Call to Order by Chairman and Roll Call
Public Comment
Review and Adoption of Minutes
Minutes of November 9th 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 | 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.
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: ________________________________
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

<table>
<thead>
<tr>
<th>Address/Tax Map:</th>
<th>27-1-5-28-5; proposed addresses 2350, 2352, 2354, 2356 Beech</th>
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<tbody>
<tr>
<td>Existing zoning:</td>
<td>Mixed Use (MU)</td>
</tr>
<tr>
<td>Existing land use:</td>
<td>Vacant</td>
</tr>
<tr>
<td>Proposed zoning:</td>
<td>MU with Conditional Use Permit for multifamily building</td>
</tr>
<tr>
<td>Proposed land use:</td>
<td>Four-unit multifamily</td>
</tr>
<tr>
<td>Surrounding zoning and land use:</td>
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<tr>
<td>North: 2378 Beech Ave mixed use building with pizza shop and two apartments</td>
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<tr>
<td>East: 2357 Sycamore Ave two-family dwelling (across alley)</td>
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<tr>
<td>South: 2340 Beech Ave mixed-use building with commercial space and apartment</td>
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<tr>
<td>West: 2381 Beech Ave industrial (across street)</td>
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<tr>
<td>Size:</td>
<td>4,437 sq ft</td>
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<tr>
<td>Staff Recommendation:</td>
<td>Approve as presented</td>
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Tentative Timeline

<table>
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<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Preliminary Commission Discussion</td>
<td>12/14/2021</td>
</tr>
<tr>
<td>Planning Commission Public Hearing</td>
<td>1/11/2021</td>
</tr>
<tr>
<td>City Council Public Hearing</td>
<td>2/10/2021</td>
</tr>
<tr>
<td>City Council Adoption</td>
<td>2/24/2021</td>
</tr>
</tbody>
</table>
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 24th 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.
Looking east toward site

Looking southeast at site
Looking north up alley toward site

Looking north at site
BEACH AVE. BUENA VISTA, VA  LOTS 2, 3, & 4  BLOCK 26  SEC. 5

PRELIMINARY FRONT ELEVATION

NOTES
SHINGLE ROOF
LP SMART SIDING
BRICK LOWER FACADE
METAL AWNING

LOCATION

SCALE  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.

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
VA HVAC UNITS
VA TRASH CANS
VA PARKING

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, FAIRFIEL, VA 24435 (540) 261-1077

SOUDEM. COUNTY
LIC. No. 1308
DEC. 5, 2001
NOTES
2 BED / 1.5 BATH
1066 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 10' x 10'
BEDROOM 2 12' x 15'
BATH 7'-6" x 5'

LOCATION
BEECH AVE. SUEN A,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