposed landscaping for softening the harsh visual effects of parking lots. These are subjective somewhat. Mr. Petrie stated he is looking for what are the boundaries of what the PC can do, and Mr. Roberts responded that he can consult anyone he wishes to make a decision about approval of a site plan.

Mr. Hawes stated that he is concerned about who might be reviewing site plans in the future if it is not Mr. Roberts. There was some speculation on the genesis of this legislation.

Adjournment 8:30 PM

Approved: _____



PLANNING COMMISSION Staff Report

Conditional Use Permit, Certificate of Appropriateness, and ROW
Abandonment

SVU Blocks 25 and 31 Residence Hall

8/7/2025

Synopsis

SVU proposes a new 600-bed residence hall with associated demolition of existing structures, site work, infrastructure, and new parking.

Site Information

Address/Tax Map:	Blocks 25 and 31 of Section 5, 2700 blocks of Magnolia Ave and Sycamore Ave; <u>tentative</u> address 2727 Magnolia Ave	
Zoning:	INST Institutional	
Existing land use:	University housing and parking	
Proposed land use:	University housing and parking (same)	
Size:	Approximately 5 acres of land disturbance, new building approximately 218,000 sf	
Staff Recommendation:		
Tentative Timeline	Preliminary Commission Discussion	7/8/2025
	Planning Commission Public Hearing	8/12/2025
	City Council Public Hearing	9/7/2025
	City Council Adoption	9/21/2025

Overview

To accommodate recent and future enrollment growth, SVU proposes transforming the western end of their campus by construction of a 600-bed residence hall. The site of the proposed building and associated parking is currently occupied by a wooded area, gravel parking lots, one single-family home, one administrative/residential building, and five modular student residence buildings (“the Mods”).

Elements Under Review

This is a major project but is a by-right use in the Institutional Zone. The following aspects require review and approval by Planning Commission and/or City Council:

- 1) Conditional Use Permit for single large building – Section 506 of the Land Development Regulations requires that single large buildings exceeding certain thresholds obtain a conditional use permit. In the INST zone that threshold is 25,000 sf.

- 2) Certificate of Appropriateness – this project is located within the Seminary Hill District (SHD). Review by the Planning Commission acting as the Architectural Review Board is required for both demolition and new construction for compliance with the SHD section as well as the Design Standards for the City of Buena Vista (Appendixes A-F).
- 3) Right of Way Abandonment – the project site is crisscrossed with multiple public streets and alleys. SVU proposes abandonment of these.

In addition to these City staff will conduct site plan review and Erosion & Sediment Control/Storm Water Management review.

Project Overview

1. Layout
 - a. The proposed building will transform the western end of the campus. It will replace seven existing one-story buildings and eliminate several sections of streets and alleys. The 215,000 sf five-story building is oriented more or less east-west, in line with the City's overall street grid. It is surrounded by a fire lane and a new parking lot.
2. Setbacks and Height
 - a. The INST zone does not have setbacks.
 - b. The height of the building from the main entrance level (east end of the building) to the roof is 60'. The gables at the end of the building add approximately 10-12', and the west end of the building is approximately 11' below the main level, resulting in a max height of about 71-73'. It is five stories.
 - c. The SHD regulates height thus:
 - i. *...In the institutional district new buildings located to the east of Beech Avenue to the West side of Chestnut Avenue and to the North Side of Park and 25th Streets to the south side of 28th Street buildings may be not greater in height than six stories if the base of the building is located at the foot of the ridge and the height of the building does not exceed 1,000 feet above mean sea level (48 feet above the base elevation of Main Hall) without a conditional use permit granted by the city council. In no event shall any building or structure be built that would materially obstruct the view of Main Hall from the south looking northward....*
 - d. The syntax of the text above is a bit confusing, but the intent is clearly that new buildings should not obstruct the view of Main Hall from the downtown area, should be no more than six stories, and should not exceed 1,000' absolute elevation. The ground elevation on the east end of the proposed building is approximately 920' above sea level (ASL), resulting in an absolute building height of 990' +/- a few feet.
3. Vehicular Circulation and Parking

- a. Currently, Magnolia Avenue runs north-south at the east end of the project site, and 27th Street runs roughly east-west through the heart of the site. 27th Street cuts through the apex of the ridge down to 28th Street. This cut through runs partly in a platted alley and partly crosses SVU private property, and the travel way is very narrow. At the entrance to 28th Street, it is also steep. There is a partial block of Sycamore Ave, but this functions more like a “jog” of 27th Street and is not labeled as Sycamore.
- b. As proposed, the 27th Street alignment will remain a travel way, extending westward from Magnolia in front of the library then forming the aisle of a parking lot on the south side of the new building. However this alignment will be private and not a public street. The Sycamore Ave alignment (also private) will cap the west end of the building, then a fire lane will wrap around the north side of the building and connect at the intersection of Magnolia Ave and Ridge Ave. The fire lane will not be open to routine traffic and only used in emergencies and for maintenance; it will have bollards blocking access. The 27th St connection to 28th St will remain roughly in its current alignment.
- c. The existing site has an two gravel parking lots and street parking along Magnolia, 27th St, and Sycamore Ave. The spots are not all marked or well defined, but there are roughly 100 existing spaces that will be eliminated. The proposal calls for 113 new spaces in a lot to the south of the building (plus four handicap spaces near the entrance). All of these spaces would be private off-street spaces.
 - i. The off-street parking requirement for dormitories (703.03) is one space per bedroom, which would be 600 spaces required. However, this requirement is not binding in the CUP process; the project may be approved with fewer spaces.
 - ii. Typically, off-street parking must be provided on the same lot as the given use. However, Section 703.01-2.2 reads: *For uses located in the Institutional zoning district, required off-street parking may be provided at any location within the Institutional district regardless of proximity to the associated use. Location of off-street parking for uses located in the Institutional zoning district shall not require a conditional use permit. Off-site parking located in a zoning district other than Institutional, for a use located within the Institutional district, must be within 600 feet of the district or receive a conditional use permit as provided in 703.01-2.1.* The school has other parking lots on campus, including a new parking lot at the Fields.

4. Pedestrian Circulation

- a. The site currently has no sidewalk. Pedestrians use the roadway or informal pathways in the grass to reach the Mods buildings.

- b. The proposed building will have sidewalks around it. The main entrance is in the center of the building on the east side, in the courtyard. There are secondary entrances on both the east and west ends. Because the fire lane on the north side of the building will be limited to emergency and maintenance use, it will function as a pedestrian path. Crosswalks are designed to connect the new building at strategic locations to the existing campus.
 - c. The existing pedestrian stairs aligned with Magnolia Avenue will be repaired, and a new section of sidewalk at the bottom will connect it with the sidewalk on Park Avenue.
- 5. Landscaping and Screening
 - a. SVU submitted a draft landscaping plan with the original plans. Landscaping will include planting of native trees and shrubs to screen the building and parking areas and develop tree canopy over time. Staff made comments to the plan but it will be revised in light of the elimination of the lower parking area.
- 6. Trash Collection
 - a. The university uses a commercial trash service. The dumpsters will be in an enclosure on the south side of the building.
- 7. Water, Sewer, and Stormwater
 - a. The engineers are working with the City to determine how to connect to the City system and what upgrades to public infrastructure might need to be made. Those details are not available at this time. This project is subject to an SWM permit and will go through the full review. SWM design will be done after zoning approval.
- 8. Design Elements – details on trim work, brick, and stucco colors is in the packet.

Right of Way Abandonment

SVU owns the majority of the land on this ridge, and the project is crisscrossed with developed and undeveloped streets and alleys (see exhibit). The project will require the abandonment of some streets and alleys for the construction of the building and for the site layout. Although the current path of 27th Street in front of the library will remain (as the main aisle in the parking lot), because of the parking lot design it will no longer be a public street. The two remaining residents west of the project site will have access easements through this route. On the north side of the project site, abandonment of the platted 27th St (different from the developed 27th St) and some of the alley is needed for grading and for the fire lane behind the building.

The proposed abandonment area is roughly 80,000 sf. This equates to \$60,000 at \$0.75 per square foot. Exact area is still to be determined and will depend on negotiations with neighbors, i.e. whether any neighbors wish to purchase their own half of the ROW, etc.

Analysis

1. Zoning

Dormitories are a by right use in INST (617.02-3.3). However, “Single large buildings meeting or exceeding the size limits set forth below must receive a conditional use permit in accordance with article 8 of these regulations prior to construction” (INST limit is 25,000). This section does not supply any criteria on which it is to be considered, however, staff interprets the intent of this to be consideration for overall appropriateness of the scale of construction in a given context. In other words, is the building too big for the location? This consideration is very similar to the Certificate of Appropriateness considerations.

While the use of the building is not explicitly a consideration for the CUP, staff believe construction of on-campus single student housing will be positive for the City’s housing market, aside from any benefits to the students themselves or the university. Affordable rental housing is a critical need for workers in the Rockbridge region, and availability of housing is one of the primary constraints to manufacturing attraction. Additionally, there may be slightly less incentive for investors to purchase houses to rent to groups of single students.

2. *Seminary Hill District*

The Seminary Hill District requires a Certificate of Appropriateness (COA) for both demolition and new construction. The intent of the SHD is

...to protect the Seminary Hill Neighborhood to preserve the unique historical, architectural, cultural and archaeological resources in this portion of the city and their settings, in order to protect the quality of life of the city's residents, to strengthen the city's economy by promoting and enhancing business and tourism, and to protect property values.

The criteria for consideration of COAs are the following (Sec 615.10):

615.10-1 Exterior architectural features, which are subject to public view from a public street, way or place.

615.10-2 Design, arrangement and relative size or mass.

615.10-3 The relation of the proposed construction to buildings and structures in the immediate surroundings.

615.10-4 The extent to which the building or structure would be harmonious with or obviously incongruous to the historic aspect of the surroundings.

615.10-5 In the case of a building to be razed or moved, a primary consideration shall be the extent to which its continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the city.

615.10-6 The extent to which the proposed construction or demolition will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, and making the city a more attractive and desirable place in which to live.

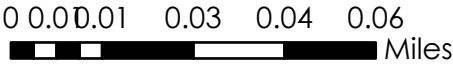
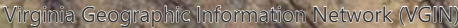
615.10-7 The extent to which the proposal adheres to the design district guidelines for the City of Buena Vista adopted by the city council and incorporated herein by reference.

Staff have reviewed the proposal and have identified the following particular issues to consider and recommendations:

- a. The seven buildings proposed for demolition, in the opinion of staff, are not of historical or architectural merit. The two oldest buildings to be demolished are a mid-twentieth century brick ranch single family dwelling (212 W 27th St) and a mid-twentieth ranch-style building that has housed a variety of university uses over the decades (115 Ridge Ave). The other five buildings are one-story modular student residence buildings erected in the mid-2000's. These modular buildings are architecturally plain and not of high quality construction. As such, staff recommend approval of demolition of these buildings.
 - b. Parkway has provided edited photos from several perspectives throughout the City simulating the visibility of the new building, Although the building is large and will be visible from many parts of the City, from some angles it does not rise above the tree line.
 - c. The architects have worked to harmonize with and echo the architecture of other buildings on campus. They have made some adjustments based on the initial review by staff and the Planning Commission.
 - i. Balustrades – The new building features balustrades over several of the entrances. Of buildings on campus, the new dorm building probably most closely echoes Kimball Hall. Kimball Hall has a balustrade over its doorway. A better match for the Kimball baluster is Royal Corinthian #0230 or #Bal-28 or #0210.
 - ii. Entablature – The projecting central bays on the north and south elevations (where the mechanical rooms are) are a visually light at the top, especially next to the new gable roofs. Staff recommend finding ways to make the entablature on these sections deeper.
3. *Buena Vista Design Standards (Appendices)*
- Per 615.04-4 of the Seminary Hill District section, “New buildings must comply with appendix B of the Buena Vista Land Development Regulations.” This section addresses building and urban design and promulgates design choices that are human scale and pedestrian-friendly, and overlaps some with the COA items. They are written primarily for downtown contexts rather than institutional campuses and not all of the principles transfer.
- a. Because of the slope of grade down from east to west, there are long stretches of bare wall below the first floor. At the northwest corner of the building, this blank wall will rise over 20 feet before it reaches the main level of the building with windows. The foundation walls below the main level currently have no ornamentation or visual interest. Although the areas with larger blank walls are at the back of the building and less visible from main campus, students will still be walking back here. Staff recommend adding some type of visual interest on these walls if there cannot be habitable space at these levels, such as false windows or arches in the brick or varying the surface materials. Appendix B speaks specifically against blank walls because they offer no visual or functional interaction with humans.

