



PLANNING COMMISSION

AGENDA for April 11th 2023

AGENDA

REGULAR MEETING

Call to Order by Chairman and Roll Call

Public Comment on Items Not on the Agenda

Review and Adoption of Minutes

February 14th 2023 meeting

Report of Secretary

- Council chose NOT to pursue the zoning map amendment to allow manufactured home. That issue is now done.
- City was awarded technical assistance program for transportation study on Rt 60 corridor between Vista Links Dr and Forge Rd to look at pedestrian accommodations and safety.
- City code update for RV parking on streets has been sent around to staff but there is a lot going on right now including budget season, Police chief search, etc. so no movement yet.
- We had VERY successful Recreation Economy for Rural Communities (RERC) workshop 4/4-5, excellent turnout, lots of ideas, should result in a useful plan for outdoor recreation action steps.

Old Business

- 1) Site Plan approval for commercial garage at 1054 Magnolia Ave

New Business

None

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2024

Harold Kidd, 6/30/2026

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 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 March 14th 2023

Members of the Buena Vista Planning Commission met at the Fire Department at 7:00 PM on Tuesday, March 14th 2023.

Members Present:

Dennis Hawes, Chairman
Melvin Henson, City Council Representative
Marolyn Cash
Kristie Gibbons
Lucy Ferrebee
Harold Kidd
Timothy Petrie
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. There was no public comment on items not on the agenda.

Minutes

There were no corrections. Mrs. Gibbons motioned to approve as presented, Mrs. Cash seconded, Mr. Petrie and Mr. Wiseman abstained because they had been absent, and all voted yes.

Secretary's Report

- On Thursday March 16th Council will have the public hearing on the CUP for 1744 Cedar Ave
- At the previous Council meeting, Leon Barker's duplex at 217 W 28th St was approved, although the vote was not unanimous
- The City was awarded a Highway Safety Improvement Program (HSIP) grant for systemic safety improvements at multiple intersections throughout the City

Old Business

Zoning Map Amendment for Manufactured Homes

Mr. Roberts recapped that City Council requested that he draft a proposal for a new zone to allow manufactured homes. He explained that he wanted to have a good justification for the boundaries, so analyzed factors and found the most useful were street connectivity/topography, location of existing manufactured homes, and location of

vacant/developable lots. He continued by summarizing the boundaries and text of the draft zone.

Planning Commission discussed the issue and articulated several objections/concerns with this proposal they wanted to pass on to City Council:

- The rezoning is requested by one person for his own benefit, and there are no other property owners wishing to have manufactured homes; this would impose a potentially negative new use on a neighborhood that may not want it.
- The Planning Commission does not believe that manufactured homes are not beneficial to the community in this neighborhood.
- There is likely to be a negative impact on property values.
- Adopting this zone could set a precedent for allowing infill manufactured homes elsewhere, by text changes or by rezoning other locations.

Mrs. Cash motioned to recommend against approval and communication of the objections above, Mr. Petrie seconded, and all voted yes.

Adjournment 7:45 PM

Approved: _____



PLANNING COMMISSION Staff Report
 Site Plan
 Frog Bottom Enterprises, 1054 Magnolia Ave
 4/6/2023

Synopsis

Site Plan for new 40’ x 60’ garage and parking area at 1054 Magnolia Ave.

Site Information

Address/Tax Map:	1054 Magnolia Ave, 47-1-1-25-12	
Existing zoning:	Mixed Use (MU)	
Existing land use:	Small pre-fab shed used for trailer rental business	
Proposed zoning:	Mixed Use (MU)	
Proposed land use:	Garage for trailer rental business	
Surrounding zoning and land use:		
North: MU, single-family residential		
South: MU, single-family residential		
East: R3 Residential Limited, single-family residential		
West: Across Magnolia Ave LM Light Manufacturing, manufacturing facility		
Size:	6,250 sf (two 25’ x 125’ lots)	
Staff Recommendation:	Approve as presented	
Tentative Timeline	Preliminary Commission Approval	4/11/2023

Overview

The application, Mr. Tommy Keiser, has existing trailer rental business based out of a prefab shed on the property. He proposes to construct at 40’ x 60’ metal building to store trailers and equipment as well as a parking lot, and move the prefab building to the rear of the site.

