



## **PLANNING COMMISSION**

AGENDA for December 14<sup>th</sup> 2021

### **AGENDA**

#### **REGULAR MEETING**

**Call to Order by Chairman and Roll Call**

**Public Comment**

**Review and Adoption of Minutes**

Minutes of November 9<sup>th</sup> meeting

**Report of Secretary**

**New Business**

- 1) 2350 Beech Ave - Conditional Use Permit First Presentation

**Old Business**

None

**Adjournment**

**Members and Term Expirations**

Dennis Hawes, Chairman, 7/31/2024

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

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2024

Lucy Ferrebee, 9/30/2023

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

Kristie Gibbons, 12/31/2024

Timothy Petrie, 12/31/2024

Jason Tyree, Ex Officio member

**Staff**

Tom Roberts, Director of Community & Economic Development

City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416

(540) 261-8607 | [troberts@bvcity.org](mailto:troberts@bvcity.org) | [buenvistava.org/planning](http://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 2<sup>nd</sup> 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 November 9<sup>th</sup> 2021

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, November 9<sup>th</sup>, 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 12<sup>th</sup> 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: \_\_\_\_\_



## PLANNING COMMISSION Staff Report

Conditional Use Permit

2350 Beech Ave Multifamily Dwelling

12/8/2021

### Synopsis

Applicant Bryson Adams proposes a four-family dwelling in the 2300 block of Beech Avenue. The Mixed Use zone requires a Conditional Use Permit for multifamily buildings.

### Site Information

Address/Tax Map:	27-1-5-28-5; proposed addresses 2350, 2352, 2354, 2356 Beech	
Existing zoning:	Mixed Use (MU)	
Existing land use:	Vacant	
Proposed zoning:	MU with Conditional Use Permit for multifamily building	
Proposed land use:	Four-unit multifamily	
Surrounding zoning and land use:		
North: 2378 Beech Ave mixed use building with pizza shop and two apartments		
East: 2357 Sycamore Ave two-family dwelling (across alley)		
South: 2340 Beech Ave mixed-use building with commercial space and apartment		
West: 2381 Beech Ave industrial (across street)		
Size:	4,437 sq ft	
Staff Recommendation:	Approve as presented	
Tentative Timeline	Preliminary Commission Discussion	12/14/2021
	Planning Commission Public Hearing	1/11/2021
	City Council Public Hearing	2/10/2021
	City Council Adoption	2/24/2021

## Overview

- Two story, four-unit building
- Each unit is two stories with front door facing Beech Ave
- Building is set back three feet from edge of sidewalk, giving space for a covered front stoop at each entrance
- Each unit is 1088 sq ft with two bedrooms and 1.5 bathrooms
- Brick and vinyl siding cladding, asphalt shingle roof
- Parking in rear

### *Parking*

Five off-street parking spaces will be provided behind the building, with access from the alley. The fifth space (south end) is a little short so is suitable for a compact car. All the units have a back door for easy access from the parking area. this site is within the parking-exempt zone, no off-street parking is required.

The City is cautious about use of alleys as the sole access to parking. However, this alley has good access directly from Beech Ave (and 24<sup>th</sup> Street), and because of the angle of Beech, there are fewer properties adjacent to the alley than most blocks. Neither 2357 nor 2373 Sycamore use the alley for vehicular access. Given the number of adjacent properties, their use of the alley, and this project's number of parking spaces, there will likely be the same or less traffic in this alley than many others in the City.

### *Infrastructure*

Adequate water and sewer is available in the alley to serve this project. No issues are foreseen connecting.

Trash cans will be stored neatly in the back of the building on the south end as shown on the site plan.

## Analysis

This project will provide much-needed apartment housing for Buena Vista workers or potentially students. This site has been vacant for many years and is located on a mixed-use corridor where denser multifamily development is appropriate.

The project is aligned with the comprehensive plan's explicit recommendations to "facilitate the development of new downtown housing" (Goal 5P) and to "Identify appropriate locations for compatible infill housing that would replace vacant or underutilized sites in existing neighborhoods" (5I).