4. *Other Site Design Analysis Items*

- a. 27th Street connection - this connection to 28th Street is critical to maintain (or improve), as it is a key alternate route off Seminary Hill in the event one of the other streets were blocked. Currently, this project does not propose improvements to the entrance from 28th St and it would remain a narrow secondary/emergency route, but could be improved in the future. Going forward, this street will be labeled and given a street sign indicating it is 27th Street. Staff recommend designing the site to accommodate a 50' ROW for the street in the future along the current alignment (which may require some non-SVU private property), or designing a new alignment.
- b. 27th St connection or pedestrian stairs – discussions with SVU have highlighted that students currently use the 27th St connection down to 28th St as a pedestrian route to get to shops and restaurants. This is a logical route. Staff recommend modest improvements to the 27th St connection focused on pedestrian safety, such as significantly cutting back vegetation on either side and installing lighting on this route.
- c. Parking – As noted in the site design overview, the number of spaces to be provided in the new parking is far less than the number required in the off-street parking regulations. However, staff believe the campus parking should be considered holistically, in other words how many spaces are available on campus overall—as reflected in the provision allowing parking to be provided anywhere in the Institutional zone. Parkway provided an inventory of existing and planned/future parking spaces on campus. The grand total is 1,224. However, there are many questions still to be answered about these parking locations and their use, and staff are pursuing more coordination with SVU on this. Staff cannot make a recommendation on whether adequate parking is provided for the project until they have a better understanding of parking.



Block 25 & 31, Section 5 SVU Residence Hall Site



Looking north from Sycamore Ave & Park Ave toward project site.



Kimball Student Center - architectural reference



Library - architectural reference



Modular dorms, looking northwest from 27th St near Magnolia Ave



115 Ridge Ave, to be demolished



Intersection of Ridge Ave & Magnolia Ave, from Ridge Ave, looking west;
new building will be straight ahead



Modular dorms to be demolished, looking from behind 115 Ridge Ave west;
new building will be straight ahead



115 Ridge Ave rear, to be demolished



Modular dorms, looking north from 27th Street near Sycamore Ave
new building will be right here



27th Street looking west; new building will be immediately to the right



Parking lot at western end of 27th St, looking northwest; Sycamore Ave to the right



212 W 27th St, to be demolished, looking west



27th St connection looking east; new building will be straight ahead



27th St connection looking west, 28th St is ahead around the corner



SOUTHERN VIRGINIA UNIVERSITY

Residence Hall

August 6, 2025





Residence Hall – East Elevation
August 6, 2025





Residence Hall – West Elevation
August 6, 2025





**White (Fiberglass)
Royal Corinthian
#250 Square Non-Tapered
Plain Column Cover**



**White (Fiberglass)
Royal Corinthian
Pedestal w Craftsman
Cap/Base**



**Silver Gray
LaHabra Stucco
20/30 Sand Finish**



**Charcoal Blend
F-Wave REVA
Designer Slate American Blends**



**White (Fiberglass)
Royal Corinthian
CR131x12 Cornice**



**White (Fiberglass)
Royal Corinthian
Royalcast Balustrade
B7208-S Balusters**



**Burgundy Blend
ACME Brick
Modular - Heritage**



**Westchester (Soldier)
ACME Brick
Modular - Heritage**

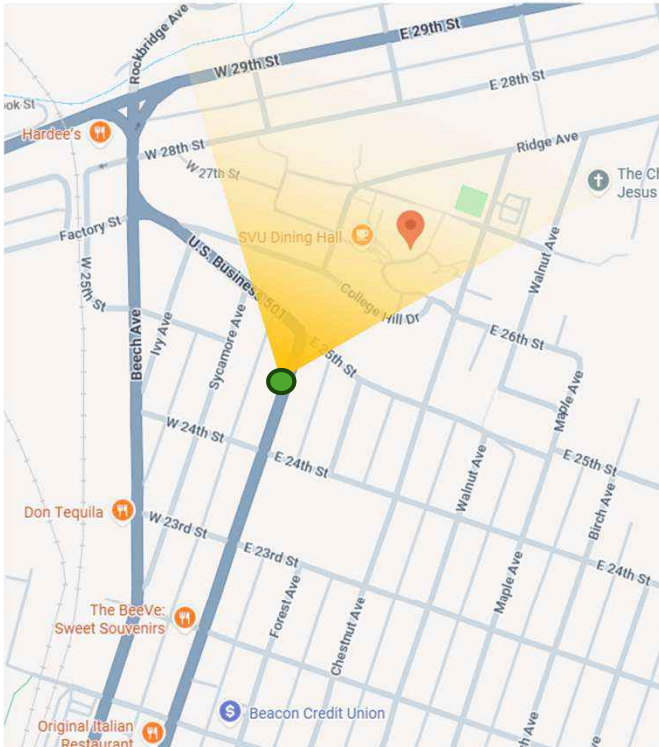
Residence Hall – Material Board

August 6, 2025

**ACME Brick: Burgundy –
Modular - Heritage**



**SOUTHERN
VIRGINIA
UNIVERSITY**



Camera Location – 25th St & US 501



Summer Photo w Trees (7/22/25)



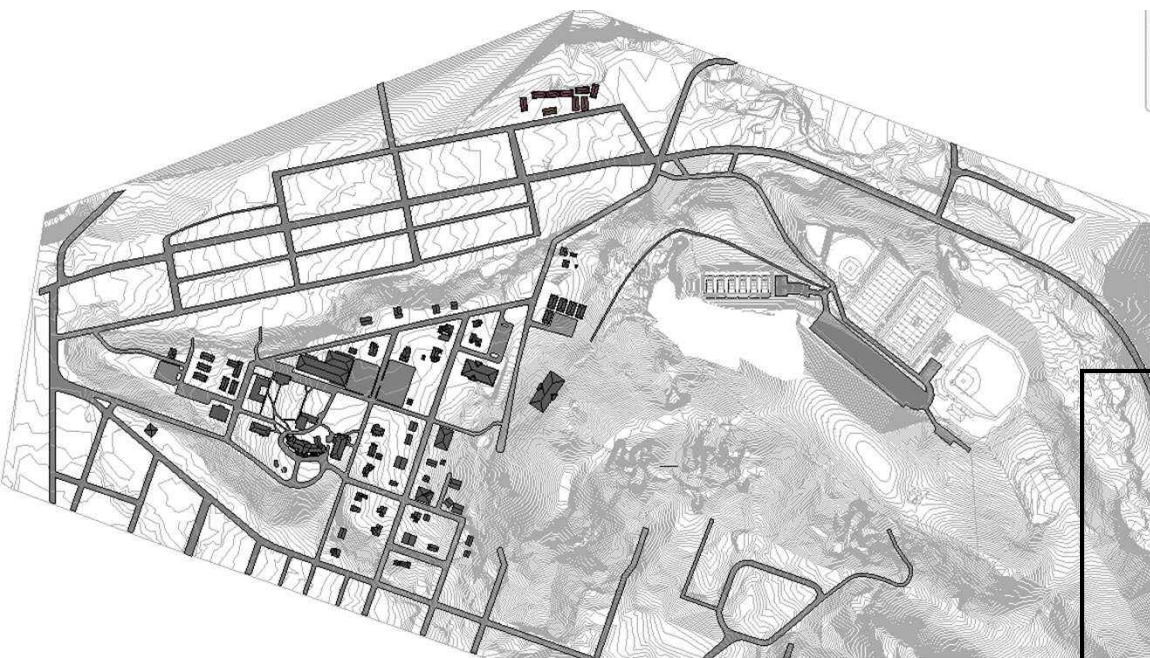
Forma Analysis for Scale Confirmation



Overlay of Model and Streetview

Residence Hall – View from Buena Vista (South)

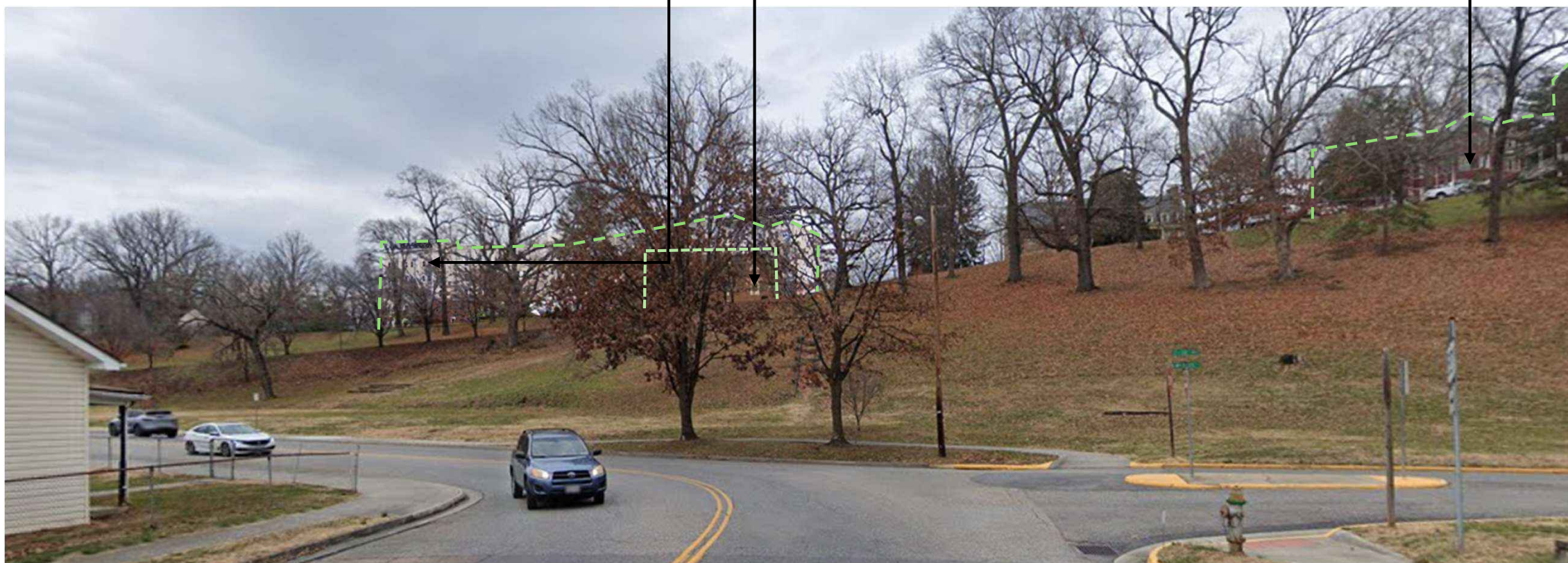
August 6, 2025

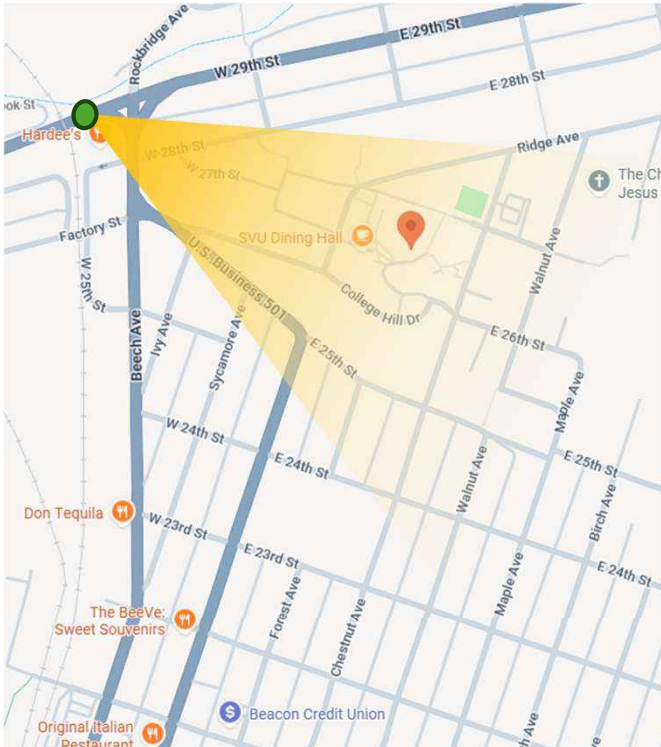


Residence Hall

Main Hall

Von Canon Library





Camera Location – Beech & 29th



Summer Photo w Trees (7/22/25)