Details and Analysis

Zoning

The current and proposed use is a vehicle trailer rental business. Some trailers are stored on site, and the new building will be used for maintenance and repair of trailers and storage of tools and supplies. This use is permitted by-right in the Mixed Use (MU) zone (614.03-1.2-126 Trailer rental stores).

Site

The site is a 50' x 125' relatively level parcel in the middle of the 1000 block of Magnolia Avenue. Currently, the site is open and undeveloped except for a 10' x 24' prefabricated building set on blocks.

The project will construct a 40' x 60' long metal building on slab near the middle of the site. The building will be set back 50' from the property line, with a gravel parking area in front. The property is accessed by an existing curb apron on the northern side of the site. There will be 9' driveway on the north side of the building on the side of the site with access to the alley. At the rear of the site, the existing prefab building will be relocated between the new building and the alley.

Access and Parking

The existing curb cut & apron will serve as the primary entrance to the site. Because of the small site, space for off-street parking is very limited, but the actual use will generate limited customer traffic. Five off-street spaces are provided, four in the front parking area and one at the rear. If needed, the driveway on the side of the building could be blocked, providing another two spaces (one at front of building and one at rear).

This use does not fall easily within the parking regulation use categories. The closest category is "General business, commercial, or personal service establishments catering to the retail trade," which requires 1 space for every 200 sf "of floor area designated for retail sales." The primary use of the building is for equipment maintenance and storage, not for retail sales. The space used for sales will be a small office with exact square footage to be determined but likely no more than 200 sf. Staff is comfortable with 5 off-street spaces.

Infrastructure

The building will have a bathroom. New water and sewer taps will be required. Utilities are in the alley and no issues are expected.

Stormwater Management

The site is almost flat. Given its size, layout, and the use of a gravel parking area, staff do not believe that storm water management will be an issue.

Design Guidelines

The MU zone requires new buildings adhere to the Design Guidelines (Appendices A-E of the Land Development Regulations). The applicable design guidelines relate to building design and parking lot design. In this case, relevant items are the following:

B.A.4. Building designs shall be sensitive to their site and to the neighborhood character with regard to siting, scale, style, use of material, massing, and historical context.

Although bookended by single-family residential bungalows, this section of Magnolia Ave has several different building styles. Mays Grocery is a brick and block building with large storefront windows, Todd's BBQ is a low gabled building, and Modine across the street is a larger modern building with large blank walls. The project meets design guidelines by its

- Setback from the property line/sidewalk, just like other buildings in this and the next block
- Single-story height, like all the other buildings on this side of Magnolia
- Gable roof
- Use of faux stone wainscoting on façade to provide texture and soften metal cladding

E.B.1. In areas where surface parking lots border the street edge, a vegetation border shall be established. This border may include grass, flowers, trees and hedges.

A 5' wide planting strip will be located between the front parking area and the sidewalk with small trees and shrubs, as well as a small monument sign for the business. The strip will wrap around and screen the parking lot from the neighbor on the south. The recommended species include the following:

- Holly shrubs such as: *Ilex glabra 'Compacta'* Compact Inkberry, *Ilex crenata* Soft Touch Japanese Holly, *Ilex merservae* Blue Princess holly
- Small trees such as *Magnolia virginiana* Sweetbay Magnolia, *Amelanchier arborea* Serviceberry, *Cercis canadensis 'merlot'* Red Bud
- Fill in with ornamental grasses

Recommendation

The Land Development regulations provide criteria for review of site plans:

1504.01 All site plans which are appropriately submitted and which conform to the standards and requirements set forth in this article shall be approved by the zoning administrator and planning commission after having been reviewed and recommended for approval by the city manager or his agents, relative to:

1504.01-1 Locations and design of vehicular entrances and exits in relation to streets giving access to the site and in relation to pedestrian traffic.

1504.01-2 Locations and adequacy of automobile parking areas.