## Recommendation

Staff recommend approval of this project as presented.



2381 BEECH AVE

BEECH

24TH

2378 BEECH AVE

2357 SYCAMORE

2340 BEECH AVE

2340 BEECH AVE

2337 SYCAMORE

2307 BEECH AVE

2327 SYCAMORE AVE



Looking east toward site



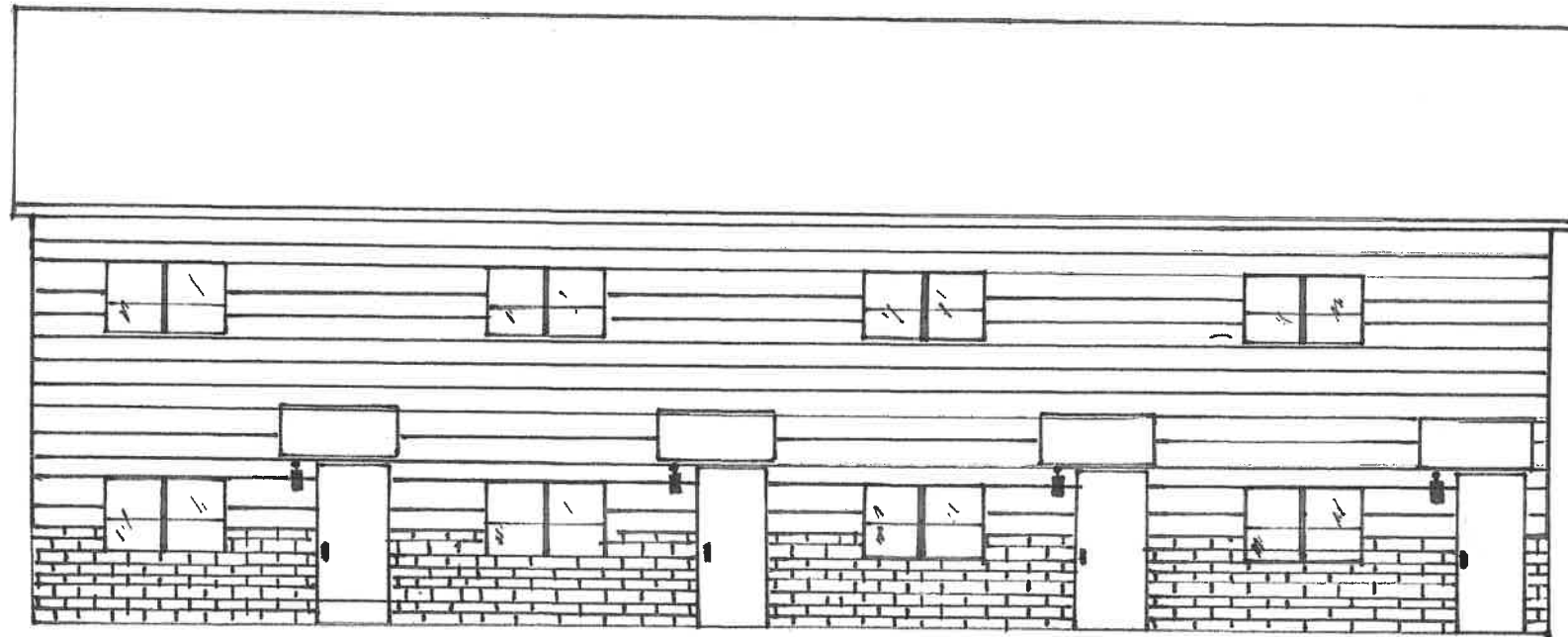
Looking southeast at site



Looking north up alley toward site



Looking north at site



### NOTES

SHINGLE ROOF  
 LP SMART SIDING  
 BRICK LOWER FACADE  
 METAL AWNING

### LOCATION

BEECH AVE. BUENA VISTA, VA LOTS 2,3, & 4  
 BLOCK 28 SEC. 5

### PRELIMINARY FRONT ELEVATION

SCALE

$\frac{1}{8}" = 1'$

DRAWN BY

BRYSON M. ADAMS

DATE

DEC 6 2021

A PORTION OF THIS PROPERTY LIES WITHIN OR ADJACENT TO THE TRAVELED WAY OF BEECH AVENUE AND A PUBLIC ALLEY AND, IS SUBJECT TO ANY PUBLIC OR DEEDED RIGHTS NORMALLY ASSOCIATED WITH A ROAD AND, OTHER RIGHTS OR RESTRICTIONS REVEALED BY A TITLE REPORT.

