



PLANNING COMMISSION

AGENDA for December 10th 2024

AGENDA

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 the November 12th meeting

Old Business

- 1) Zoning Map Amendment, Conditional Use Permit, Site Plan Review – 2500 Block of Sycamore Ave
- 2) Conditional Use Permit – 2056 and 2068 Chestnut Ave

New Business

- 1) ROW Abandonment – 3600 block Locust Ave

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

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 November 12th 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, November 12th 2024.

Members Present:

Dennis Hawes, Chairman
Sarah Henson
Kristie Gibbons
Marolyn Cash
Harold Kidd
Timothy Petrie

Members Absent:

Jason Tyree, Ex Officio member
Justin Wiseman
Melvin Henson, City Council Representative

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Minutes

For minutes of 10/8/2024 meeting:

Corrections: none

Motion to approve: 1st by Mrs. Henson, 2nd by Mr. Petrie

Abstentions: None.

Public Hearing

Zoning Map Amendment – 486 S Magnolia Ave

Mr. Roberts recapped the staff report. There were no changes since the previous meeting. No one in the public asked to speak, and Mr. Hawes closed the public hearing. Mr. Hawes then recounted his communication with the property owner regarding this rezoning and stated his support. Mrs. Cash motioned to recommend approval of the rezoning, Mrs. Gibbons seconded, and all voted yes.

Zoning Map Amendment, Conditional Use Permit, Site Plan Review – 2500 Block of Sycamore Ave

Mr. Roberts reviewed the proposal for the benefit of the public. Since the previous meeting, a refined site plan and building plans and elevations had been supplied. He also stated that

contrary to the previous meeting and the staff report, the small house at 2507 Sycamore Ave is occupied and not vacant. Based on communication Mr. Roberts has had with the developer and the current property owner, Casey Crookston, the current occupant was previously renting the house, then moved out, then returned and is now squatting. Mr. Crookston is working on relocating the resident. 2507 Sycamore is not in good condition.

Mr. Roberts recapped the staff report. Mr. Hawes interjected to ask who would upgrade the alley and what would the surfacing be. Mr. Roberts replied that the developer would upgrade it, and the surface would be gravel. Mr. Roberts noted that he is recommending adding trees in front of the buildings on both Sycamore Ave and on 25th Street and preserving the existing tree on Sycamore Ave. Mr. Roberts does not foresee the ESC requirements will be a major issue on this site.

Ryan Goodsell, the developer, spoke. He explained that he does not now live here, but has family in Buena Vista and went to VMI. This project is a side venture for him to help the community. He floated the idea of setting aside one or more of the proposed one-bedroom, one-bathroom units for low-income housing.

Mr. Hawes mentioned the parking lot/alley surfacing and noted that currently the site is muddy, and that there is an inoperative motor vehicle. The vehicle may belong to one of the adjacent owner's tenants. Mr. Hawes is concerned that gravel won't be sufficient for the traffic. Mr. Goodsell said he may pave with asphalt in the future. In the meantime he would maintain it. Mr. Goodsell also stated that based on a concern raised by another neighbor, he could put up signage to make the alleyway one-way to reduce traffic conflicts or visibility on Sycamore Ave.

Joe Milo spoke. He lives in Lexington but owns 2457 Sycamore Ave. He stated that he is pleased someone is interested in putting money into the neighborhood and especially the big building at 2517/2519, however he is concerned about the density and how many units are proposed. He also explained that 2507 Sycamore Ave is still occupied, and has not had proper maintenance in years and is falling down around the person living there, named Gary.

Mr. Milo is concerned about the very small setback on 25th Street (which he referred to as 24th Street), and the elevation change between 25th St and the yard where the townhouses will go. The townhouses will loom over the street and the house across the street because of their height and the setback. He believes that the proposal is too much of a departure from the single-family homes in the neighborhood. He also is concerned that the facades of the proposed buildings are too uniform and should be more varied.

Mrs. Danta Thompson spoke. She lives at 2455 Sycamore Ave. She mentioned the previous proposal for apartments in 2018. She posed several questions about the permitted and conditional uses in the proposed R4 Medium Density Residential zone, stating that she is concerned about the impact of potential commercial uses. Mr. Roberts responded that most of the non-residential uses would require a conditional use permit, which would involve the public hearing process. She asked if the zoning could remain the same but the proposed multifamily could be allowed in R3.

She feels that the proposed development would destroy the neighborhood and diminish her property value. She noted that years ago, blacks built and owned these homes; and that the

neighborhood is historic. She is concerned about the density and feels that there are too many units on a small site, with no space for kids to play, and a less appealing appearance. She then shared concerns with the traffic flow through both alleys and the potential for conflicting traffic, and visibility for vehicles exiting the alley onto Sycamore Ave. She is concerned about whether there is adequate parking provided in the development, and whether vehicles will park on the street in front of neighbors' houses.

Mr. Goodsell spoke again to respond to some of the concerns. He began by highlighting the need for housing in the community to make room for the next generation, and that he believes the City needs to develop the land it has available. He noted that tenants may or may not have kids, and there are many household types. He is open to making the alley one-way and managing the traffic flow in a way that mitigates potential hazards, noting that vehicles on Park Ave are not going fast.

Mr. Goodsell explained that the small setback is necessary to allow room for the buildings and the parking on the site. He stated he was willing to differentiate facades of individual units to help blend into the neighborhood better.

Mrs. Thompson spoke again, asking what is allowed in the zoning. There was a brief discussion about uses allowed by right, by conditional use, and not allowed in R3 and R4. She shared that she likes the appearance of the house at 222 Park Ave, which was added on to recently but still looks like a single family house.

Mr. Hawes shared his thoughts. He acknowledged that Mr. Goodsell and Mrs. Thompson have different visions of the neighborhood, and that the proposed development puts a lot of units on the site. Mr. Hawes thinks it is too many for the site. He also is somewhat concerned that in several decades there may be too much housing if SVU builds its own campus housing.

Mr. Petrie brought up the question of what the boundaries of the neighborhood are, and that there are several other zones nearby, and that this neighborhood is not within a designated historic district. He pointed out that this neighborhood is not a separate zone or district, but could benefit from more planning to give direction to the Planning Commission or City Council about what to build. He stated that he would like to see it remain R3.

Mr. Hawes stated that at a minimum he wanted to see the big building renovated, and perhaps the proposed buildings could be scaled back to reduce the number of units. Mrs. Gibson motioned to table the zoning map amendment, Mrs. Cash seconded, and all voted yes. Mr. Goodsell asked for a little more clarity on what the Commission wished to see, and Mr. Hawes stated that he would prefer to see four new units instead of eight, plus the big building renovated. There was some discussion about it being zoned R3 for a reason and perhaps that spirit should be retained.

Old Business

4004 Catalpa Ave – Zoning Map Amendment, Conditional Use Permit, Site Plan Review

Mr. Roberts explained the updates to the plan since the previous meeting. The revised proposal is for a two story apartment building with eight units and a detached laundry building. The laundry would have limited hours. Staff also propose requiring that outdoor lighting is fully-

shielded, meaning light is only pointing downward. Mr. Roberts also pointed out that there is not street parking nearby.

There were separate motions for each component of the proposal:

- Conditional Use Permit for operating a laundromat, with limitation to operating between 6:00 AM – 9:00 PM: Mrs. Gibbons motioned, Mrs. Cash seconded
 - YES Mr. Hawes, Mrs. Cash, Mrs. Gibbons, Mr. Kidd
 - NO Mrs. Henson, Mr. Petrie
- Conditional Use Permit for eight dwelling units (exceeding maximum for R4): Mrs. Cash motioned, Mrs. Gibbons seconded
 - YES Mr. Hawes, Mrs. Cash, Mrs. Gibbons, Mr. Kidd, Mrs. Henson
 - NO Mr. Petrie
- Conditional Use Permit for reduced setbacks: Mrs. Cash motioned, Mrs. Gibbons seconded
 - YES Mr. Hawes, Mrs. Cash, Mrs. Gibbons, Mr. Kidd, Mrs. Henson
 - NO Mr. Petrie
- Site Plan approval, with requirement that outdoor lighting be fully shielded
 - YES Mr. Hawes, Mrs. Cash, Mrs. Gibbons, Mr. Kidd, Mrs. Henson
 - NO Mr. Petrie

New Business

2056 – 2068 Chestnut Ave – Conditional Use Permit

Mr. Roberts briefly reviewed the staff report and the Commission agreed that this was a good use for the property. There was very little discussion.

The Commission returned to discussion of the proposal in the 2500 block of Sycamore. Mr. Roberts clarified that just because a property is zoned to R4 or Mixed Use doesn't mean that it will necessarily be used for commercial or non-residential purposes. Also, a four-family home is not allowed in R3 at all; conditional use permits only allow duplexes here.

Secretary's Report

- As an update on the home occupation issue, the mayor facilitated a neighborhood meeting, the result of which is that the business is going to make some changes to their operations such as setting appointments for pick up. They will have several months to try this out. Meanwhile, staff will begin drafting new home occupation regulations.
- Mr. Roberts reviewed the Route 60 Small Area Transportation Plan, highlighting the preferred pedestrian route option running off-road behind the 911 center and connecting to Vista Links Drive.

Adjournment 8:45 PM

Approved: _____



PLANNING COMMISSION Staff Report

Zoning Map Amendment, Conditional Use Permit, Site Plan
 2500 block Sycamore Ave
 12/4/2024

Synopsis

Applicant Ryan Goodsell proposes renovation of existing building at 2517/2519 Sycamore Ave and construction of new townhouses and apartments on adjacent property for a total of eight units in the southeast portion of the 2500 block of Sycamore Ave.