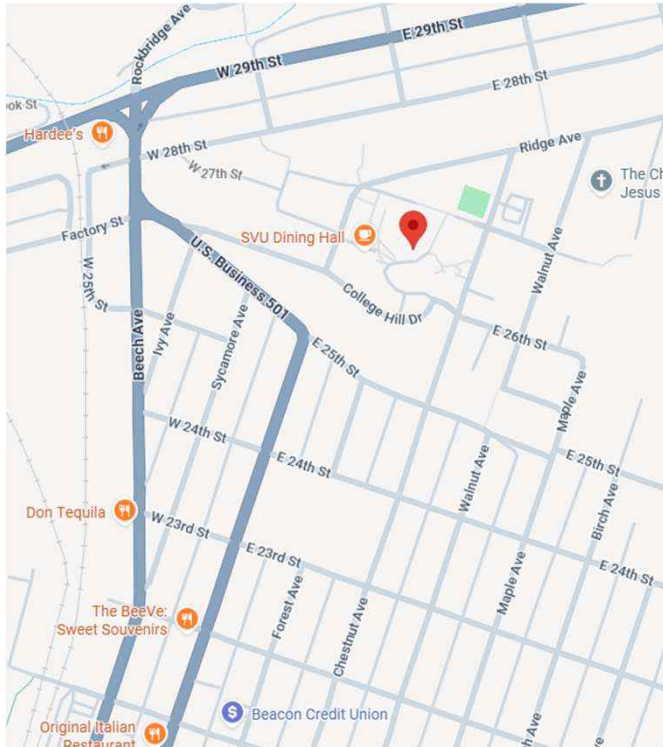
Forma Analysis for Scale Confirmation



Overlay of Model and Streetview

Residence Hall – View from Buena Vista (Northwest)

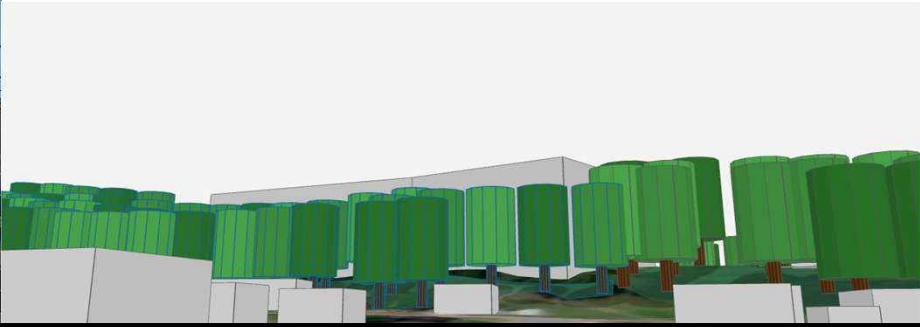
August 6, 2025



Camera Location – 29th & Aspen



Summer Photo w Trees (7/22/25)



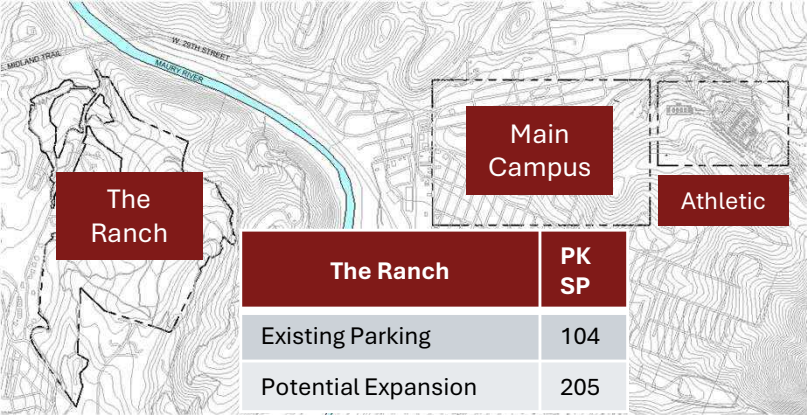
Forma Analysis for Scale Confirmation



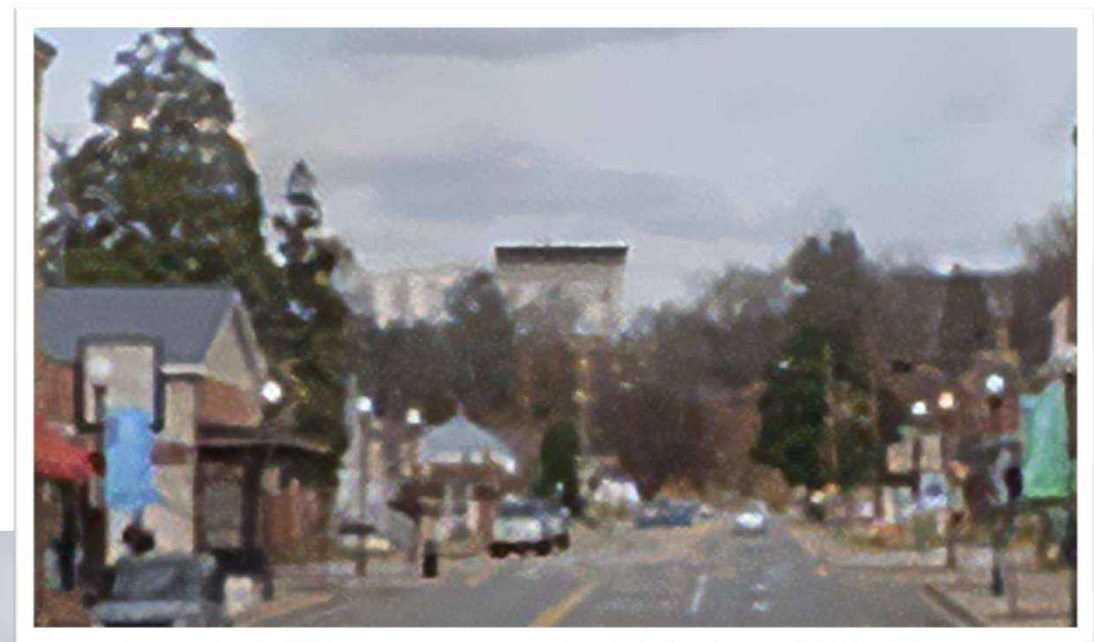
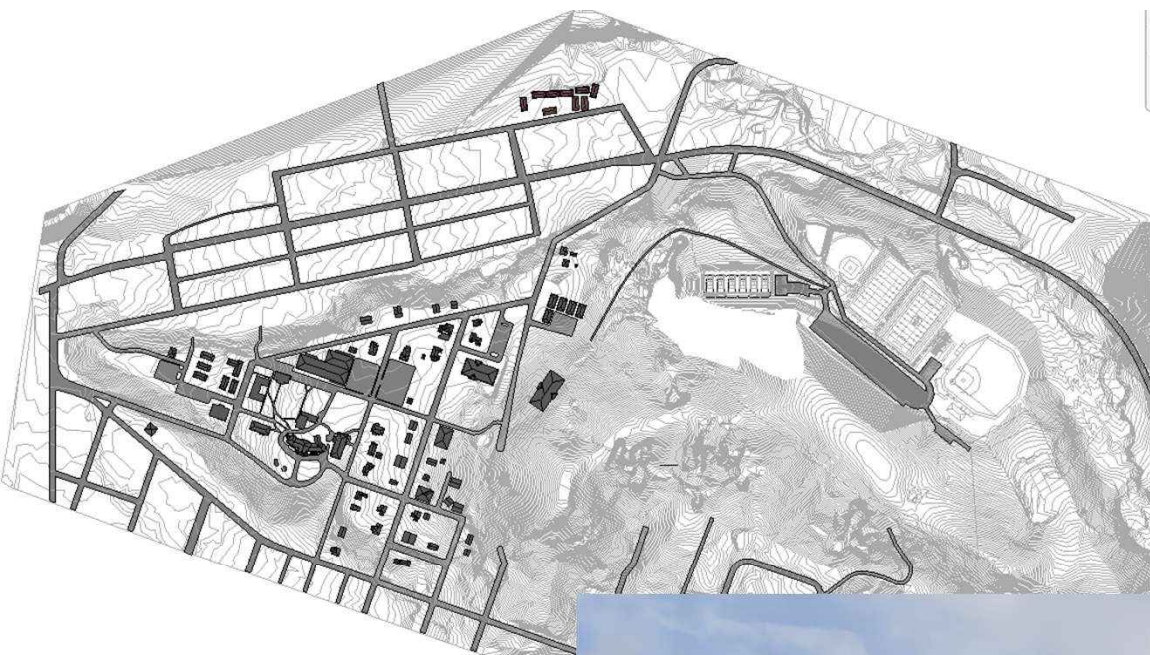
Overlay of Model and Streetview

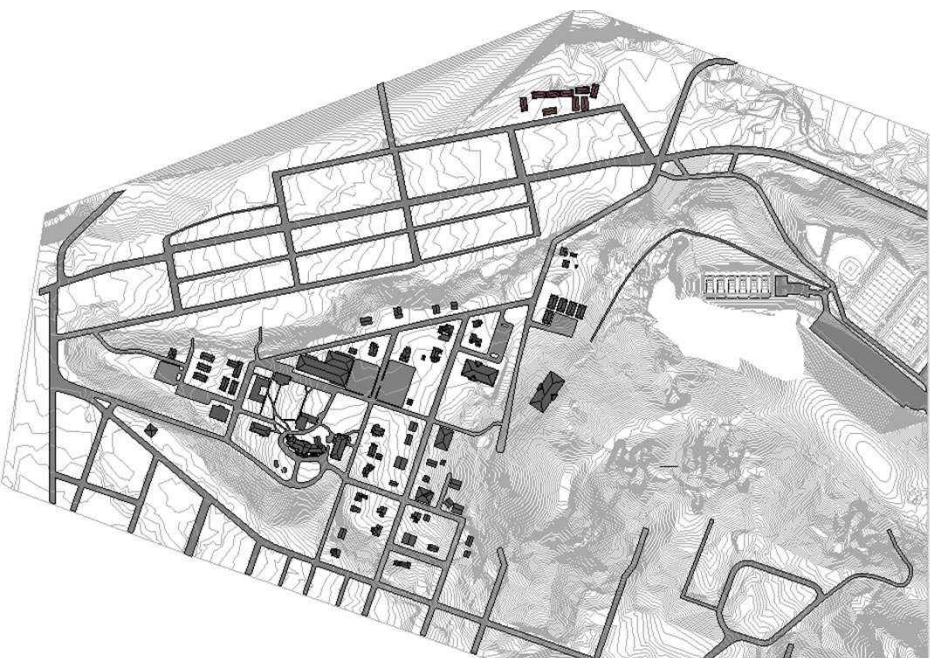
Residence Hall – View from Buena Vista (North)