THIS PROPERTY LIES IN FLOOD ZONE "X" ("AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKBRIDGE COUNTY, VIRGINIA AND INCORPORATED AREAS. MAP NUMBER 51163C0401 C; EFFECTIVE DATE: APRIL 6, 2000.

**BOUNDARY SURVEY FOR  
BRYSON M. ADAMS**  
LOTS 2, 3 & 4, BLOCK 28, SECTION 5  
AS SHOWN IN DEED BOOK 2 PAGE 107  
BUENA VISTA, VIRGINIA  
GREEN FOREST JOB # GF01824  
REVISION 1, DECEMBER 5, 2021  
SHEET 1 OF 1

**KEY**  
[Hatched Box] HVAC UNITS  
[Cross-hatched Box] TRASH CANS  
[Line] PARKING

**24TH STREET**  
60' R-O-W

LOT 2 1261 SQ. FT.  
LOT 3 1479 SQ. FT.  
LOT 4 1697 SQ. FT.

**TOTAL**  
4,437 SQ. FT.  
(0.102 ACRES)

15' ALLEY

N:3,793,435  
E:11,235,812

S 19°11'07" W  
75.00' (TOTAL)

LOT 5

S 70°48'53" E  
72.24'

LOT 4

29.00' (TYP)

LOT 3

LOT 2

LOT 1

LOT 1

LOT 1

LOT 1

LOT 1

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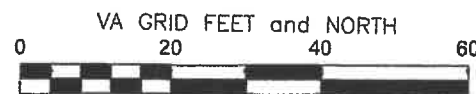
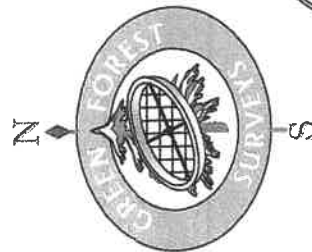
LOT 1

LOT 1

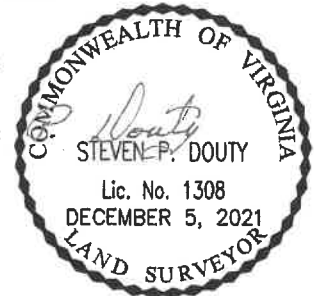
LOT 1

79.44' (TOTAL)

