



PLANNING COMMISSION

AGENDA for April 12th 2022

AGENDA

REGULAR MEETING

Call to Order by Chairman and Roll Call

Public Comment

Review and Adoption of Minutes

February 8th 2022 and March 8th 2022 minutes

Report of Secretary

New Business

- 1) Discuss transportation chapter of comprehensive plan

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
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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 February 8th 2021

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, February 8th 2021.

Members Present:

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

Members Absent:

Jason Tyree, Ex Officio member

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called.

Minutes

Mr. Petrie moved to adopt the minutes of January 11th 2022 meeting as presented. Mr. Ohleger seconded, and all voted yes.

Public Hearing and Commission Discussion

Rehl Property (774 Longhollow Rd) R6 Residential Planned Unit Development (PUD) Plan of Development for one single-family house

Hunter Young, engineer for the applicant, spoke briefly to say that there were not any updates to the proposal. Mr. Petrie acknowledged that there would need to be a lot more discussion for a master plan for development of the rest of the tract of land. Mr. Henson asked about placement of fire hydrants, and Mr. Young explained some of the specifics of the water supply system. He noted that in the first phase of development, the proposed small pump station would not supply enough pressure for a fire hydrant or to fill a tanker, but an upgraded pump station in the future may.

Mr. Ohleger motioned to recommend approval as presented to City Council, Mrs. Cash seconded, and all voted yes.

Zoning Text Amendment to repeal Article 14 Bed and Breakfast Establishments and replace with a new Section 714 Residential Transient Occupancy. This section will update existing regulations of bed and breakfasts and address short-rentals (STR).

No members of the public were present to speak so the public hearing was closed. Mr. Hawes noted that there was productive public comment at the last meeting. Mr. Roberts explained that the changes were minor and were really clarifications not changes. The most important one was around the number of STRs and occupancy, specifically that you can only have one RTO use in a dwelling unit, regardless of how rooms are advertised or booked. Along with this, the occupancy of the unit is determined based on all occupants of the unit both transient and long-term.

Mr. Roberts also reinforced what he said at the last meeting, that the only person who can register an STR is the owner of a unit. However, an owner could separately contract with a long-term resident in a unit to be caretaker, along with transient occupants. In this scenario, the unit is still classified as a Type B.

Mr. Roberts noted that he added single- and two-family dwellings as accessory uses in the Recreational zone to replace the cabin/cottage use that will be eliminated. This would allow cabins related to Glen Maury Park in the future.

Mr. Petrie recommended that the amended draft text be sent to City Council for approval. Mrs. Ferree seconded and all voted yes. The public hearing was closed.

Secretary's Report

Mr. Roberts updated the Commission that the Innovation Center is moving full steam ahead and had hired to full-time staff. Also, the City has the contract for the CDBG funds in hand and will sign and finalize shortly.

He highlighted the golf course closure and that the City does not know what the future use of the land will be. If not a golf course, then any future plans of development or site plans or rezoning would come before the Planning Commission. The golf course is currently zoned R6 PUD Hilltop, so any development would require a plan of development like the Rehl property. There was additional discussion about the design guidelines and potential future development. Mr. Roberts also pointed out that the City owns some land surrounding the golf course, which are valuable assets for future development.

Finally, Mr. Roberts informed the Commission that Steve Douty, long-time surveyor in Buena Vista, had recently had a stroke and was not doing well.

New Business

Request to abandon portion of 6th Street between Woodland Ave and Magnolia Ave

Mr. Roberts explained the request as described in the staff report, highlighting that Mr. Gearhart was only interested in his half (width) of the street portion and the other neighbor at 555 Woodland Ave was not interested in her half.

Subdivision review for Greenwood Cemetery parcel boundary adjustment

Mr. Roberts introduced the proposal by going through the staff report. The gist of the proposal is to adjust boundaries of the cemetery to include all known burials and improve access to the cemetery, and to divide the remaining land into usable lots. He detailed the wedge of land adjacent to the cemetery and one of the proposed lots, which is proposed to be vacated as city ROW and added to the adjacent land.

There was some discussion of the retention pond which is located on this property, serves the Savernake neighborhood, and from time to time causes problems with drainage. Mr. Petrie spoke to this because he lives nearby. Once water flows out of the pond, the channel to Pedlar Gap Run often overflows and sends water down the alley behind Larch Ave.

Mr. Roberts noted that proposed parcel 7 has the most challenging access. Without changing boundaries or developing additional roadway, it does not have frontage. Mr. Roberts discussed this with the property owner Steve Douty and that any development here would require creativity.

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

Adjournment 7:55 PM

Approved: _____



PLANNING COMMISSION

MINUTES of March 8th 2021

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, March 8th 2021.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Marolyn Cash
Kristie Gibbons
Melvin Henson, City Council Representative
Lucy Ferrebee

Members Absent:

Jason Tyree, Ex Officio member
Timothy Petrie
Justin Wiseman

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called.

Minutes

Mr. Roberts apologized to the Commission because he had not completed the minutes yet.

Secretary's Report

Mr. Roberts updated the Commission on several items:

- Main Street Buena Vista is moving ahead very well. One of their main projects is to print artwork on large paper to put in windows of vacant storefronts downtown.
- This past Saturday there was a successful volunteer day with about 80 volunteers working on 8 projects.
- The island at Hardees was one project the volunteers worked on, and that is part of the 29th St corridor relandscaping.
- Council has approved the text amendment for corner setbacks (Sec 630 & 701)
- Council has approved the Seminary Hill District name change (Sec 615)
- The apartments at 2350 Beech Ave were approved
- There was considerable public comment and concern over the Greenwood Cemetery subdivision. Basically, many of the neighbors were under the impression that that area would not be developed, and now there was a proposed to build houses. Other concerns are whether new houses would have the same Savernake covenants applied, and storm water management concerns, especially the retention pond. Mr. Roberts

recommended that Council table the proposal until he is able to work with the property owner on next steps.

New Business

Right of Way pricing

Mr. Hawes began by discussing some of the history of abandoning right of way and his opinion that it would be better if the City did not charge for it, but he recognized that a lower price would be more acceptable than none. Mr. Roberts handed out a page with additional examples of ROW price calculations and went through several of them, pointing out the wide range of assessed values per square foot of adjacent parcels. He continued that the formula means that the price is heavily dependent on what properties are considered abutting.

Mr. Ohleger stated that the reason he objected to the price of the proposed abandonment next to him in 2020 was that another previously-vacated portion of the same street was larger but was assessed at less than the calculated price.

Mr. Ohleger motioned to recommend approval of the proposed pricing at \$0.75 per square foot, Mrs. Cash seconded, and all voted yes.

Zoning fee schedule changes

There was brief discussion of previous changes in the fees. Paul Stockwell did a revision in 2014 and Mr. Roberts did a revision in 2018, but based on more experience Mr. Roberts recommends some more changes. Primarily the changes are streamlining to simplify the fee schedule, which makes it easier for applicants and for staff. He also added a fee for Short Term Rental registration.

Mr. Ohleger motioned to recommend approval of the proposed fee schedule, Mrs. Cash seconded, and all voted yes.

Mr. Ohleger ended the meeting by announcing that at the end of his term in June, he would be stepping down from the Commission after many years. The Commission and staff thanked him for his service, the institutional knowledge he had, and his thoughtful questions.

Adjournment 7:30 PM

Approved: _____