1504.01-3 Adequate provisions for traffic circulation and control within the site and provision for access to adjoining property.

1504.01-4 Compliance with the requirements for setback and screening.

1504.01-5 Adequacy of drainage, water supply, fire protection and sanitary sewer facilities.

1504.01-6 Compliance with applicable established design criteria, construction standards and specifications for all improvements.

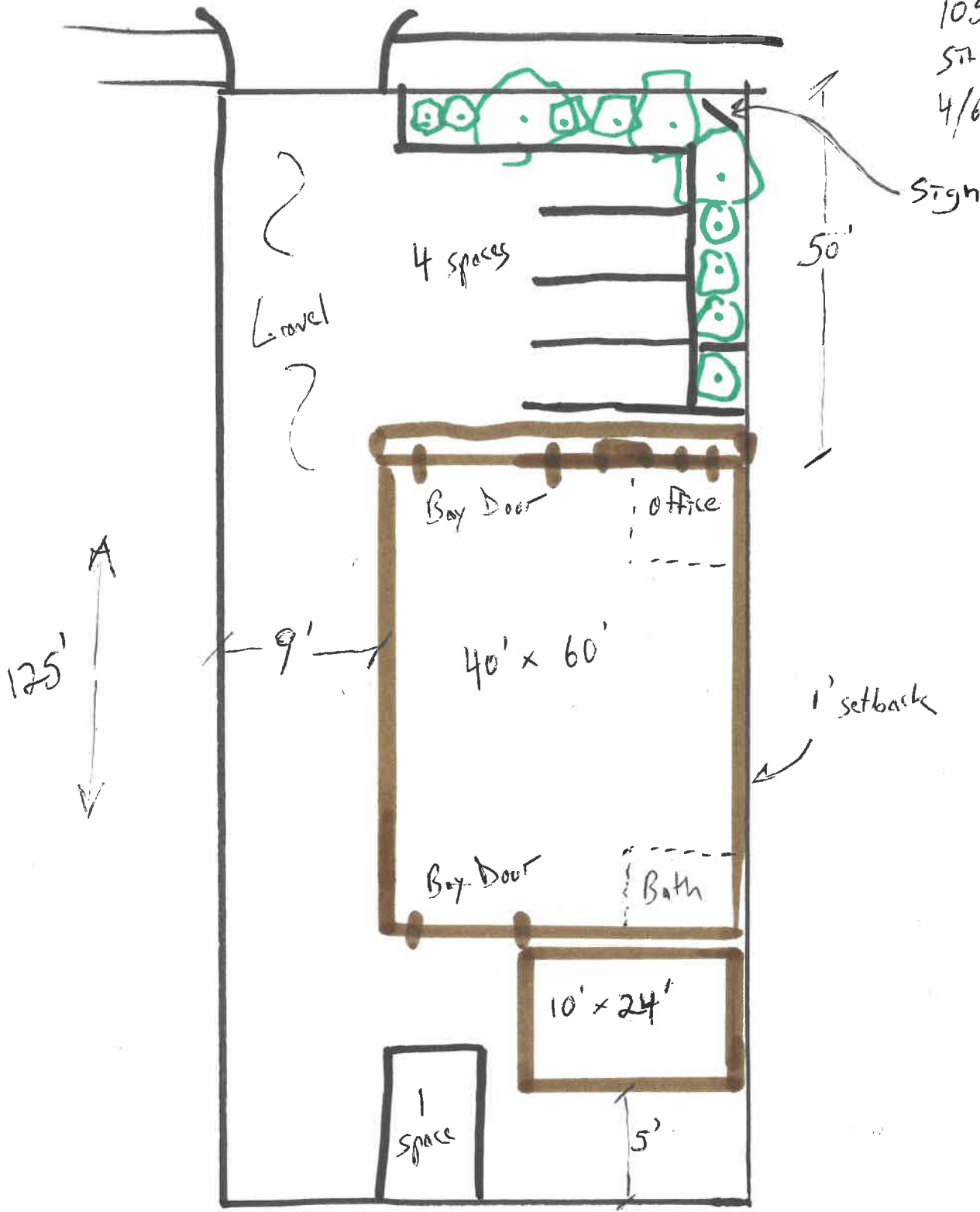
1504.01-7 Approval by the city health officer or his agents, if septic tank and other sewage disposal facilities other than public sanitary sewers are involved.