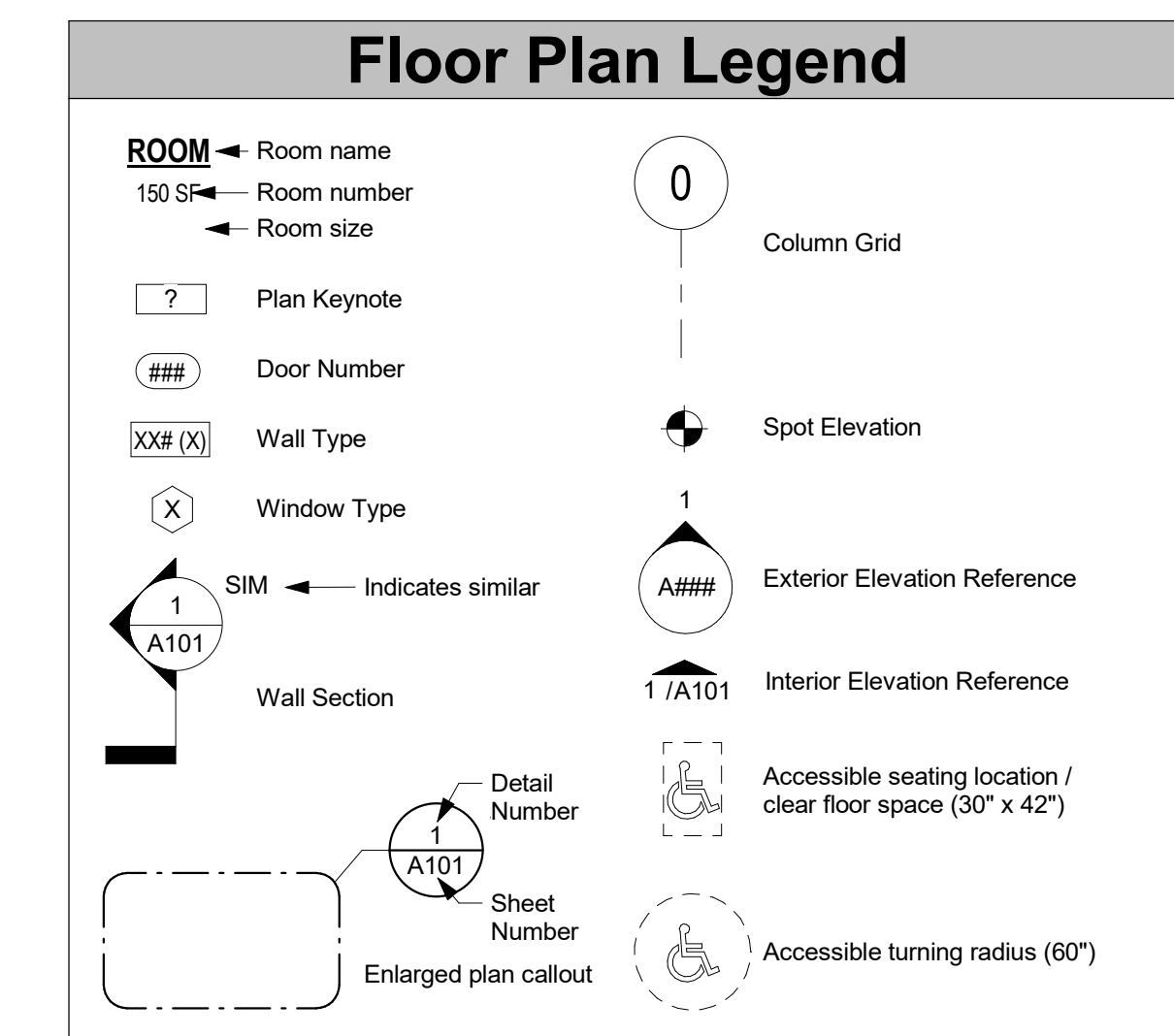
August 6, 2025



#	On Campus Parking / Post New Housing	PK SP
1	Chestnut House (new)	50
2	Phase 1 Parking (new)	111
3	Athletic Complex Pkg. (new)	113
4	The Lofts	71
5	Carriage Town Homes	63
6	Gayle Smith Apartments	25
7	Main Hall Driveway	34
8	Academic Building Pkg Lot	17
9	Craton Parking Lot	30
10	Stoddard Center Lot	38
11	Chestnut & 27 th Pkg Lot	69
12	Stoddard Center Pkg Lot	24
13	Athletic Complex	26
14	Tennis Parking Lot	35
15	Behind Arena Parking	12
16	Knight Guest House	3
17	Eason House	2
18	Magnolia Ave Parking	43
19	On-Street & YSA Parking Lot	149
	TOTAL	915







CONSTRUCTION • ARCHITECTURE

PARKWAY
Parkway C&A LP

1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager:
Contact: Construction PM
214.111.1111

Architect:
Contact: Project Architect
214.111.1111



SVU
RESIDENCE
HALL

1 University Hill Dr.

Owner:
Southern Virginia University
1 University Hill Dr.
Buena Vista, VA 24416

Architect:
Parkway C&A
1000 Civic Circle
Lewisville, TX 75057

MEP Engineer:
Salas O'Brien
12655 N. Central Expy, Suite

Structural Engineer:
Salas O'Brien
12655 N. Central Expy. Suite

Civil Engineer:
Berkins & Orrison, LLC

Landscape Architect:

Perkins & Orrison, LLC
17 West Nelson St.
Lexington, VA 24450

NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

Architect: Bill Pounds

[illegible]

No.	Description	Date
Drawn by:	Author	
Checked by:	Checker	

Project Number: 04-00000

○ ○ ○ ○ ○

Overall Plan - First Floor

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

A101

A101

1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Discussion**
 6. **Conclusion**
 7. **References**
 8. **Appendix**
 9. **Index**
 10. **Table of Contents**
 11. **Abstract**
 12. **Summary**
 13. **Key Words**
 14. **Keywords**
 15. **Subject Headings**
 16. **Subject Headings**
 17. **Subject Headings**
 18. **Subject Headings**
 19. **Subject Headings**
 20. **Subject Headings**
 21. **Subject Headings**
 22. **Subject Headings**
 23. **Subject Headings**
 24. **Subject Headings**
 25. **Subject Headings**
 26. **Subject Headings**
 27. **Subject Headings**
 28. **Subject Headings**
 29. **Subject Headings**
 30. **Subject Headings**
 31. **Subject Headings**
 32. **Subject Headings**
 33. **Subject Headings**
 34. **Subject Headings**
 35. **Subject Headings**
 36. **Subject Headings**
 37. **Subject Headings**
 38. **Subject Headings**
 39. **Subject Headings**
 40. **Subject Headings**
 41. **Subject Headings**
 42. **Subject Headings**
 43. **Subject Headings**
 44. **Subject Headings**
 45. **Subject Headings**
 46. **Subject Headings**
 47. **Subject Headings**
 48. **Subject Headings**
 49. **Subject Headings**
 50. **Subject Headings**
 51. **Subject Headings**
 52. **Subject Headings**
 53. **Subject Headings**
 54. **Subject Headings**
 55. **Subject Headings**
 56. **Subject Headings**
 57. **Subject Headings**
 58. **Subject Headings**
 59. **Subject Headings**
 60. **Subject Headings**
 61. **Subject Headings**
 62. **Subject Headings**
 63. **Subject Headings**
 64. **Subject Headings**
 65. **Subject Headings**
 66. **Subject Headings**
 67. **Subject Headings**
 68. **Subject Headings**
 69. **Subject Headings**
 70. **Subject Headings**
 71. **Subject Headings**
 72. **Subject Headings**
 73. **Subject Headings**
 74. **Subject Headings**
 75. **Subject Headings**
 76. **Subject Headings**
 77. **Subject Headings**
 78. **Subject Headings**
 79. **Subject Headings**
 80. **Subject Headings**
 81. **Subject Headings**
 82. **Subject Headings**
 83. **Subject Headings**
 84. **Subject Headings**
 85. **Subject Headings**
 86. **Subject Headings**
 87. **Subject Headings**
 88. **Subject Headings**
 89. **Subject Headings**
 90. **Subject Headings**
 91. **Subject Headings**
 92. **Subject Headings**
 93. **Subject Headings**
 94. **Subject Headings**
 95. **Subject Headings**
 96. **Subject Headings**
 97. **Subject Headings**
 98. **Subject Headings**
 99. **Subject Headings**
 100. **Subject Headings**
 101. **Subject Headings**
 102. **Subject Headings**
 103. **Subject Headings**
 104. **Subject Headings**
 105. **Subject Headings**
 106. **Subject Headings**
 107. **Subject Headings**
 108. **Subject Headings**
 109. **Subject Headings**
 110. **Subject Headings**
 111. **Subject Headings**
 112. **Subject Headings**
 113. **Subject Headings**
 114. **Subject Headings**
 115. **Subject Headings**
 116. **Subject Headings**
 117. **Subject Headings**
 118. **Subject Headings**
 119. **Subject Headings**
 120. **Subject Headings**
 121. **Subject Headings**
 122. **Subject Headings**
 123. **Subject Headings**
 124. **Subject Headings**
 125. **Subject Headings**
 126. **Subject Headings**
 127. **Subject Headings**
 128. **Subject Headings**
 129. **Subject Headings**
 130. **Subject Headings**
 131. **Subject Headings**
 132. **Subject Headings**
 133. **Subject Headings**
 134. **Subject Headings**
 135. **Subject Headings**
 136. **Subject Headings**
 137. **Subject Headings**
 138. **Subject Headings**
 139. **Subject Headings**
 140. **Subject Headings**
 141. **Subject Headings**
 142. **Subject Headings**
 143. **Subject Headings**
 144. **Subject Headings**
 145. **Subject Headings**
 146. **Subject Headings**
 147. **Subject Headings**
 148. **Subject Headings**
 149. **Subject Headings**
 150. **Subject Headings**
 151. **Subject Headings**
 152. **Subject Headings**
 153. **Subject Headings**
 154. **Subject Headings**
 155. **Subject Headings**
 156. **Subject Headings**
 157. **Subject Headings**
 158. **Subject Headings**
 159. **Subject Headings**
 160. **Subject Headings**
 161. **Subject Headings**
 162. **Subject Headings**
 163. **Subject Headings**
 164. **Subject Headings**
 165. **Subject Headings**
 166. **Subject Headings**
 167. **Subject Headings**
 168. **Subject Headings**
 169. **Subject Headings**
 170. **Subject Headings**
 171. **Subject Headings**
 172. **Subject Headings**
 173. **Subject Headings**
 174. **Subject Headings**
 175. **Subject Headings**
 176. **Subject Headings**
 177. **Subject Headings**
 178. **Subject Headings**
 179. **Subject Headings**
 180. **Subject Headings**
 181. **Subject Headings**
 182. **Subject Headings**
 183. **Subject Headings**
 184. **Subject Headings**
 185. **Subject Headings**
 186. **Subject Headings**
 187. **Subject Headings**
 188. **Subject Headings**
 189. **Subject Headings**
 190. **Subject Headings**
 191. **Subject Headings**
 192. **Subject Headings**
 193. **Subject Headings**
 194. **Subject Headings**
 195. **Subject Headings**
 196. **Subject Headings**
 197. **Subject Headings**
 198. **Subject Headings**
 199. **Subject Headings**
 200. **Subject Headings**
 201. **Subject Headings**
 202. **Subject Headings**
 203. **Subject Headings**
 204. **Subject Headings**
 205. **Subject Headings**
 206. **Subject Headings**
 207. **Subject Headings**
 208. **Subject Headings**
 209. **Subject Headings**
 210. **Subject Headings**
 211. **Subject Headings**
 212. **Subject Headings**
 213. **Subject Headings**
 214. **Subject Headings**
 215. **Subject Headings**
 216. **Subject Headings**
 217. **Subject Headings**
 218. **Subject Headings**
 219. **Subject Headings**
 220. **Subject Headings**
 221. **Subject Headings**
 222. **Subject Headings**
 223. **Subject Headings**
 224. **Subject Headings**
 225. **Subject Headings**
 226. **Subject Headings**
 227. **Subject Headings**
 228. **Subject Headings**
 229. **Subject Headings**
 230. **Subject Headings**
 231. **Subject Headings**
 232. **Subject Headings**
 233. **Subject Headings**
 234. **Subject Headings**
 235. **Subject Headings**