**BEECH AVENUE**  
60' R-O-W



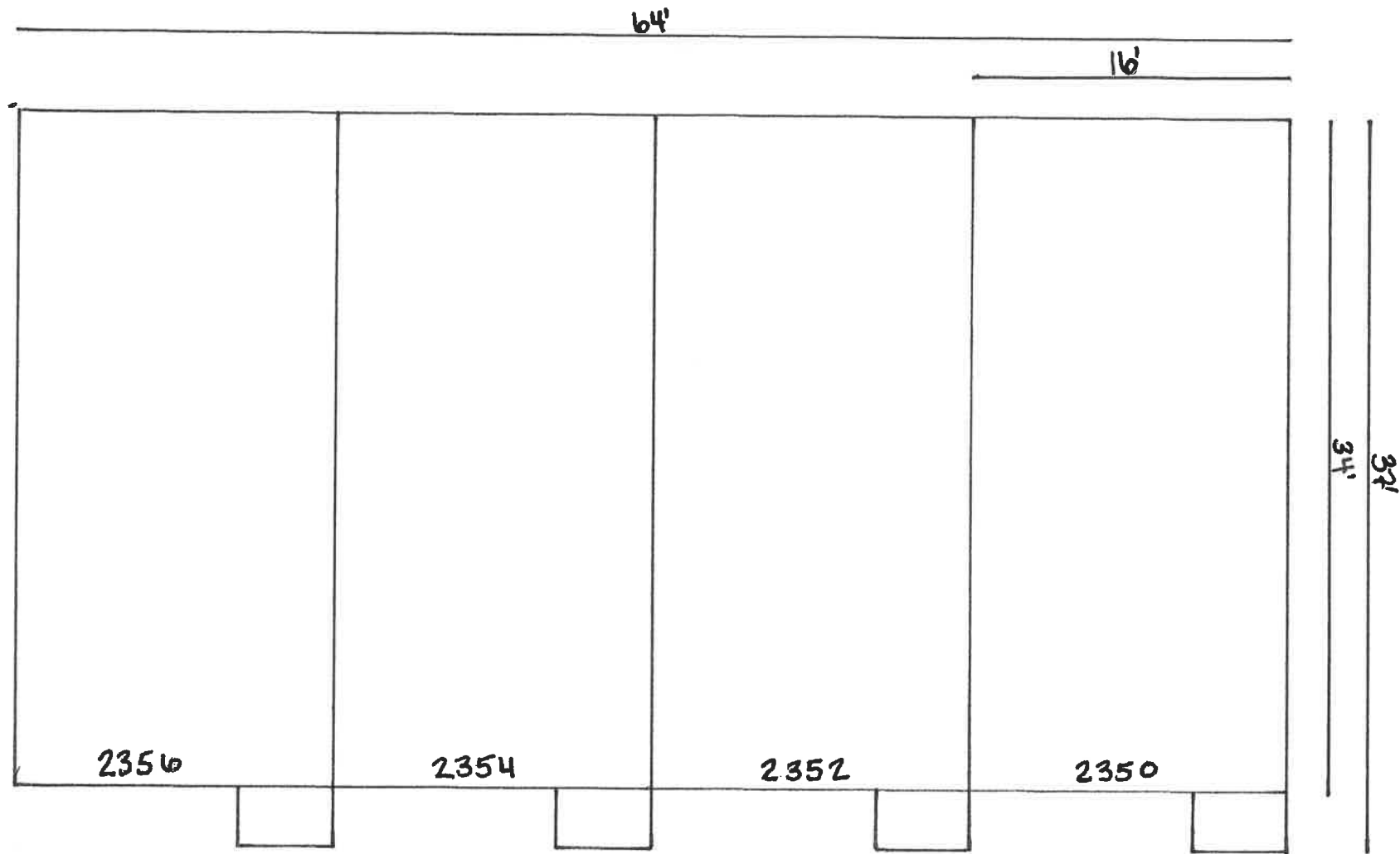
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY. THIS DRAWING MAY NOT SHOW ALL IMPROVEMENTS AND EASEMENTS.



**GREEN FOREST SURVEYS, LLC**

WWW.GREENFORESTSURVEYS.COM  
P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077





LOCATION

BEECH AVE.. BUENA VISTA, VA LOTS 2,3, & 4

PRELIMINARY PLAN VIEW

SCALE

1/8" = 1'