Site Information

| | | |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------|
| Address/Tax Map: | 2500 block of Sycamore Avenue, Tax Maps 27-1-26-19, 20, 21, and 23 | |
| Existing zoning: | R3 Residential Limited | |
| Existing land use: | Duplex, single family residential | |
| Proposed zoning: | R4 Medium Density Residential | |
| Proposed land use: | Multifamily apartments and townhouses | |
| Surrounding zoning and land use: R3 Residential Limited single family dwellings | | |
| Size: | Site: 15,625 sf, buildings about | |
| Staff Recommendation: | | |
| Tentative Timeline | Preliminary Commission Discussion | 10/8/2024 |
| | Planning Commission Public Hearing | 11/12/2024 |
| | Commission Discussion | 12/10/2024 |
| | City Council Public Hearing | 1/2/2024 |

Changes Since 11/12/2024 Meeting

The developer has made the following revisions:

- 1) Reduced the number of units and reconfigured the site. The proposal is to renovate the existing large building at 2517/2519, and to construct two new duplex buildings on the adjacent corner property, one duplex facing Sycamore Ave and the other facing 25th Street.
- 2) Reconfigured the parking area in the rear and side to create separate access independent of the alley. This is intended to eliminate potential traffic conflicts in the alley.

The remainder of this staff report has been updated to reflect the changes.

Overview

This block – bounded by Sycamore Ave on the east, Park Ave on the north, Ivy Ave on the west, and 25th St on the south – has been recognized for several years as a prime area for redevelopment. There have been several rezoning and redevelopment proposals over the years. The current proposal is to renovate an existing duplex into a four-plex and construct two new duplexes (for a total of four new construction units), along with off-street and on-street parking.

Summary of request:

- A. Zoning map amendment from R3 Residential Limited to R4 Medium Density Residential.
- B. Conditional Use Permit for reduction of required setbacks in R4 and increase in allowed units per acre in R4.
- C. Site plan review for multifamily development.

Analysis

1. Use and Zoning
 - a. Redevelopment of this block - This neighborhood is zoned R3 Residential limited, and is primarily single-family residential. However, this block is recognized as a potential redevelopment location because it is at the transition between single-family residential buildings and commercial buildings on the Beech Ave corridor, and the institutional use across Park Ave to the north. Additionally, the western half of this block is entirely vacant except for one derelict and unoccupied house. The proximity of this block to the Beech Ave corridor and to SVU make it well suited for multifamily development, provided it appropriately transitions from the surrounding single-family dwellings.
 - b. Existing use – the single family dwelling at 2507 Sycamore Ave and the two-family dwelling at 2517/2519 Sycamore Ave are both unoccupied buildings.
 - c. 2517/2519 Sycamore background - In 2022, this building was granted a conditional use permit for use as a duplex. Long ago, the building had clearly been used for some sort of multifamily dwelling, but the most recent use had been as a single-family dwelling. It is in poor condition and the developer desired to convert it to a four-plex because it is about 5,000 sf. However, rezoning was not recommended by staff or approved because the project did not involve redevelopment of any other portion of the block. Staff have maintained that they desire to see comprehensive redevelopment of this block that involves as much of the block as possible.
 - d. Multifamily use – The need for new housing in the City is well-established. Construction of new townhouses and apartments improves the diversity of housing options. This means that residents can live in the type of housing that best suits their needs and budget, rather than being forced to live in a detached single-family home with a yard—the primary housing type in Buena Vista.

- e. R4 Multifamily Residential proposed zoning – This project needs zoning that will allow greater density and be expressly residential. A zone that allows high-density residential zone and does not have deep setback requirements would be a better fit than R4 is, but Buena Vista currently does not have such a zone. As a result, a conditional use permit for reductions in setbacks and increase in allowed units is requested.

2. Overall Layout

- a. 2517/2519 Sycamore – The existing historic building will keep the same footprint but the interior will be reconfigured as four apartments. Each apartment will be two bedroom/two bathroom with roughly 1,250 sf each. Access to three of the units will be from the first floor front door, and the fourth will be from the rear exterior stairs.
- b. The existing single-family house at 2507 Sycamore will be demolished.
- c. New duplex buildings – One side-by-side duplex will face on Sycamore Ave at the corner with 25th Street, and one side-by-side duplex will face on 25th Street immediately behind the building facing on Sycamore Ave. Each of the four new units will be two bedroom/two bathroom with about 1088 sf. They will have front and rear doors.

3. Setbacks, Height, and Units

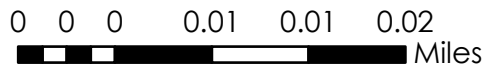
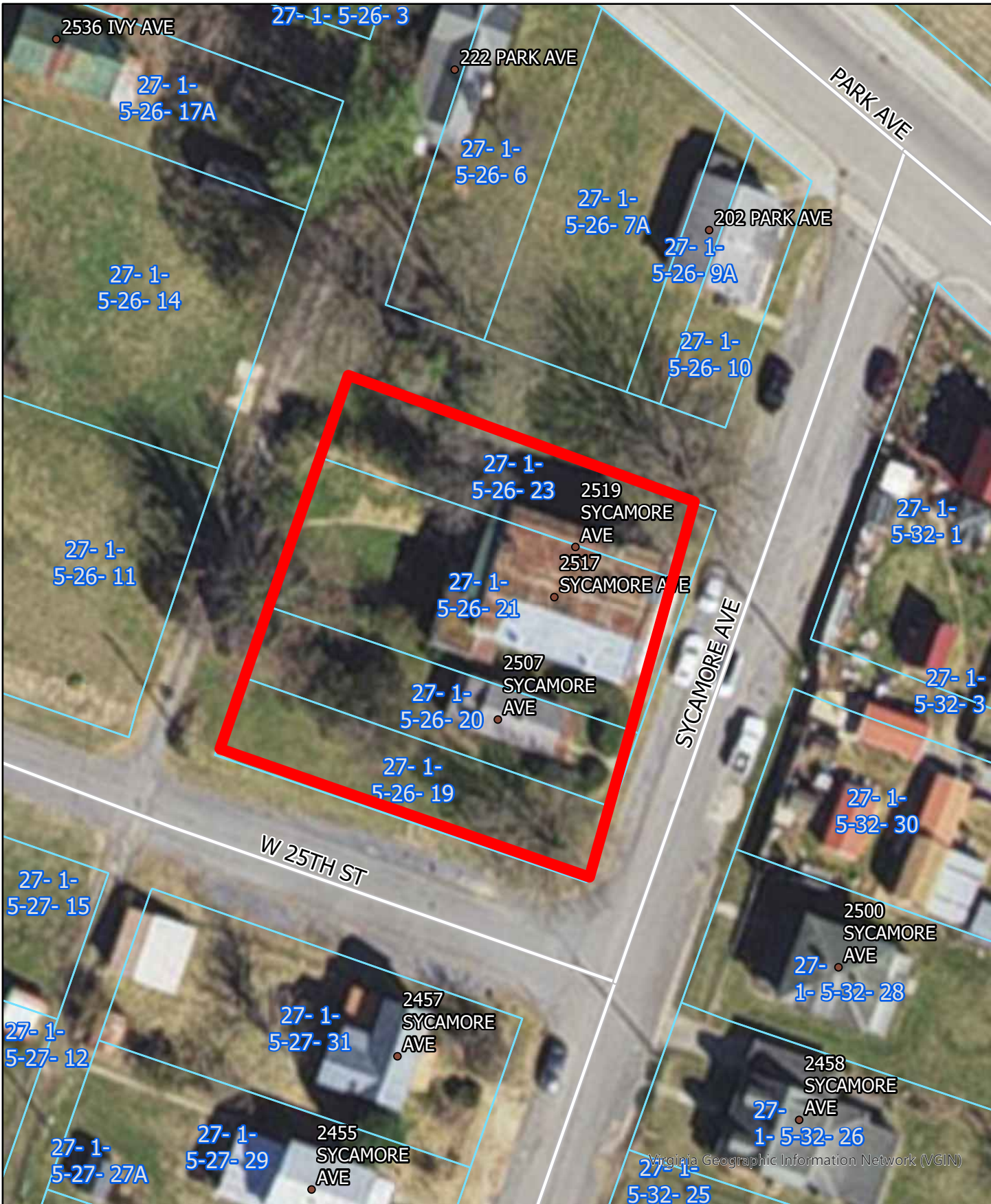
a. Setbacks

- i. The existing building at 2517/2519 Sycamore Ave has zero front setback; the front wall is on the property line. The footprint is not changing.
 - ii. Proposed duplex facing Sycamore – 2' front setback from Sycamore Ave, 2' side setback on 25th St. There will be 22' between this building at the existing big building at 2517/2519 Sycamore.
 - iii. Proposed duplex facing 25th Street – 2' front setback from 25th St, approximately 45' side/rear setback from alley.
 - iv. Based on standard City profile, the curb will be set 12' within ROW from property line. A sidewalk will be constructed inside the curb. The exact sidewalk width is TBD per City Public Works. Assuming a 4' wide sidewalk, there will be 10' between the front wall of the building and the back of the sidewalk. Front stoops will be within this setback.
 - v. These reduced front and side setbacks would require a CUP, as the R4 front setback is 30', side setbacks are 10', and rear setback is 25'.
- b. The maximum units per acre in R4 is 15. This site is 0.36 acres, yielding a 5.4 unit max. This project proposes 8 units, so a CUP is required to increase the allowed number of units.