2 Overall South Elevation

1/16" = 1'-0"

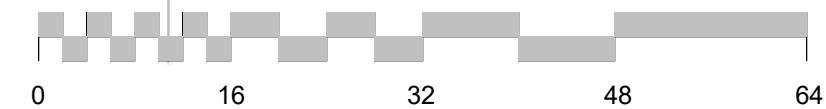


3 Overall East Elevation

1/16" = 1'-0"

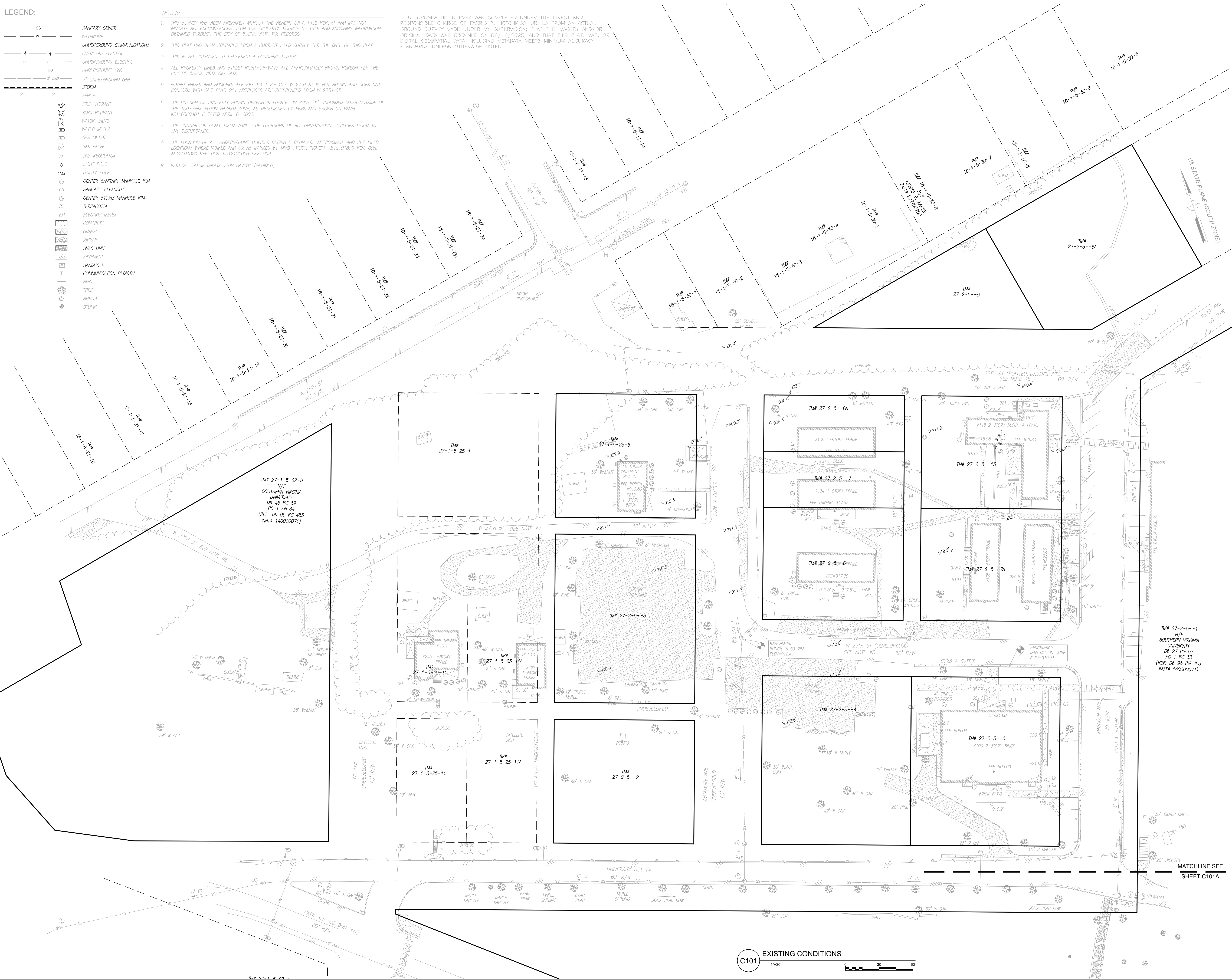


4 Overall West Elevation
1/16" = 1'-0"



SS	SANITARY SEWER
W	WATERLINE
	UNDERGROUND COMMUNICATIONS
↑	OVERHEAD ELECTRIC
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS
2" GDA	2" UNDERGROUND GAS
	STORM
X	FENCE
⦿	FIRE HYDRANT
⦿	YARD HYDRANT
⦿	WATER VALVE
⦿	WATER METER
⦿	GAS METER
⦿	GAS VALVE
GR	GAS REGULATOR
⦿	LIGHT POLE
⦿	UTILITY POLE
⦿	CENTER SANITARY MANHOLE RIM
⦿	SANITARY CLEAMOUT
⦿	CENTER STORM MANHOLE RIM
TC	TERACOTTA
EM	ELECTRIC METER
■	CONCRETE
■	GRAVEL
■	RIPRAP
■	HVAC UNIT
///	PAVEMENT
⦿	HANDHOLE
⦿	COMMUNICATION PEDSTAL
—	SIGN
⦿	TREE
⦿	SHRUB
⦿	STUMP

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY. SOURCE OF TITLE AND ADJOINING INFORMATION OBTAINED THROUGH THE CITY OF BUENA VISTA TAX RECORDS.
2. THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY PER THE DATE OF THIS PLAT.
3. THIS IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
4. ALL PROPERTY LINES AND STREET RIGHT-OF-WAYS ARE APPROXIMATELY SHOWN HEREON PER THE CITY OF BUENA VISTA GIS DATA.
5. STREET NAMES AND NUMBERS ARE PER PB 1 PG 107 W 27TH ST IS NOT SHOWN PER THE CITY OF BUENA VISTA GIS DATA.
6. THE PORTION OF PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" UNSHADED (AREA OUTSIDE OF THE 100-YEAR FLOOD HAZARD ZONE) AS DETERMINED BY FEMA AND SHOWN ON PANEL #51163C00401 C DATED APRIL 6, 2020.
7. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DISTURBANCE.
8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND PER FIELD LOCATIONS WHERE VISIBLE AND/OR AS MARKED BY MISS UTILITY. TICKET# A512101609 PER: 00A, A512101626 PER: 00A, A512101606 PER: 00B.
9. VERTICAL DATUM BASED UPON NAVD83 (GEOID16).



CONSTRUCTION • ARCHITECTURE

PARKWAY

Parkway C&A, LP
1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager:
Contact: Construction PM
214-111-1111

Architect:
Contact: Project Architect
214-111-1111



CONDITIONAL USE
PERMIT FOR SVU
RESIDENCE HALL

1 University Hill Dr.

Owner:
Southern Virginia University
1 University Hill Dr.
Buena Vista, VA 24416

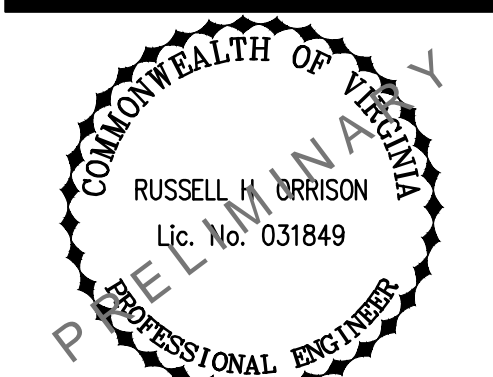
Architect:
Parkway C&A
1000 Civic Circle
Lewisville, TX 75057

MEP Engineer:
Salas O'Brien
106 Decker Drive, Suite 200
Irving, TX 75062

Structural Engineer:
Salas O'Brien
12655 N. Central Expy, Suite 720
Dallas, TX 75243

Civil Engineer:
Perkins & Orrison, LLC
17 West Nelson St.
Lexington, VA 24450

Landscape Architect
Perkins & Orrison, LLC
17 West Nelson St.
Lexington, VA 24450



NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

Architect: Bill Pounds

[illegible]

2	PER CITY COMMENTS	08/04/25
1	SUBMITTAL TO CITY	06/30/25
No.	Description	Date

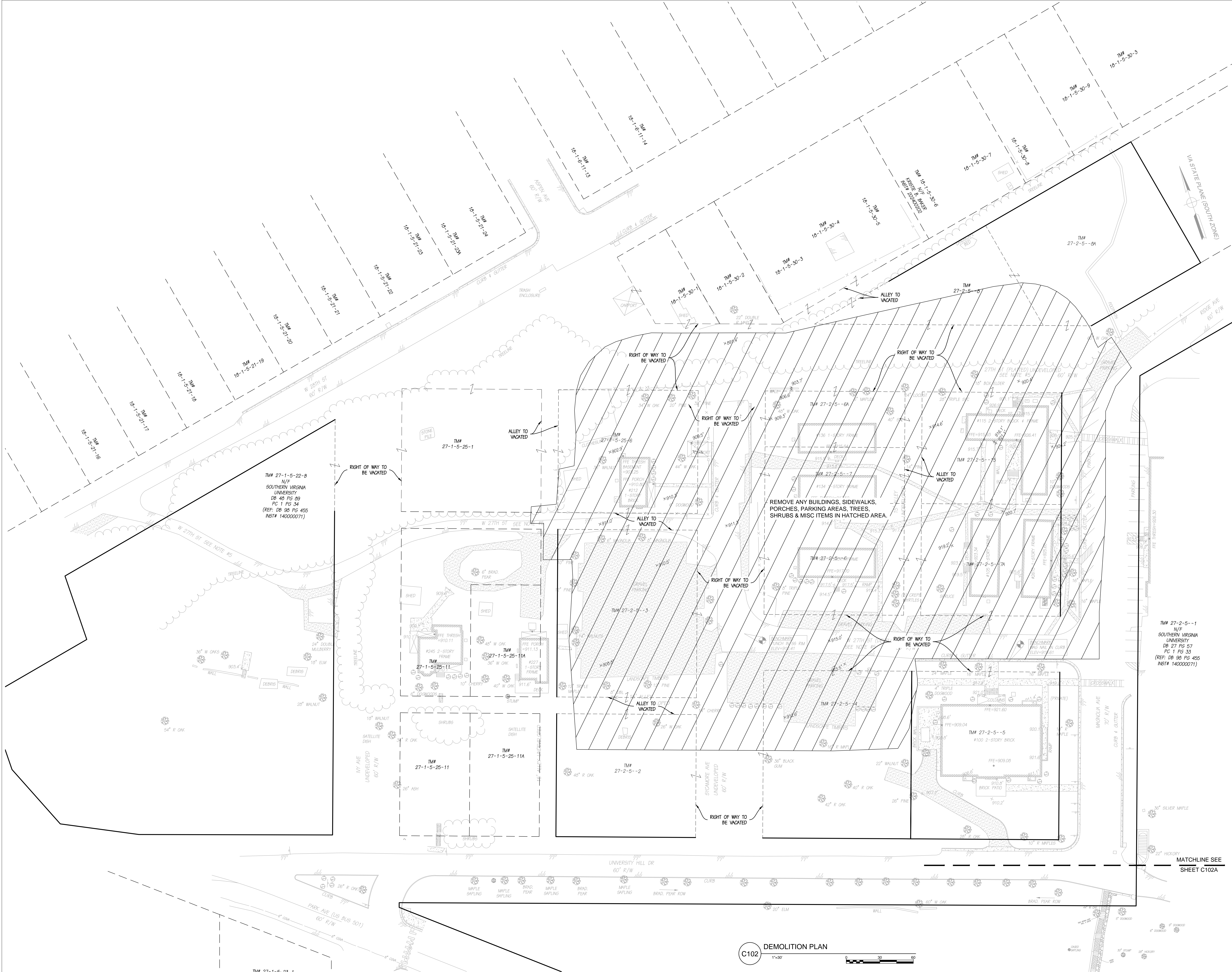
Drawn by: P. Snyder

Checked by: G. Worley

Project Number: 04-00000

EXISTING CONDITIONS

C101



C102 DEMOLITION PLAN
1"=30'
0 30 60

CONSTRUCTION • ARCHITECTURE

PARKWAY

Parkway C&A, LP
1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager: Construction PM
Contact: 214-111-1111