1504.01-8 Adequacy of proposed landscaping for softening the harsh visual effects of parking lots and for providing screening between development and the street and surrounding lots.

Staff are satisfied with the site plan as presented and recommend approval.

MAGNOLIA

1054 Magnolia Ave
Site Plan
4/6/23



ALLEY

50'



Your Custom Metal Building Design

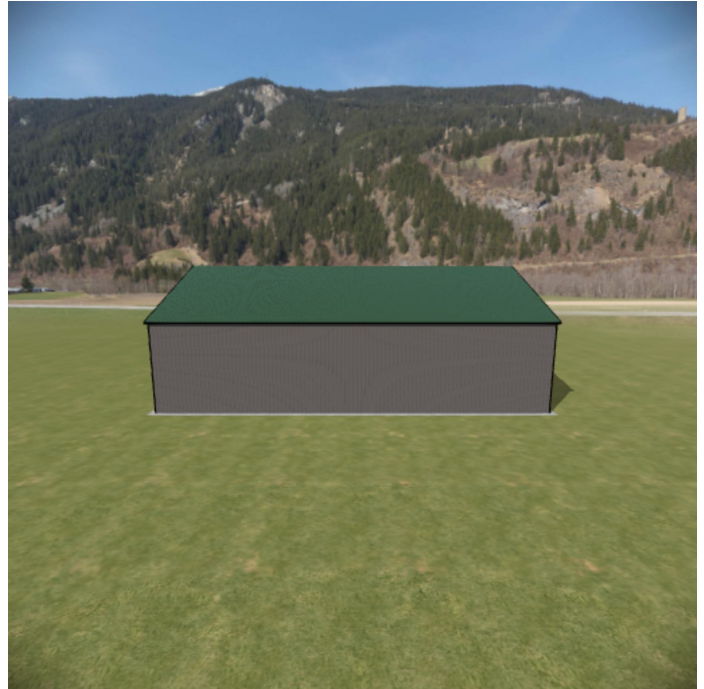
alansfactoryoutlet.com | 1-800-488-6903

Edit or Buy Your Design: alansfactoryoutlet.com/design/rKQ6W8LI/

Delivery Zip Code: 24416



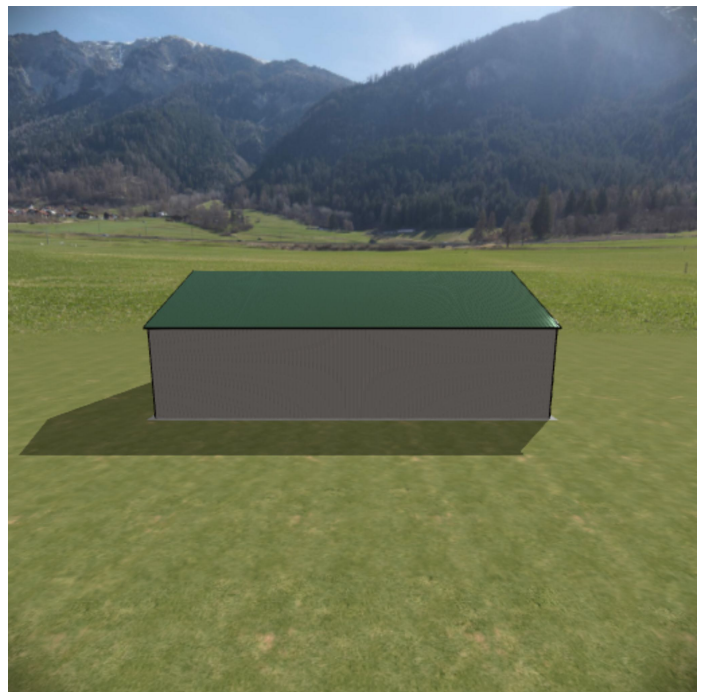
Front



Right



Back



Left