4. Vehicular Circulation and Parking

- a. The site is within the district exempt from off-street parking requirements. However, parking may be required through the ZMA/CUP process. 4 units @ 1.5 spaces per unit = 6 spaces that would be required for the four-plex (classified as apartments) and 4 units @ 2 spaces per unit = 8 spaces that would be required for the duplexes (classified as two-family dwellings), for a total of 14 spaces, using the Section 703 Off-Street Parking formula.
 - b. The design offers 19 off-street spaces plus 10 on-street spaces on Sycamore Ave and 25th Street. The site benefits from a corner location.
 - c. To the north of the property is an existing public alley, running perpendicular to Sycamore Ave, which has been unofficially opened by the residents of 222 Park Ave as a driveway in conjunction with renovations of that house. This project would utilize that public alley as a one-way entrance to access the parking areas. The one-way traffic will reduce the potential visibility issue of vehicles exiting this alley conflicting with southbound traffic turning from Park Ave onto Sycamore Ave.
 - d. The parking area will wrap around the rear of the buildings and exit (one-way) onto 25th Street from a new driveway. The primary alley (running north-south) will remain unconnected to the parking areas. Public Works staff prefer this configuration for alley maintenance reasons.
 - e. Parking lot and driveway surfacing gravel.
5. Pedestrian Circulation
- a. All but one unit opens onto the street. Staff recommend public sidewalk on 25th St and Sycamore Ave in front of the project to allow residents to walk to their vehicles, and walk in either direction (toward Park Ave or toward Beech Ave) from their residence in front of the property. Otherwise people would have to walk in the street between parked vehicles and traffic. In the future, there may be development (facing Ivy Ave or facing Park Ave) which connects into this sidewalk.
6. Landscaping and Screening – Staff recommend requiring the following:
- a. Preservation of the existing tree on Sycamore Ave at the alley driveway entrance next to the existing large building
 - b. New street trees in locations to be determined following final site design.
 - c. New street trees should be small to medium size trees. Staff will provide developer with suggested species list.
7. Trash Collection
- a. Two trash can corrals/strips are proposed, one along the alley next to the new driveway entrance onto 25th St; and the other next to the 2517/2519 Sycamore alley entrance. 8-10 cans total with pick up twice per week should provide adequate service.

8. Water and Sewer
 - a. The existing sewer main in the alley is sufficient for the proposed development.
 - b. The existing water main in the alley is not sufficient. Staff propose a new 6" water main lateral tied into the main on the other side of Park Ave. The lateral would come south across Park Ave in the Sycamore Ave ROW and dead end at a new fire hydrant at the corner of 25th St and Sycamore Ave.
 - c. This block is currently not served by a fire hydrant. The nearest ones are at the corner of Magnolia & Park Ave and at Beech Ave & 25th St, both of which are too far away to be feasibly used.
9. Storm Water Management – Site will be subject to Erosion & Sediment Control permitting. No details provided yet.



2500 Bl Sycamore Property

GREENALL PLANNING ARCHITECTURE LANDSCAPE DESIGN

christine.greenall@gmail.com
540.859.0070

PROJECT:

SYCAMORE AVE. DEVELOPMENT PROJECT

SYCAMORE AVE & 25th ST
BUENA VISTA, VA 24416

OWNER:

RYAN GOODSELL

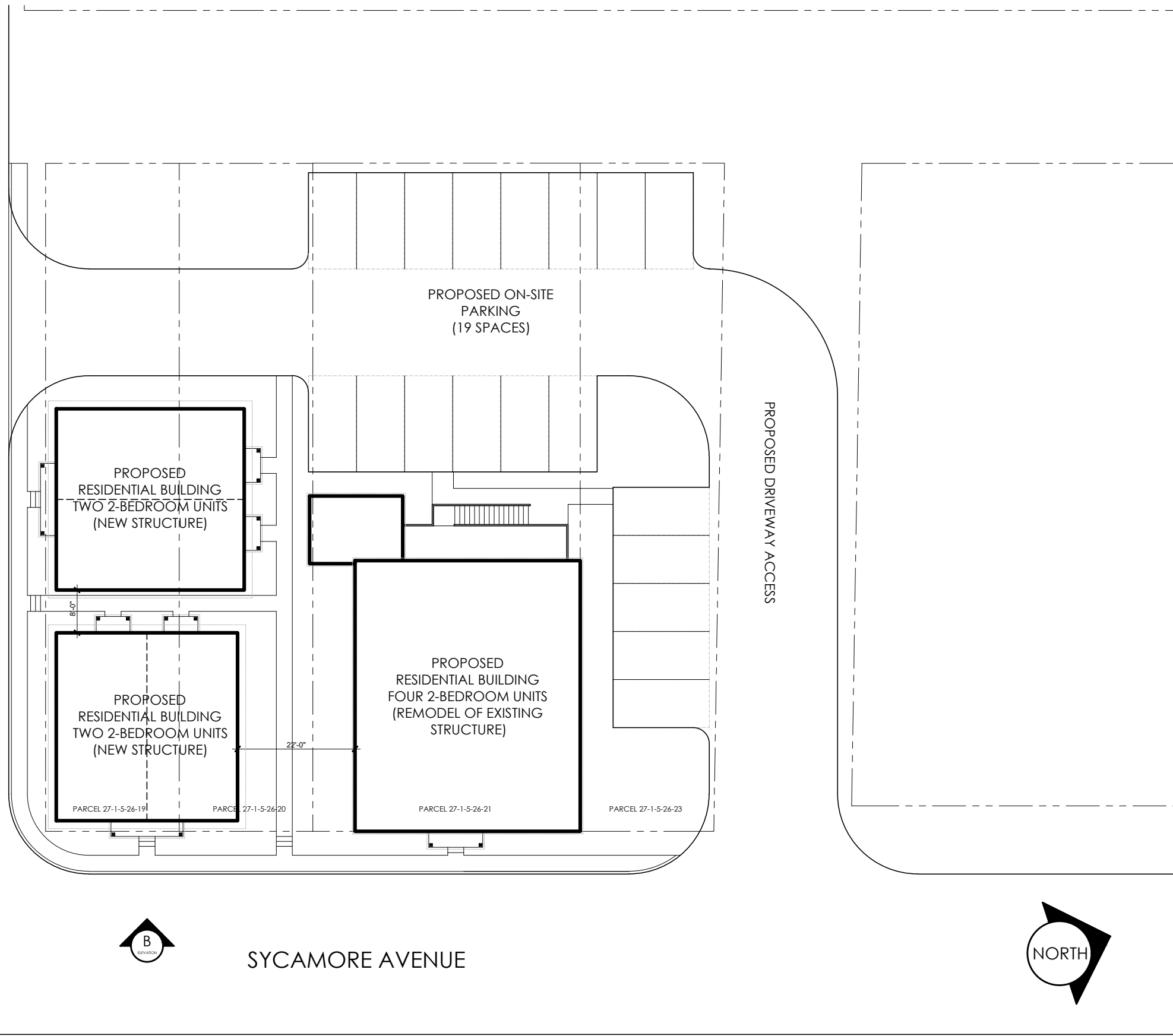
All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the express written permission of Christine Greenall.

DATE: NOVEMBER 29, 2024

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

1b OF 6



GREENALL PLANNING ARCHITECTURE LANDSCAPE DESIGN

christine.greenall@gmail.com
540.859.0070

PROJECT:

SYCAMORE AVE. DEVELOPMENT PROJECT

SYCAMORE AVE & 25th ST
BUENA VISTA, VA 24416

OWNER:

RYAN GOODSELL

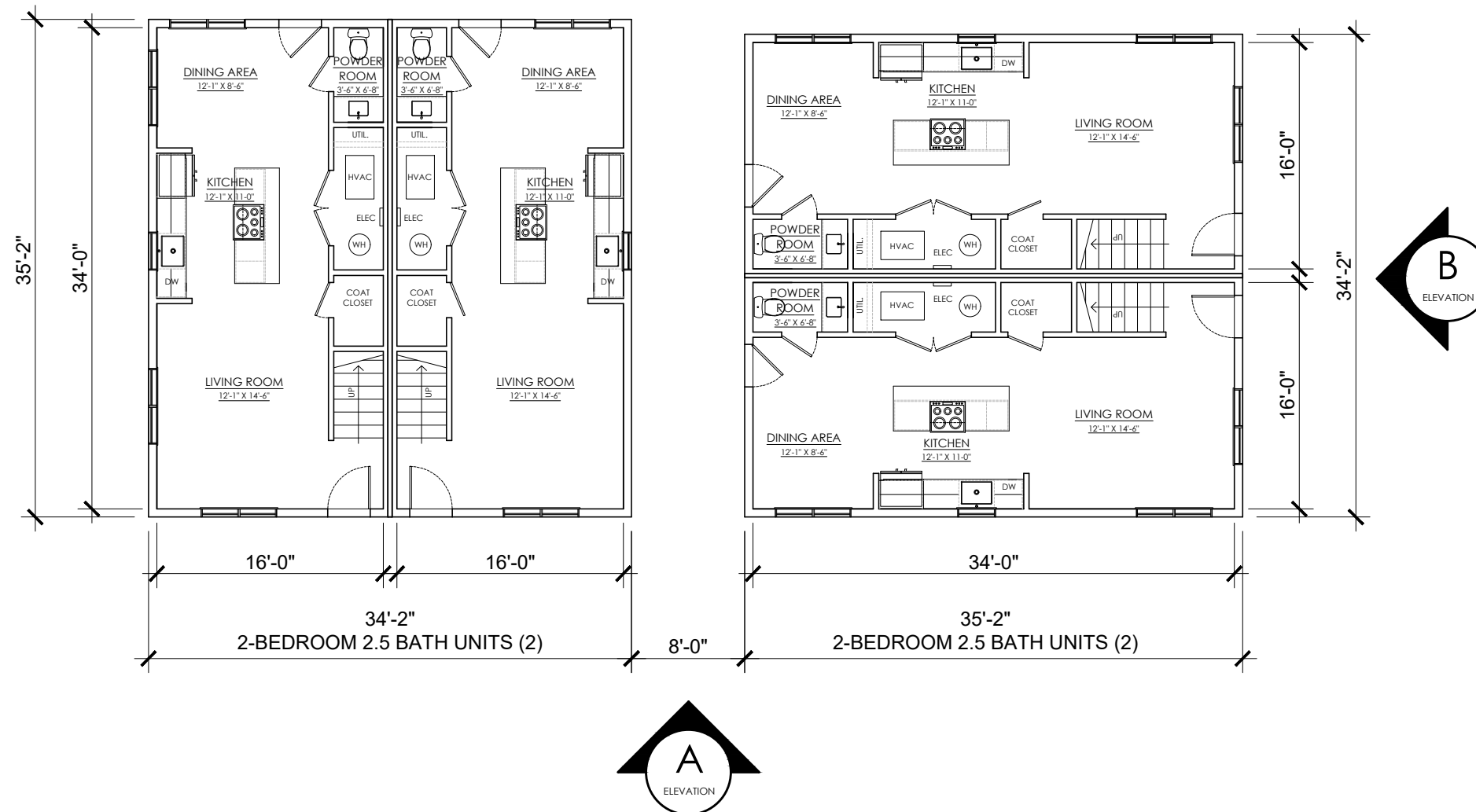
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DATE: NOVEMBER 29, 2024

SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:

2b OF 6



GREENALL PLANNING ARCHITECTURE LANDSCAPE DESIGN

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540.859.0070

PROJECT:

SYCAMORE AVE. DEVELOPMENT PROJECT

SYCAMORE AVE & 25th ST
BUENA VISTA, VA 24416

OWNER:

RYAN GOODSELL

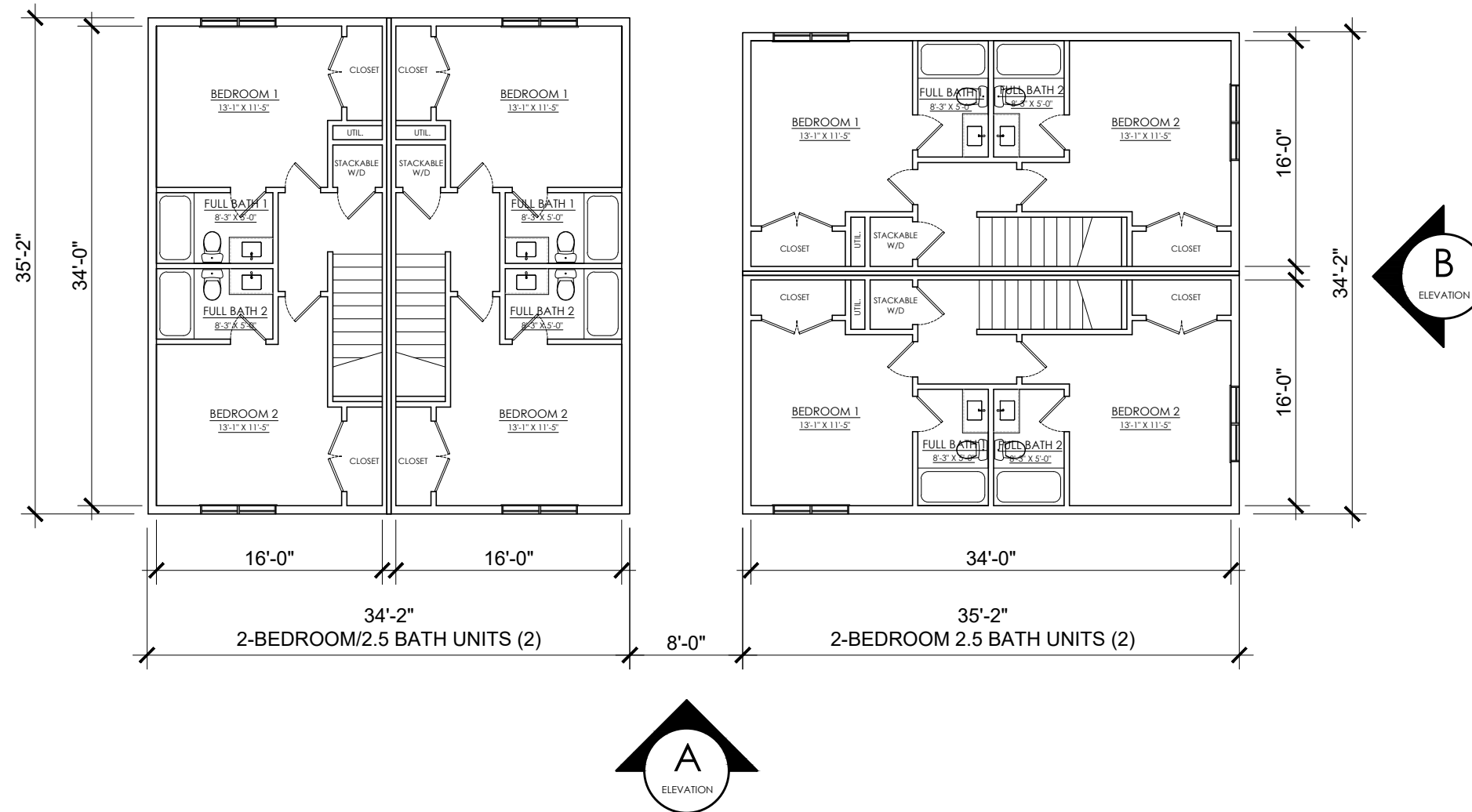
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DATE: NOVEMBER 29, 2024

SHEET TITLE:
FLOOR PLANS

SHEET NUMBER:

3b OF 6



GREENALL PLANNING ARCHITECTURE LANDSCAPE DESIGN

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540.859.0070

PROJECT:

SYCAMORE AVE. DEVELOPMENT PROJECT

SYCAMORE AVE & 25th ST
BUENA VISTA, VA 24416

OWNER:

RYAN GOODSELL

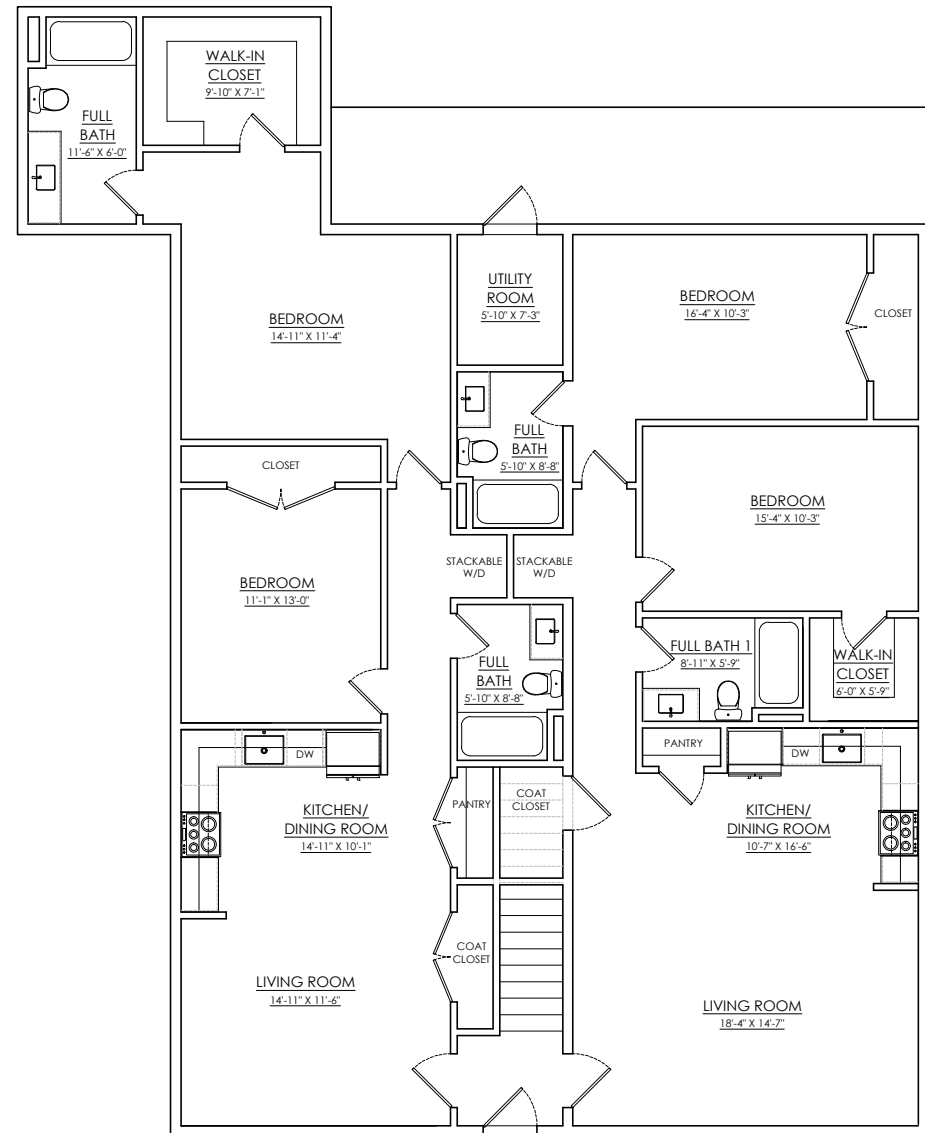
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DATE: NOVEMBER 29, 2024