Architect: Project Architect
Contact: 214-111-1111



CONDITIONAL USE
PERMIT FOR SVU
RESIDENCE HALL

1 University Hill Dr.

Owner:
Southern Virginia University
1 University Hill Dr.
Buena Vista, VA 24416

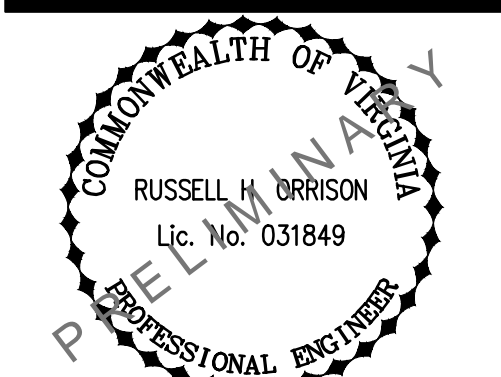
Architect:
Parkway C&A
1000 Civic Circle
Lewisville, TX 75067

MEP Engineer:
Salas O'Brien
106 Decker Drive, Suite 200
Irving, TX 75062

Structural Engineer:
Salas O'Brien
12655 N. Central Exp., Suite 720
Dallas, TX 75243

Civil Engineer:
Perkins & Orison, LLC
17 West Nelson St.
Lexington, VA 24450

Landscape Architect:
Perkins & Orison, LLC
17 West Nelson St.
Lexington, VA 24450



NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.
Architect: Bill Pounds

No.	Description	Date
2	PER CITY COMMENTS	08/04/25
1	SUBMITTAL TO CITY	06/30/25

Drawn by: P. Snyder
Checked by: G. Worley
Project Number: 04-00000

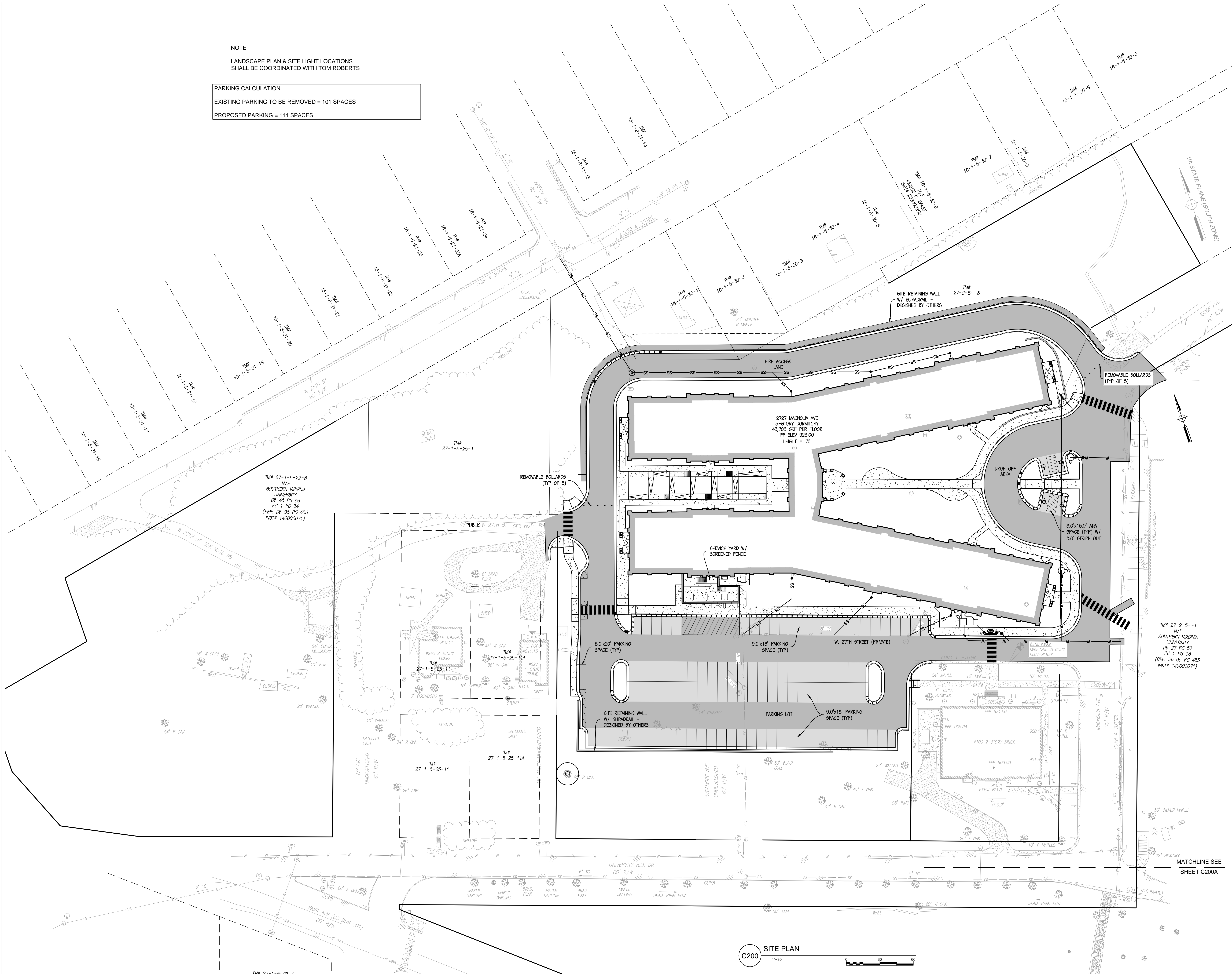
COPYRIGHT PARKWAY C&A, LP © 2025

DEMOLITION PLAN

C102

NOTE
LANDSCAPE PLAN & SITE LIGHT LOCATIONS
SHALL BE COORDINATED WITH TOM ROBERTS

PARKING CALCULATION
EXISTING PARKING TO BE REMOVED = 101 SPACES
PROPOSED PARKING = 111 SPACES



CONSTRUCTION • ARCHITECTURE

PARKWAY
Parkway C&A, LP
1000 Civic Circle
Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager: Construction PM
Contact: 214-111-1111

Architect: Project Architect
Contact: 214-111-1111



CONDITIONAL USE
PERMIT FOR SVU
RESIDENCE HALL

1 University Hill Dr.

Owner:
Southern Virginia University
1 University Hill Dr.
Buena Vista, VA 24416

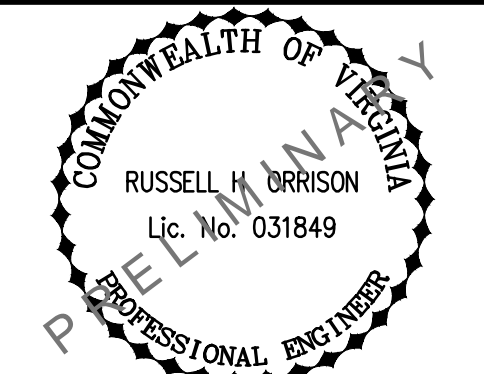
Architect:
Parkway C&A
1000 Civic Circle
Lewisville, TX 75067

MEP Engineer:
Salas O'Brien
106 Decker Drive, Suite 200
Irving, TX 75062

Structural Engineer:
Salas O'Brien
12655 N. Central Expy, Suite 720
Dallas, TX 75243

Civil Engineer:
Perkins & Orrison, LLC
17 West Nelson St.
Lexington, VA 24450

Landscape Architect:
Perkins & Orrison, LLC
17 West Nelson St.
Lexington, VA 24450



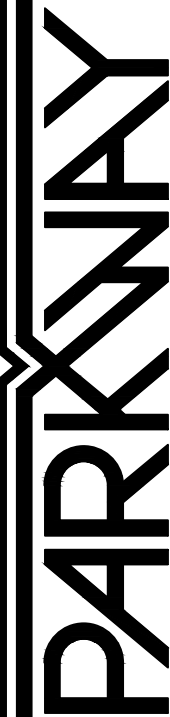
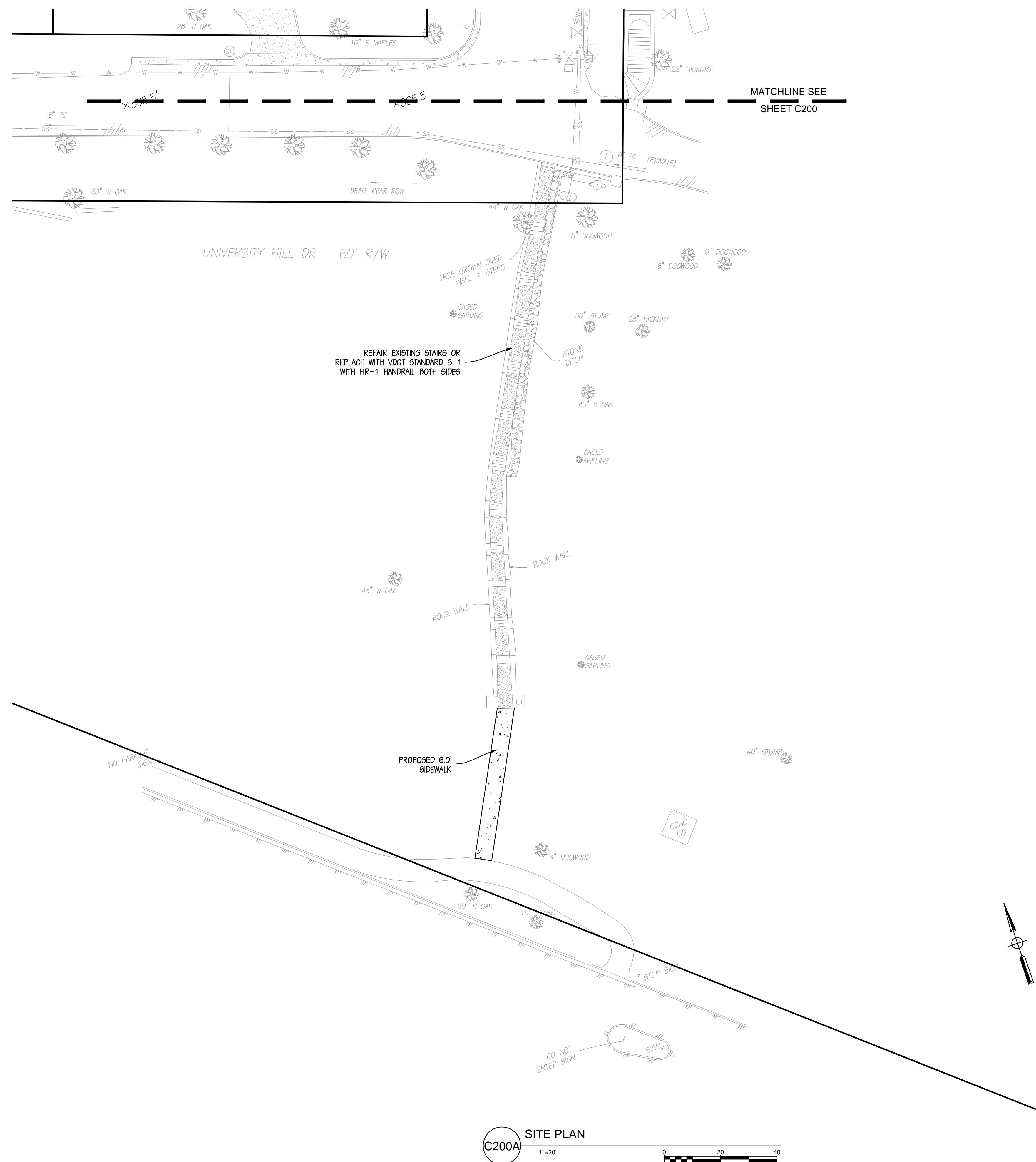
NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.
Architect: Bill Pounds