DRAWN BY

BRYSDN M. ADAMS

DATE

DEC 6 2021

NOTES

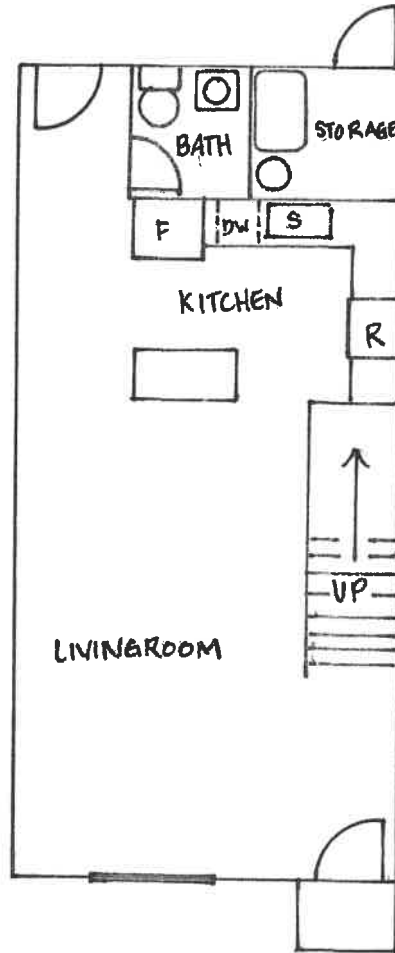
2 BED / 1.5 BATH  
1088 SQFT EACH

1ST FLOOR

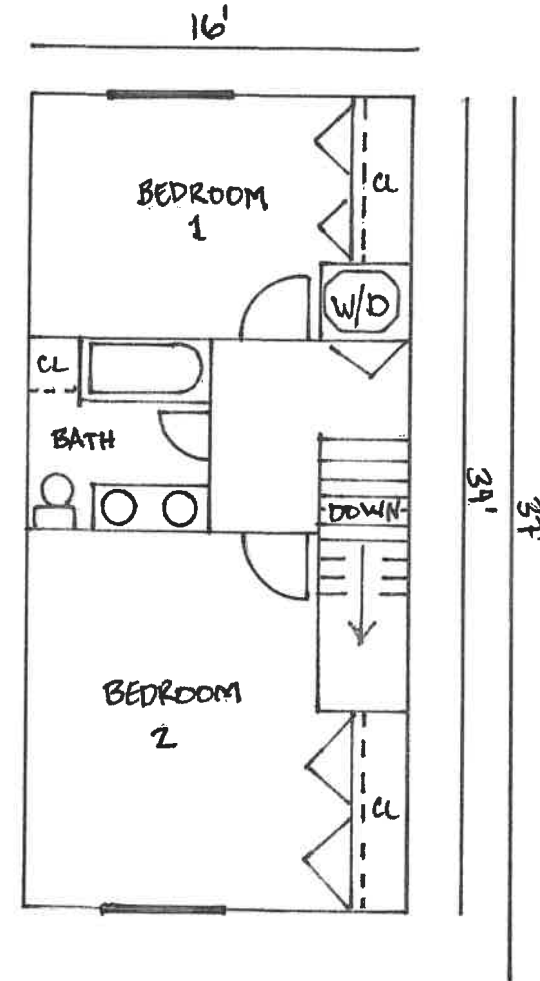
LIVING ROOM 12' x 20'  
KITCHEN 8' x 11'-6"  
HALF BATH 5' x 5'  
STORAGE 6' x 5'

2ND FLOOR

BEDROOM 1 12' x 10'  
BEDROOM 2 12' x 15'  
BATH 7'-4" x 8'



FIRST FLOOR



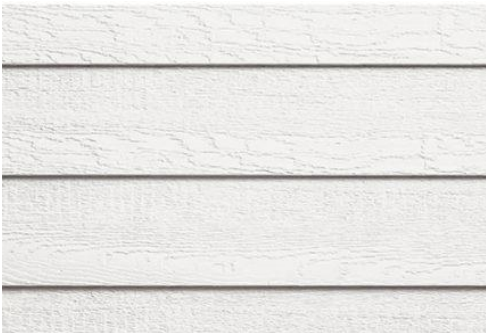
SECOND FLOOR

LOCATION  BEECH AVE. BUENA VISTA, VA	PRELIMINARY FLOOR PLAN	SCALE	1/8" = 1'
		DRAWN BY	BRYSON M ADAMS
		DATE	DEC 6 2021

## Beech Ave – Exterior Finishes



Asphalt Shingle



LP Smart Siding – Textured, Lap



Brick



Black Metal Awning over Front Entry Door