SHEET TITLE:
FLOOR PLANS

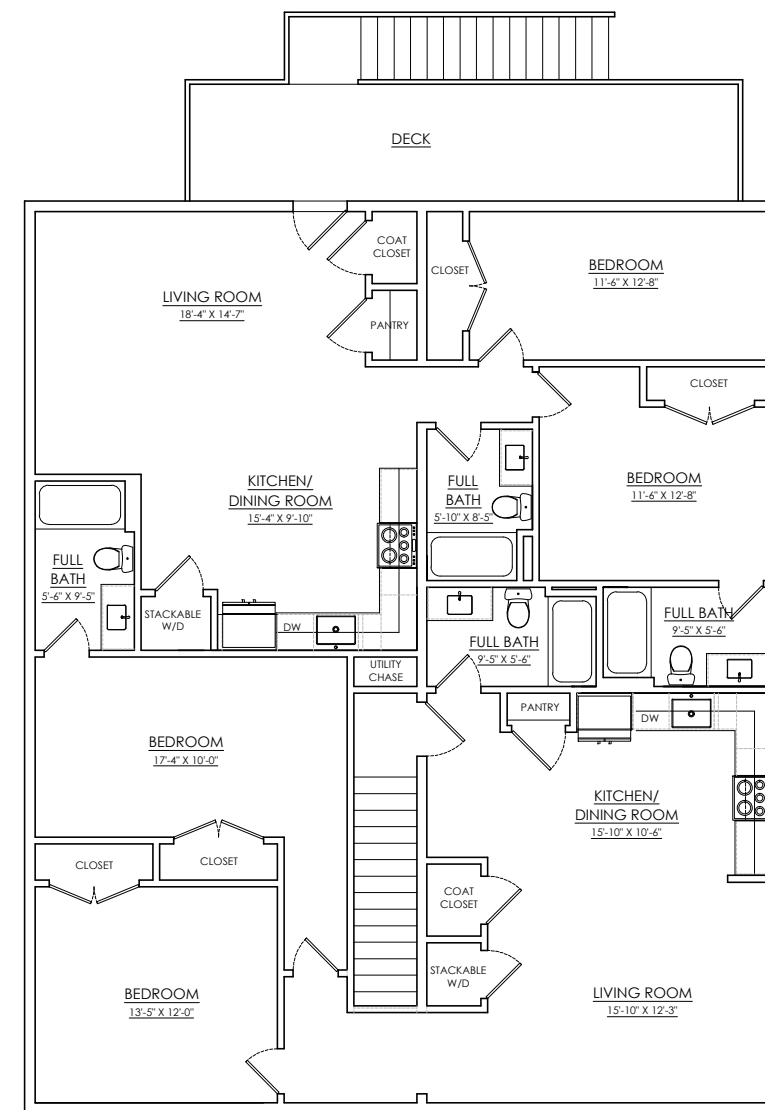
SHEET NUMBER:

4b OF 6



FLOOR PLAN - EXISTING BUILDING REMODEL MAIN FLOOR

SCALE: 3/32" = 1' - 0"



FLOOR PLAN - EXISTING BUILDING REMODEL SECOND FLOOR

SCALE: 3/32" = 1' - 0"

**GREENALL
PLANNING
ARCHITECTURE
LANDSCAPE
DESIGN**

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540.859.0070

PROJECT:

**SYCAMORE
AVE.
DEVELOPMENT
PROJECT**

SYCAMORE AVE & 25th ST
BUENA VISTA, VA 24416

OWNER:

**RYAN
GOODSELL**

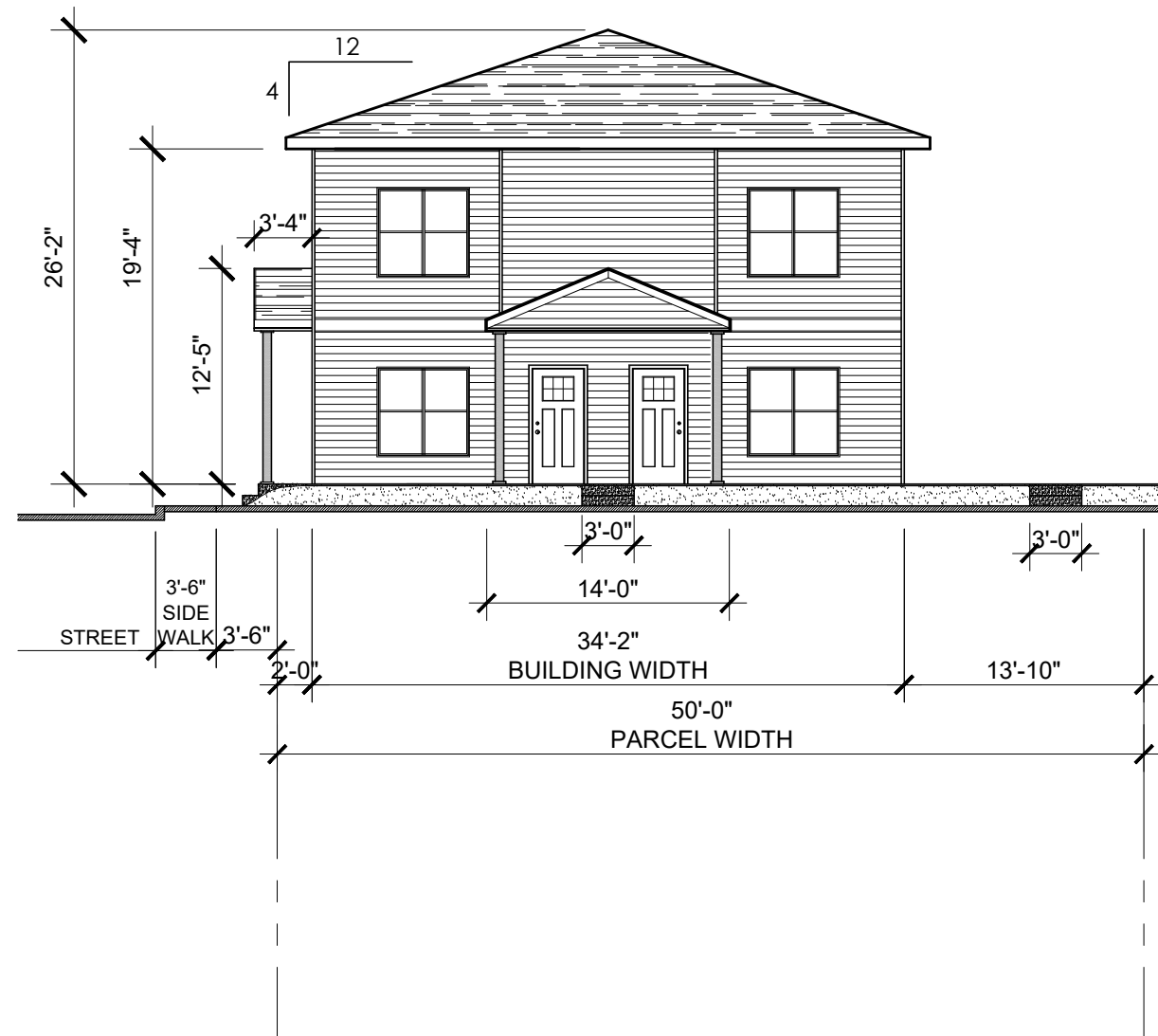
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DATE: NOVEMBER 29, 2024

SHEET TITLE:
**BUILDING
ELEVATIONS**

SHEET NUMBER:

6b OF 6



BUILDING ELEVATION B - 2-BEDROOM UNITS - SYCAMORE AVENUE VIEW

SCALE: 3/32" = 1' - 0"









PLANNING COMMISSION Staff Report

Conditional Use Permit

2056-2068 Chestnut Ave Bed & Breakfast Inn

12/5/2024

Synopsis

Applicant Daniel DeSouza proposes two adjacent Bed & Breakfast Inns at 2056 and 2068 Chestnut Ave. A Bed & Breakfast Inn requires a Conditional Use Permit.

Site Information

| | | |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------|
| Address/Tax Map: | 2056 Chestnut Ave (34-1-2-57-3 and 34-1-2-57-5) and 2068 Chestnut Ave (34-1-2-57-7) | |
| Existing zoning: | R3 Residential Limited | |
| Existing land use: | Multifamily residential (2056 Chestnut) and Single-family residential (2068) | |
| Proposed zoning: | R3 Residential Limited with CUP for B&B | |
| Proposed land use: | Bed & Breakfast | |
| Surrounding zoning and land use: Single family residential | | |
| Size: | 37,500 sf land | |
| Staff Recommendation: | Approve | |
| Tentative Timeline | Preliminary Commission Discussion | 11/12/2024 |
| | Commission Discussion | 12/10/2024 |
| | Planning Commission Public Hearing | 1/14/2024 |
| | City Council Public Hearing | 1/16/2024 |
| | City Council Adoption | TBD |

Update since 11/12/2024 meeting

The developer proposes to host events on the property. See Item 6 in the Overview section below.

Overview

2068 Chestnut Ave is a grand single-family frame home with nine bedrooms. 2056 Chestnut Ave is two-story brick garage with apartments above and is architecturally and functionally accessory to 2068 Chestnut, although they are on separate parcels. Mr. DeSouza is applying for two Bed & Breakfast Inns on behalf of two business partners who will be owner-occupants of the premises.

Bed & Breakfast Zoning

Bed & Breakfast establishments are governed by Section 714 Residential Transient Occupancy of the Land Development regulations, which also governs short-term rentals and which was updated in 2022. The key difference between bed & breakfast establishments and short-term rentals is that B&Bs offer breakfast and are regulated by the Virginia Department of Health. Under the City's long-standing B&B regulatory regime, those with 1-2 guest rooms (bed & breakfast homestay) are by right uses in residential zone, whereas those with 3-5 guest rooms (bed & breakfast inn) require a conditional use permit. Section 302.02-4 reads, "*Bed and breakfast inn* means a single-family dwelling occupied by the owner which provides more than two, but no more than five bedroom accommodations and meals to transients."

The host of a B&B must be the owner of the property. The owners of 2056 Chestnut Ave will be Mason and Brook Ludgate, and the owners of 2068 Chestnut Ave will be Kevin and Claudia Kleinman.