No.	Description	Date
2	PER CITY COMMENTS	08/04/25
1	SUBMITTAL TO CITY	06/30/25

Drawn by: P. Snyder
Checked by: G. Worley
Project Number: 04-00000
COPYRIGHT PARKWAY C&A, LP © 2025

SITE PLAN

C200



Parkway C&A, LP
1000 Civic Circle Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager:
Contact: Construction PM
214-111-1111

Architect:
Contact: Project Architect
214-111-1111



CONDITIONAL USE
PERMIT FOR SVU
RESIDENCE HALL

1 University Hill Dr.

Owner:
Southern Virginia University
1 University Hill Dr.
Buena Vista, VA 24416

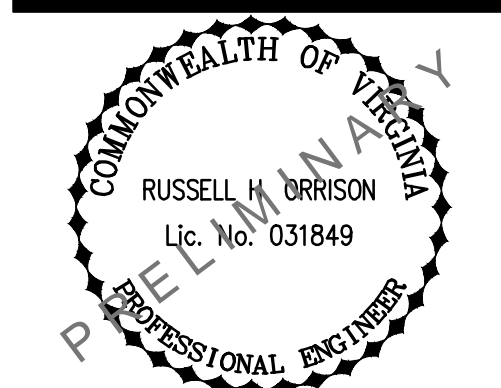
Architect:
Parkway C&A
1000 Civic Circle
Lewisville, TX 75057

MEP Engineer:
Salas O'Brien
106 Decker Drive, Suite 200
Irving, TX 75062

Structural Engineer:
Salas O'Brien
12655 N. Central Expy, Suite 720
Dallas, TX 75243

Civil Engineer:
Perkins & Orrison, LLC
17 West Nelson St.
Lexington, VA 24450

Landscape Architect:
Perkins & Orrison, LLC
17 West Nelson St.
Lexington, VA 24450



NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

Architect: Bill Pounds

[illegible]

Drawn by: P. Snyder

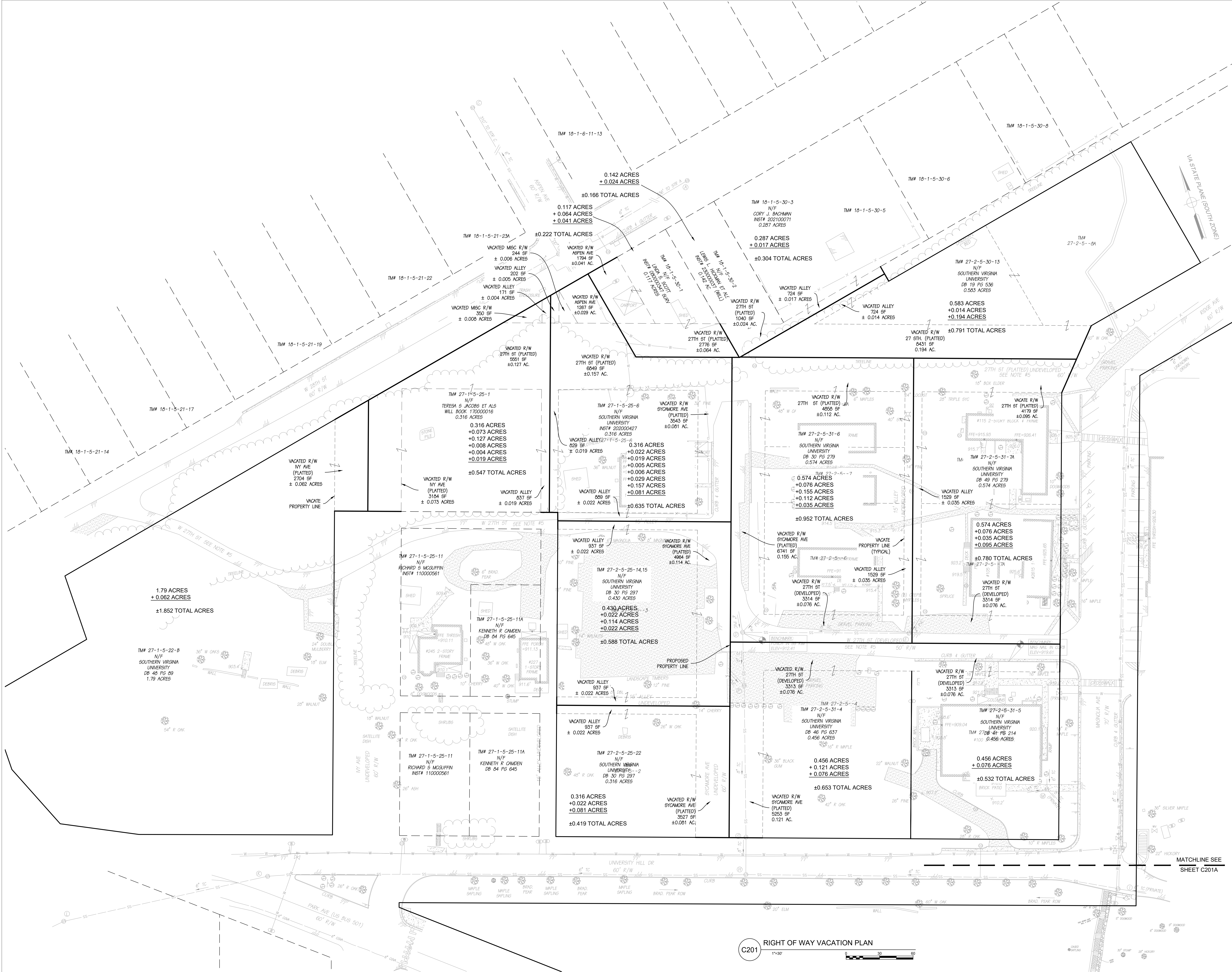
Checked by: G. Worley

Project Number: 04-00000

COPYRIGHT PARKWAY C&A, LP © 2025

SITE PLAN

C200A



C201 RIGHT OF WAY VACATION PLAN
1"=30'

CONSTRUCTION • ARCHITECTURE

PARKWAY

Parkway C&A, LP
1000 Civic Circle
Lewisville, TX 75067
pkwycon.com (972) 221-1979

Project Manager: Construction PM
Contact: 214-111-1111
Architect: Project Architect
Contact: 214-111-1111



RIGHT OF WAY
VACATION PLAN FOR
SVU RESIDENCE
HALL
1 University Hill Dr.

Owner:
Southern Virginia University
1 University Hill Dr.
Buena Vista, VA 24416

Architect:
Parkway C&A
1000 Civic Circle
Lewisville, TX 75067

MEP Engineer:
Salas O'Brien
106 Decker Drive, Suite 200
Irving, TX 75062

Structural Engineer:
Salas O'Brien
12655 N. Central Expy, Suite 720
Dallas, TX 75243

Civil Engineer:
Perkins & Orison, LLC
17 West Nelson St.
Lexington, VA 24450

Landscape Architect:
Perkins & Orison, LLC
17 West Nelson St.
Lexington, VA 24450



NOT FOR REGULATORY
APPROVAL, PERMITTING OR
CONSTRUCTION.

No.	Description	Date
2	PER CITY COMMENTS	08/04/25
1	SUBMITTAL TO CITY	06/30/25

Drawn by: P. Snyder
Checked by: G. Worley
Project Number: 04-00000
COPYRIGHT PARKWAY C&A, LP © 2025

RIGHT OF WAY
VACATION PLAN

C201



PLANNING COMMISSION Staff Report

Certificate of Appropriateness for demolition

2741 Chestnut Ave

8/7/2025

Synopsis

SVU proposes to demolish a single-family dwelling at 2741 Chestnut Ave.

Site Information

Address/Tax Map:	2741 Chestnut Ave, Tax Map 27-2-5—1A
Zoning:	INST Institutional, with SHD Seminary Hill District overlay
Existing land use:	University storage
Proposed land use:	None
Size:	Parcel is approximately 15,265 sf House is approximately 3,200 sf
Staff Recommendation:	Approve

Overview & Analysis

SVU proposes demolition of this existing single-family home to accommodate a new parking lot. The building was planned for demolition some years back and utilities were disconnected from it. It has been used for storage. The parking is not intended to be a permanent or long-term use.



0 0 0.01 0.01 0.02 0.03
Miles

2741 Chestnut Ave Proposed Demolition

2025







PLANNING COMMISSION Staff Report

Certificate of Appropriateness, Conditional Use Permit for sign
395 E 29th St – Tractor Supply
8/5/2025

Synopsis

Reese Real Estate Development Partners proposes to partially demolish and renovate the former Foxtrot shopping center building for use as a Tractor Supply.

Site Information

Address/Tax Map:	395 E 29 th St, 19-2-6—B and 19-1-6-56-11A
Zoning:	Mixed Business MB
Existing land use:	Retail
Proposed land use:	Retail
Size:	<i>Existing:</i> approx. 6 acre site, approx. 40,000 sf building <i>Proposed:</i> approx. 4 acre site, 25,000 sf building + approx. 15,000 sf fenced outdoor display area
Staff Recommendation:	Approve

Items for Review

- The proposed use is by right in the Mixed Business (MB) zone.
- The site is located within the Seminary Hill District (SHD), so requires a Certificate of Appropriateness for demolition of approximately 15,000 sf of the building, as well as design of the renovated building, site, and sign.
- The proposed pylon sign exceeds the maximum in the code, so must be approved by Conditional Use Permit.

Overview & Analysis

1. Overall Layout
 - a. The entire Foxtrot property is arranged in three parcels: one a portion of the parking lot on the south side, fronting on 29th Street; another the central portion of the site including all the buildings and Chalk Mine Run; and another on the northern side of Chalk Mine Run. The developer has negotiated with the prior owners to adjust the boundaries of the parcels and acquire only the area needed for the store and its operations. The two office buildings on the west side of the site will be on a separate parcel and remain under current ownership, and the property on the north side of the creek is being sold to an adjacent owner.

- b. The eastern 3/5 of the building are being retained and renovated, and the western 2/5 will be demolished. The footprint of the western 2/5ths will become a fenced outdoor sales area, so the total area in use on the site is remaining approximately the same.

2. Vehicular Circulation and Parking

- a. The parking lot will be retained, with new line painting and a display area near 29th Street. The parking/delivery area to the west of the building will be repaved, but the parking/delivery area to the rear (north) of the building will not be repaved. All deliveries will be on the west side of the building using a new loading door; the loading docks on the north side of the building will be abandoned, and the rear (north) area will be used for employee breaks and maintenance.
- b. The restriped parking lot will have 82 spaces. 12 of these spaces will be dedicated to the two office building on the west side resulting in 70 spaces for Tractor Supply. Although this is less than would be required for a new building, it is an existing parking lot, and the site is constrained from significantly expanding parking. Staff believe 70 spaces is adequate.