Site and Operation

1. Overall Layout & function
 - a. 2056 and 2068 will each have five guest rooms. With separate owner-occupants, they are thus separate B&Bs. However, they will operate jointly and breakfast will be served in the dining room of 2068.
2. Vehicular Circulation and Parking – This is a large corner site with sweeping paved driveways and a large grassy lawn. There are nine off-street spaces and 16-18 on-street spaces.
 - a. 2056 offers seven off-street parking spaces, four in front of the main building and three under a covered carport. Although the driveway has two entrances and a deep space in front of the buildings, the capacity is realistically seven vehicles without blocking in vehicles.
 - b. 2068 offers two off-street parking spaces in the semi-circular driveway off 21st Street. The driveway is wide enough only to accommodate one vehicle, only two can be parked without one being blocked in.
 - c. There are 16-18 on-street parking spaces on the 21st St and Chestnut Ave frontages of this property.
 - d. B&Bs are required to provide one space per guest room, but this is not required to be off-site (See 714.03-10). In this case, the ample on-street parking should be considered.
 - e. The layout of the site and the driveways lends itself to expanding off-street parking easily if needed.
3. Trash Collection
 - a. Trash collection is at the rear of the property on the alley. There are several existing trash can clusters (they happen to be overflowing when photos were taken but this is not a reflection on the future owners or proposed B&B

operation). These can be used and expanded to accommodate additional cans as needed with minimal impact.

4. Water and Sewer – no changes to the utilities proposed.
5. Signage
 - a. A freestanding post & panel sign is proposed near the corner of 21st St and Chestnut Ave. It will measure 30” tall x 42” wide and read, “Victorian Abbey Bed & Breakfast.” This sign meets sign regulations of Section 706.
6. Special events – Per 714.03-6, if a B&B desires to host special events such as receptions, parties, weddings, concerts, etc. this must be included in a CUP application. This B&B proposes to host occasional events with the following parameters:
 - a. Events will only be held outdoors. (Indoor space is not conducive to events.)
 - b. Maximum of 50 event attendees
 - c. Two bathrooms are available inside buildings for event attendees. Additional portable toilets will be brought in if required by Health Department based on number of attendees, food service, etc.
 - d. Events will not be held between the hours of 10:00 PM and 8:00 AM.
 - e. Amplified sound permitted. Staff recommend placing some parameters on this and are researching options.
 - f. If more parking than street and site parking is needed, B & B will provide shuttle to nearby parking lot(s).

Analysis and Recommendation

Section 714 provides criteria for Planning Commission & City Council’s review of CUP applications for B&Bs:

714.08-2.1 On- and off-street parking available.

As noted above, there should be adequate off- and on-street parking to accommodate the residents and guests.

714.08-2.2 Suitability of the buildings and grounds for the proposed use.

The home at 2068 is one of the City’s grandest Victorian houses, with numerous bedrooms. The building and setting lend themselves to a B&B in the opinion of staff. Additionally, the size and scale of the property makes it challenging to afford purchase and upkeep as a single-family home.

714.08-2.3 Impact of vehicular and pedestrian traffic.

The site is within a couple blocks of downtown on the main east-west street (21st St).

714.08-2.4 Impact on visual and functional character of the neighborhood.

The visual character will remain the same. There will be additional activity at the property as guests arrive and depart.

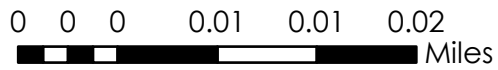
714.08-2.5 Availability of similar establishments in the neighborhood and the area.

The City lacks transient occupancy options, and has set as an economic development goal establishment of a hotel. This proposed B&B will meaningfully enhance accommodation options in the City.

Staff recommend approval of this proposal.

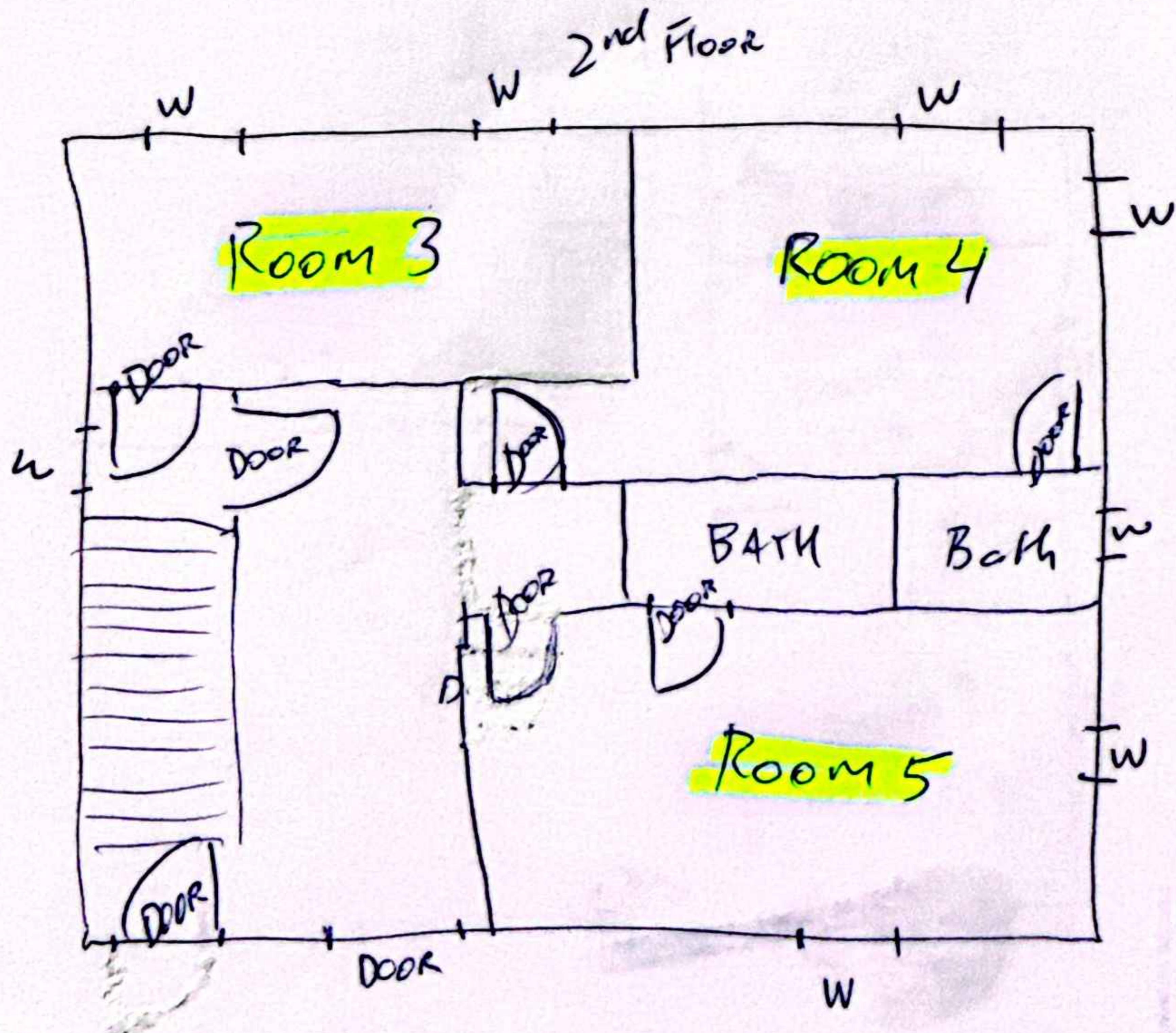
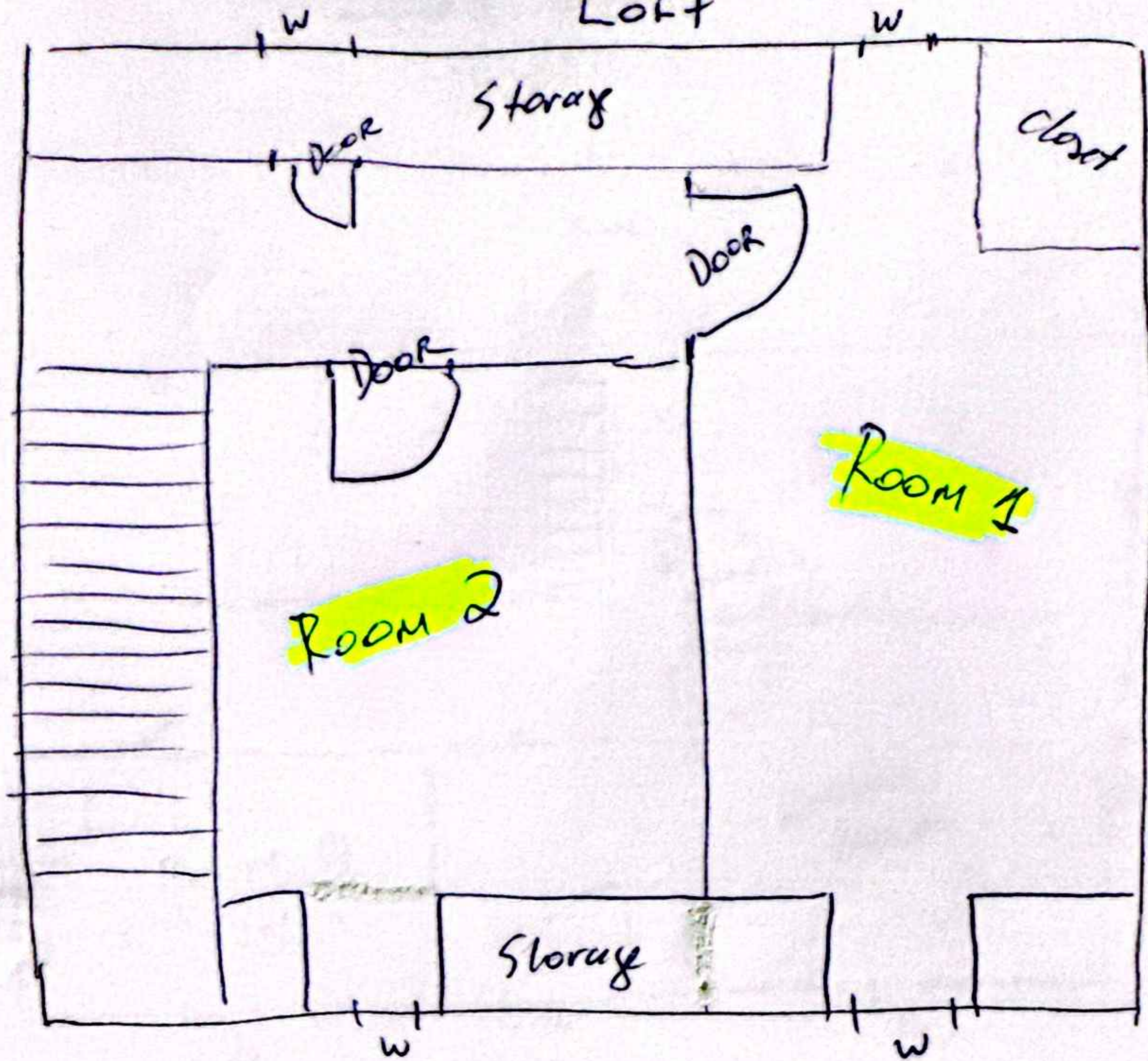


Virginia Geographic Information Network (VGIN)

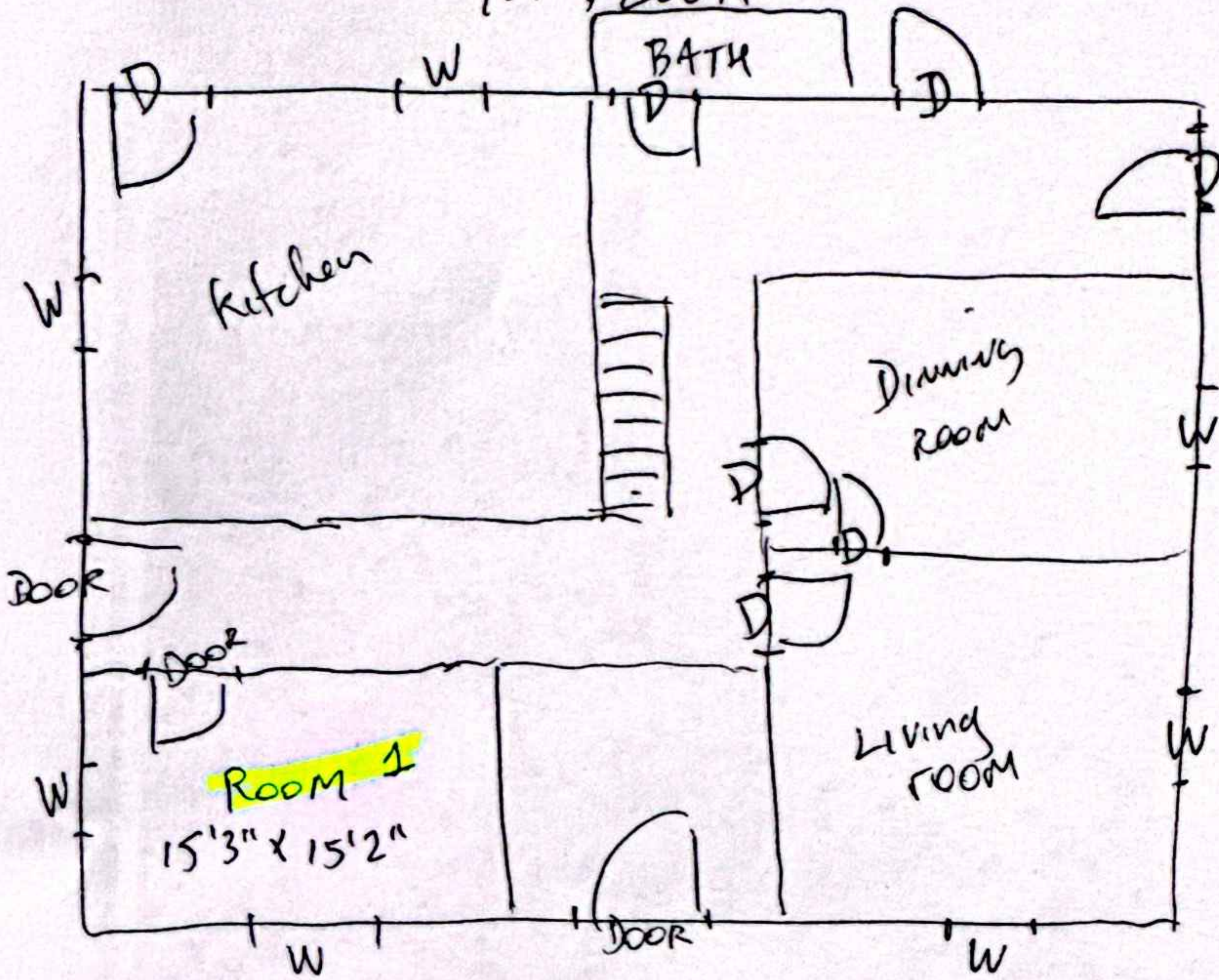


2056 - 2068 Chestnut Ave

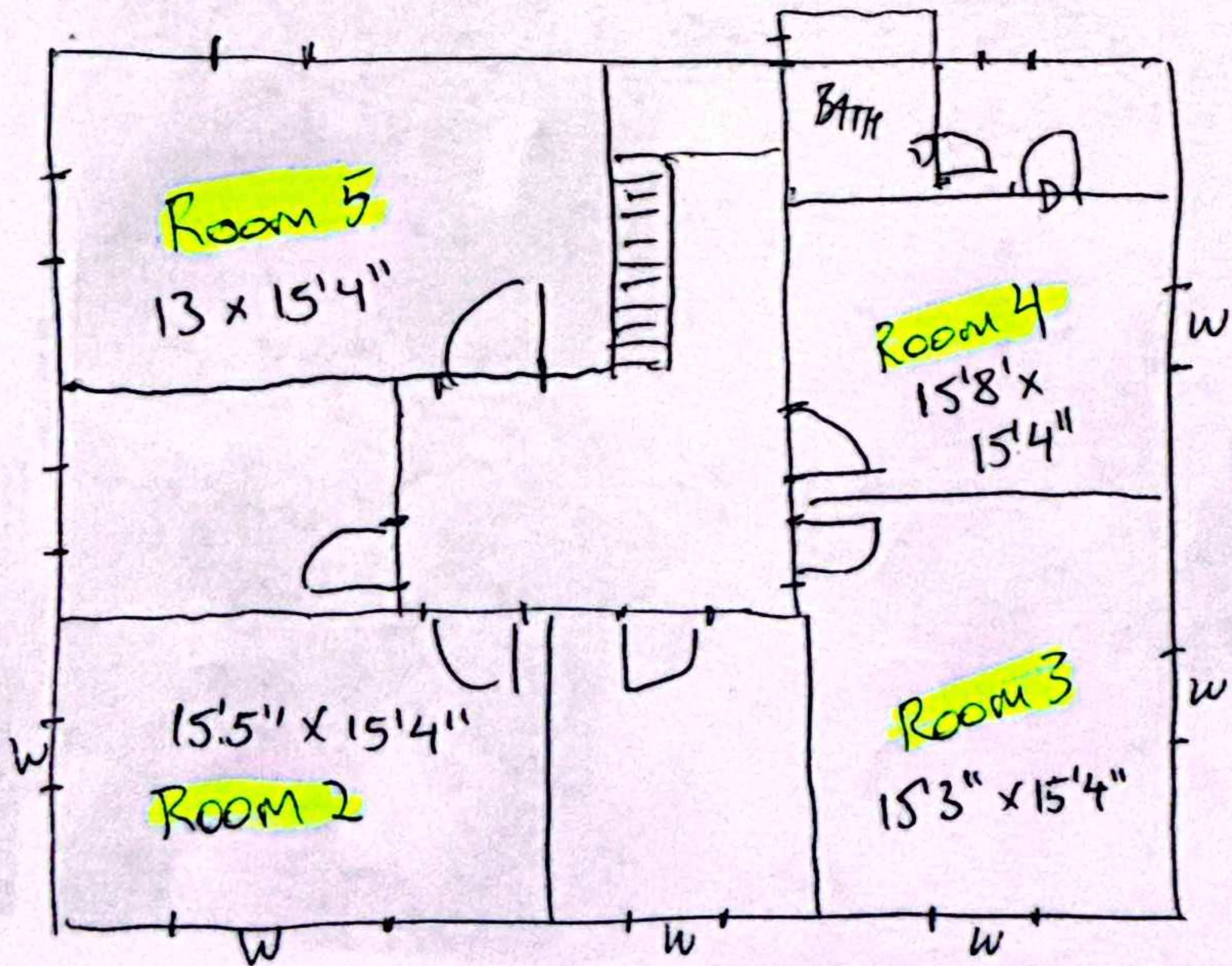
2056 Chestnut Loft

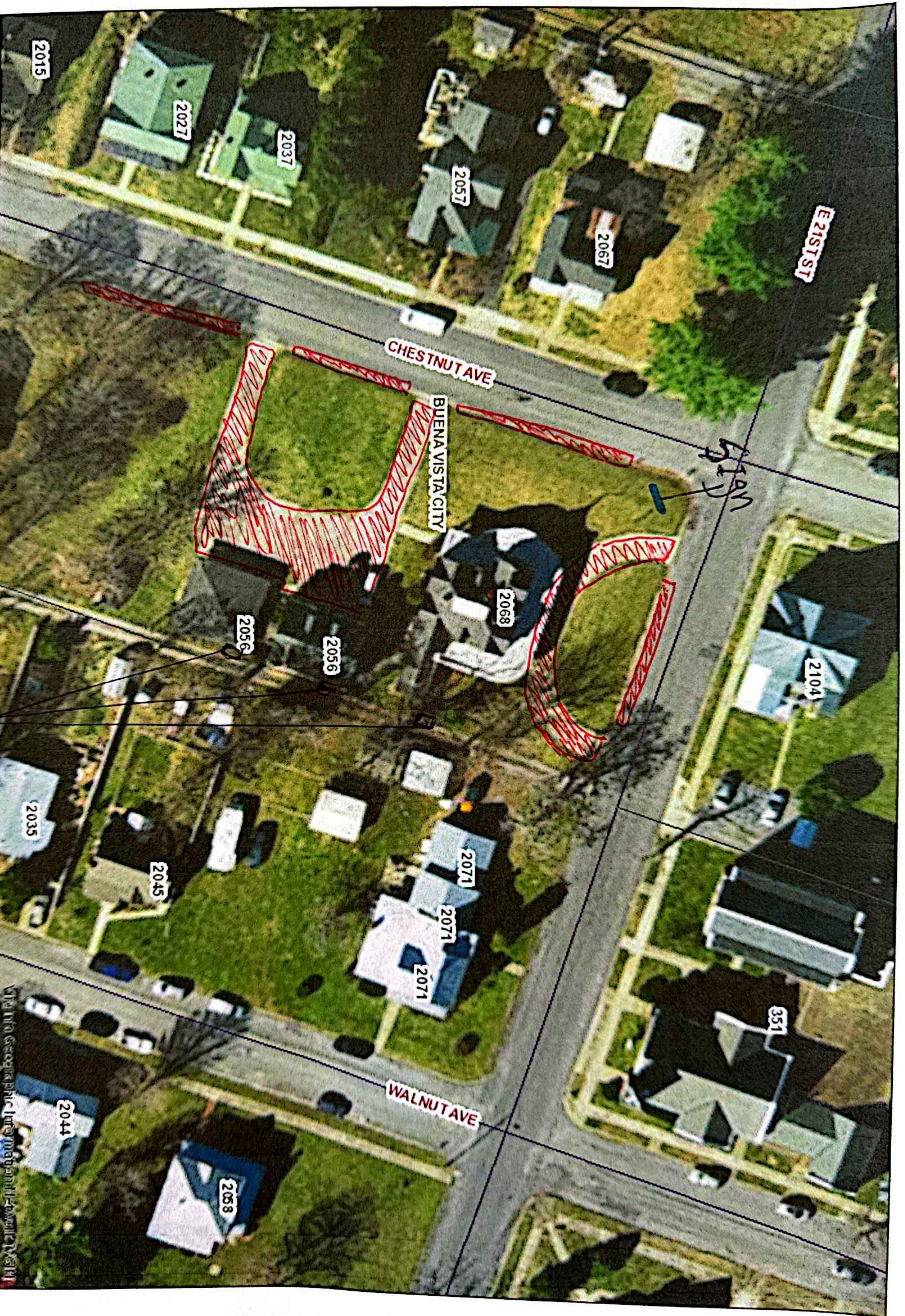


2068 Chestnut
1st FLOOR



2ND FLOOR





E 21ST ST

CHESTNUT AVE

BUENA VISTA CITY

WALNUT AVE

2015

2027

2037

2057

2067

2068

2056

2056

2035

2045

2071

2071

2071

2044

2058

2104

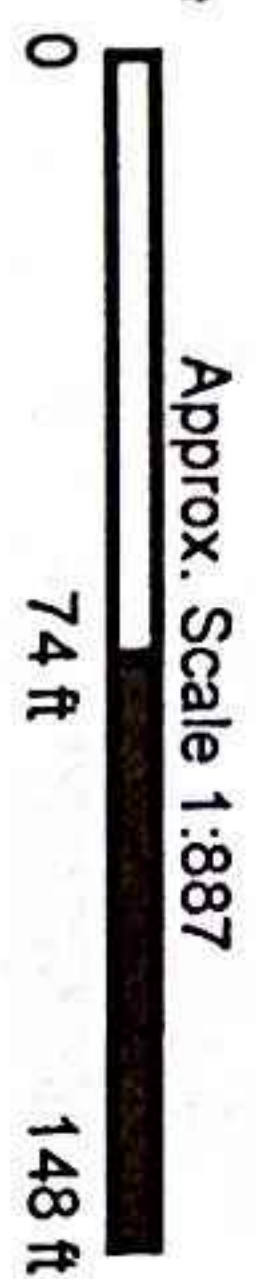
351

PLAN

Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

Parking in Red

Trash Locations in Trash Bins











PLANNING COMMISSION Staff Report

ROW Abandonment

293 E 36th St – 125' of Locust Ave

12/4/2024

Synopsis

Applicant Jonathan Humphreys requests abandonment of the portion of Locust Ave (undeveloped) adjacent to his property at 293 E 36th Street.

Summary:

- Locust Ave terminates at the intersection with 36th Street. The proposed abandonment is the undeveloped ROW of Locust Ave that separates the applicant's property from Treemont Apartments.
- Not likely to be opened as a street.