3. Pedestrian Circulation

- a. There is sidewalk along 29th Street, sidewalk on the front of the building, and a pedestrian path that connects to the Carriage Apartments to the west. There are no proposed changes to the pedestrian circulation. Staff believe the existing conditions are adequate.

4. Landscaping and Screening

- a. The applicant proposes tree and shrub plantings along the western edge of the parking lot to screen the house at 381 E 29th Street, and along the eastern edge of the property to provide shade to the parking lot and screen the apartments at 407 E 29th St.

5. Storm Water Management

- a. The development does not propose any major changes to the impervious area in either quantity or location. As such it is not subject to the Erosion & Sediment Control or Storm Water Management programs.
- b. Through the site plan review process the City is requiring some modest improvements to the stormwater management. They will install a curb along a portion of the east edge of the parking lot to channel water into an existing ditch that outfalls into Chalk Mine Run, and they will construct a new drop inlet and pipe (outfalling to Chalk Mine Run) to drain the west side of the parking lot. These are not shown on the site plan.

6. Signage

- a. The developer proposes a new internally-illuminated pylon sign, on the location of the existing pylon sign close to 29th Street. The height would be 40' total, with a rectangular Tractor Supply sign measuring 8' tall by 24' wide topped by a 2' x 12' sign for Foxtrot Shopping Center. The total proposed sign area would be about 216 sq ft. This size exceeds the limits for freestanding signs found in 706.10, which allow a max height of 25' and max size of 60 sq ft. The developer has applied for a Conditional Use Permit to allow a larger sign (the process provided in 706.10-1).
 - b. The existing sign is approximately 23-24' tall overall. The sign frame (including the empty frame at the bottom) is about 12' off the ground. The sign frame is about 11' wide. I estimate the current sign area to be about 100 sq ft per side including the framed area with no facing. The proposed sign would be about 16' taller than the existing, and the sign area would be more than double the existing sign area (possibly almost three times the current sign area with facing).
 - c. While staff support a new sign for Tractor Supply, they believe a sign this large would be out of character for this corridor and would detract from the appearance of the corridor. Staff recommend scaling the size back the height and sign area.
 - d. Other pylon signs on the 29th St corridor are much closer to the height and size of the existing Foxtrot sign. The Dollar Tree sign (approved in 2024) is 21' tall with an area of 59 sf. Other signs, such as Sheltman's BP, Advance Auto, Hardees, and Exxon/Burger King are of similar height or shorter.
 - e. The proposed sign would be more appropriate for a commercial corridor with a higher speed limit of 45 or 55 mph, and a deeper setback from the road, as is common in many suburban commercial areas in larger cities.
7. Certificate of Appropriateness
- a. Based on the history and context of this building, staff do not have any concerns about the proposed demolition of a portion of the building, nor the building elevation compliance with the SHD (615) or Design Standards (Appendix B).
 - b. The proposed sign is subject to a COA as well.

Staff Recommendation

Staff recommend approval with recommendations on the sign CUP/COA.



Virginia Geographic Information Network (VGIN)



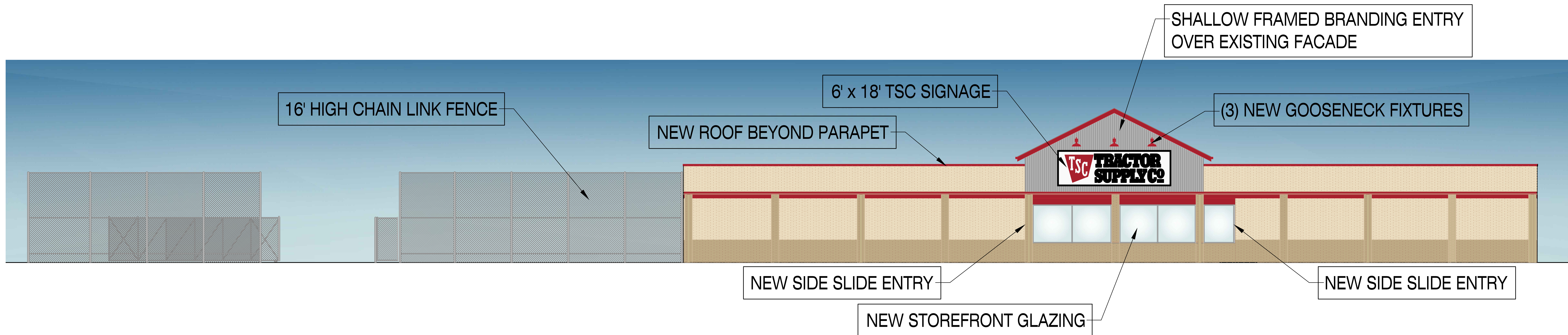
0 0.01 0.03 0.04 0.06 Miles

395 E 29th St
Proposed Tractor Supply



OXFORD
ARCHITECTURE

BUENA VISTA, VA



PROPOSED FRONT ELEVATION



EXISTING ELEVATION



EXISTING PYLON SIGN



PROPOSED PYLON SIGN



OXFORD
ARCHITECTURE

BUENA VISTA, VA

82 TOTAL PARKING SPACES SHOWN

BUILDING & OUTDOOR
DISPLAY AREAS

v3.0

G+ BUENA VISTA, VA

BLDG. FOOTPRINT:	21,930	25,058
SALES:	15,416	15,288
STOCK/FEED:	4,945	4,919
TOTAL:	20,361	20,207
FOD:	16,110	14,760
LGC:	2,640	0
FORAGE:	1,250	0
TRAILER:	3,000	3,000
SIDEWALK:	3,745	2,640
IOD:	0	2,464
DISPLAY TOTAL:	26,745	22,862

DESIGN CHECKLIST

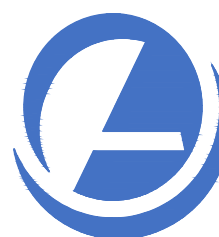
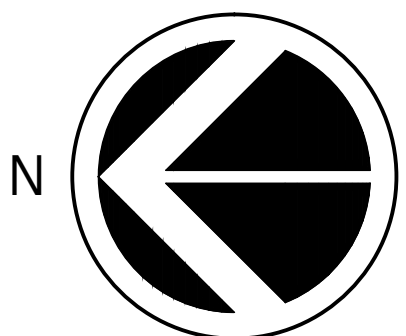
v3.0

- ☐ LGC
- ☒ FOD
- ☒ PROPANE
- ☒ IOD
- ☒ FEED CENTER
- ☒ TRAILER & EQUIP.
- ☒ SIDEWALK DISPLAY
- ☒ PYLON SIGN
- ☐ FORAGE SHED
- ☒ CUST. LOADING: FOD
- ☐ WAYFINDING SIGN:
- ☒ STANDARD SIGNAGE (BLDG & SITE)
- ☐ HIGH CRIME SCOPE - CAP SCORE: 42
- ☐ GOOD NEIGHBOR SCOPE (SITE LEGEND)

SITE LEGEND

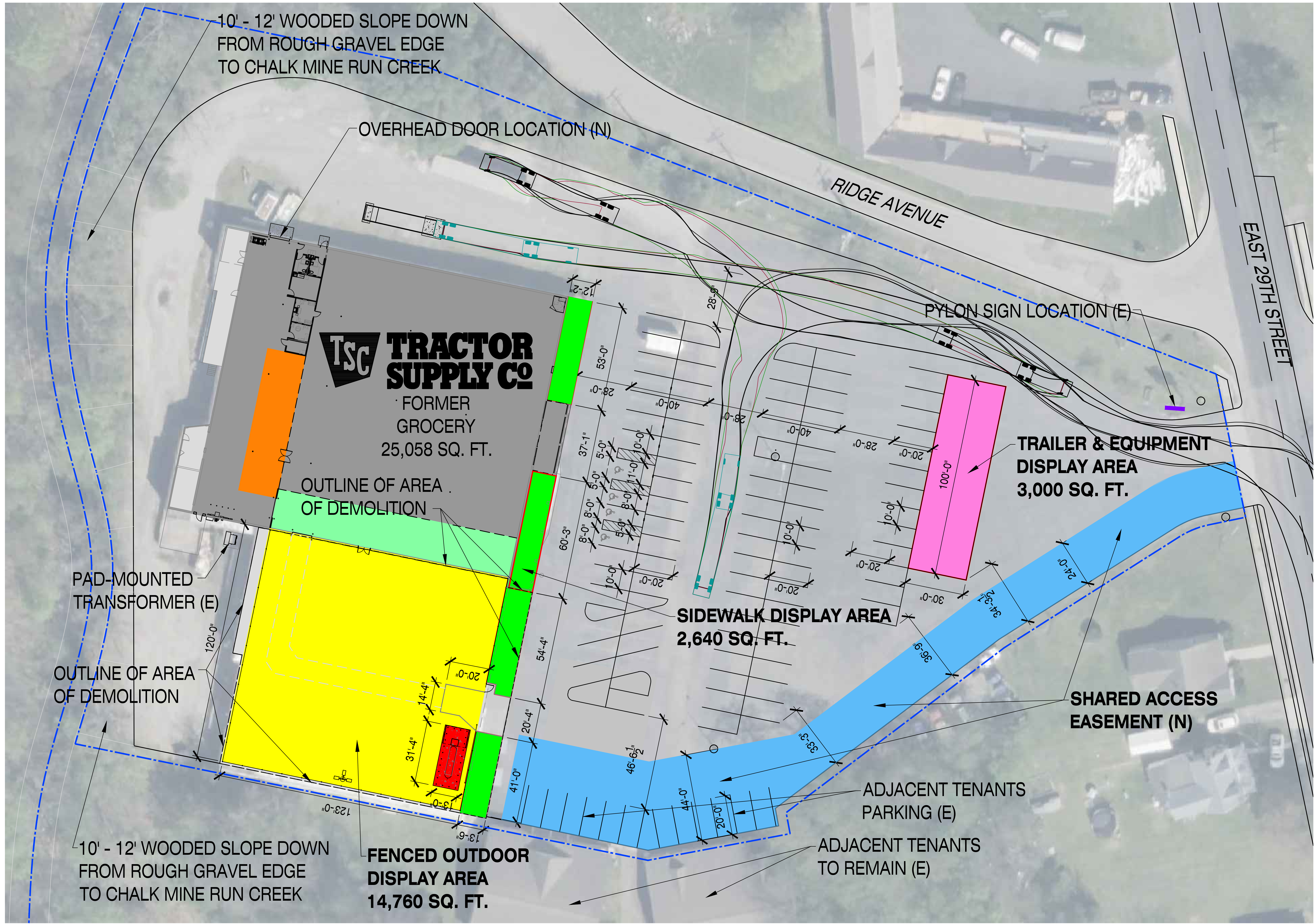
v3.0

- ☒ PROPERTY LINE
 - ☒ DEMISED PREMISES
 - ☒ GOOD NEIGHBOR SCOPE
- GOOD NEIGHBOR OPTIONS:
- ☐ TIER 1 - LIGHT SHIELDING
 - ☐ TIER 2 - SECURITY LIGHTING
 - ☐ TIER 3 - PROPERTY TRASH SCREEN
 - ☐ TIER 4 - FOD VISIBILITY SCREEN
 - ☐ TIER 5 - PROPERTY VISIBILITY OR SOUND SCREEN (FENCE OR WALL)
 - ☐ TIER 6 - PROPERTY LANDSCAPE BUFFER



OXFORD
ARCHITECTURE

BUENA VISTA, VA



NOTE: PROPERTY LINES SHOWN ARE ASSUMED AND NOT BASED ON ANY SURVEY OR DEED.