- Treemont management has not been approached yet to staff's knowledge. They would have to either purchase their half or quitclaim their half to the Humphreys.
- $125' \times 60' = 7500 \text{ sf} \times \$0.75 = \$5,625$ price

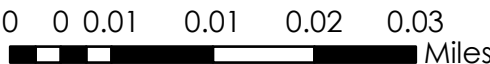
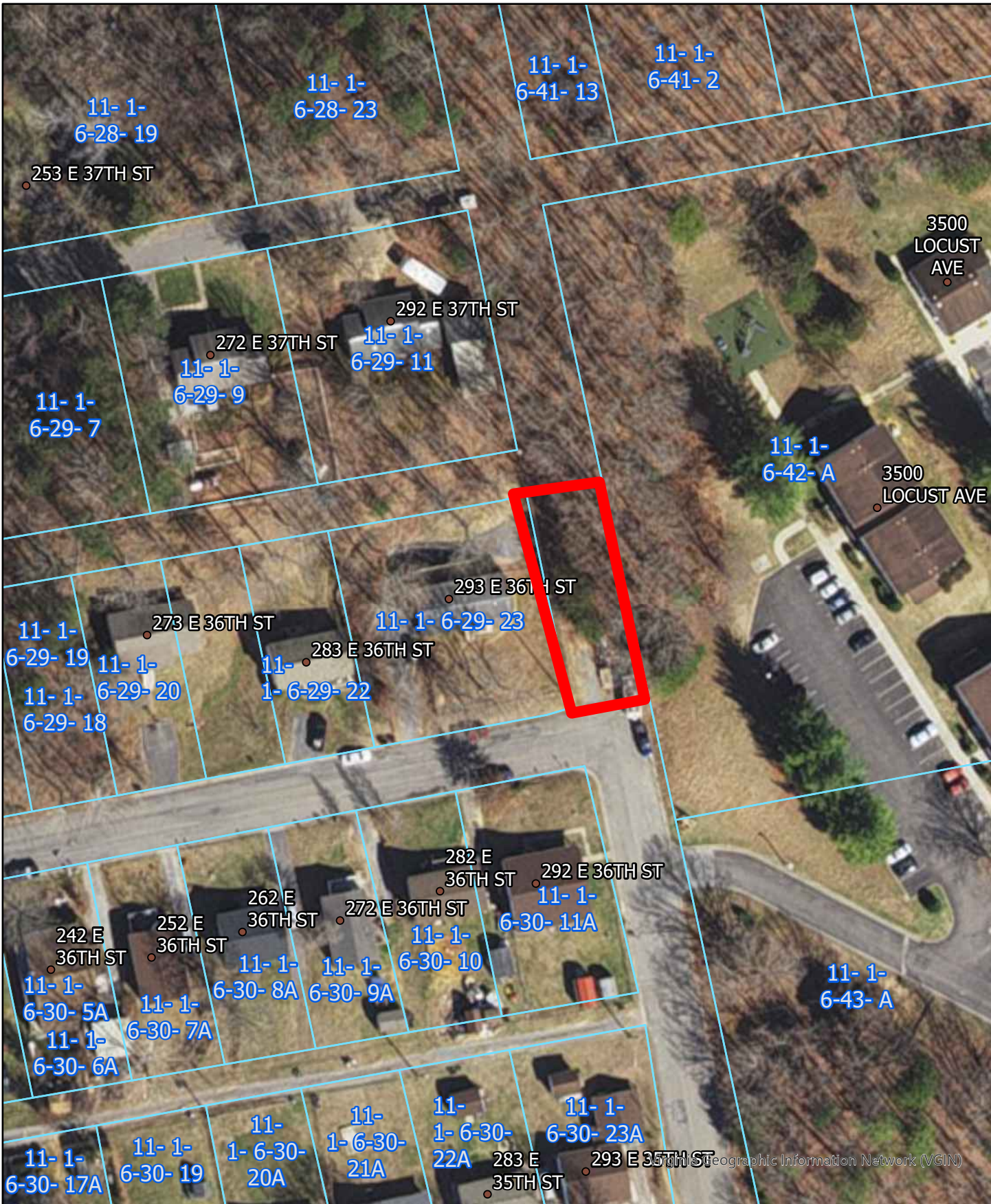
Analysis

The applicant and neighbors have used this area of ROW as informal parking, right at the end of Locust Ave. The applicant would like to landscape and create a better parking area here, and have exclusive use of the space.

This ROW is unlikely to be opened. It could offer access to undeveloped land to the north of Treemont, however, this ROW would require significant grading (likely a retaining wall on the Treemont side). If there were development north of Treemont, the easier and more logical access would be from the east end of 37th Street.

It should be noted that when Treemont was developed, it encompassed two full City blocks and the internal alleys and one block of 36th St were abandoned.

Staff recommend approval.



Proposed ROW Abandonment
293 E 36th St

2024

Geographic Information Network (GIN)

