



## **PLANNING COMMISSION**

AGENDA for February 11<sup>th</sup> 2025

### 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 December 10<sup>th</sup> 2024
- 2) Minutes of January 14<sup>th</sup> 2025

#### **Old Business**

- 1) None

#### **New Business**

- 1) Site Plan – 1973 Sycamore Ave
- 2) Zoning Map Amendment, Conditional Use Permit, Site Plan, ROW Abandonment – 600 block Magnolia Ave

#### **Report of Secretary**

- 120-122 Sunset Ridge has withdrawn their CUP application and is building two detached single family homes instead.

#### **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

Bryson Adams, 12/31/2028

Timothy Petrie, 12/31/2028

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](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 December 10<sup>th</sup> 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, December 10<sup>th</sup> 2024.

**Members Present:**

Dennis Hawes, Chairman  
Sarah Henson  
Marolyn Cash  
Timothy Petrie  
Justin Wiseman

**Members Absent:**

Jason Tyree, Ex Officio member  
Kristie Gibbons  
Harold Kidd  
Melvin Henson, City Council Representative

**Staff Present:**

Tom Roberts, Director of Community Development

Meeting is called to order.

**Minutes**

For minutes of 11/12/2024 meeting:

Corrections: none

Motion to approve: 1<sup>st</sup> by Mr. Petrie, 2<sup>nd</sup> by Mrs. Henson

Abstentions: Mr. Wiseman

**Old Business**

*Conditional Use Permit – 2056-2068 Chestnut Ave*

Mr. Roberts began by apologizing because he missed the advertising window for a public hearing on this item at the December meeting. He explained that the update to the proposal is that they wish to host special events outdoors. Parameters on these events are proposed in the staff report. One parameter that is not finalized is how to address amplified sound. Mr. Roberts explained that it is very difficult to measure sound or noise. He mentioned how some other localities regulate noise and the City's current noise ordinance. The police would be enforcing this condition. Mr. Wiseman pointed out potentially conflicting events that the neighbors may have.

Mr. Hawes asked about alcohol. Mr. DeSouza, the applicant, replied that they do not plan on having an ABC license or alcohol on the property. Mr. Roberts stated that he did not want to add alcohol as a zoning condition to avoid unnecessarily handcuffing Mr. DeSouza. Mr. Hawes stated that he did not have strong opinion but thought the question may come up at the public hearing. Mr. DeSouza noted that the people staying at the bed & breakfast would not want to be disturbed by a raucous event.

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

Mr. Hawes noted that no one from the public, including the applicant, were there to speak on the proposal. He stated that he had spoken to the applicant Ryan Goodsell as well as Danta Thompson in the prior week. He opined that although on paper this looks like a good location for greater density, he looks more at the people who live there and the perspective of the neighbors.

Mr. Petrie pointed out that Mr. Goodsell did try to spread out the units better in his updated proposal. Mr. Petrie also stated that he had suggested to Mr. Goodsell that a phased approach would be more sensitive to the neighborhood. Mr. Hawes agreed and opined that there is consensus it makes sense to renovate the big building into four units, though he really wished there were people from the public to give input on the updated proposal. Mr. Hawes also noted that Planning Commission needs to take action tonight so it can go to City Council, and that it would move to Council with or without a recommendation from the Commission.

Mrs. Cash asked if any other neighbors had commented. Mr. Hawes replied that Danta Thompson was acting as a representative of the neighborhood, and that other neighbors would not be showing up until the Council public hearing. Mr. Roberts also relayed that he had heard from Mr. Goodsell that Mr. Goodsell had participated in a meeting with the neighborhood to discuss the project, but it had not been very productive. Mr. Petrie raised the question of what would happen if Mr. Goodsell does not move forward, and whether the big building would remain an eyesore.

Mr. Roberts asked the Commission what they thought about the revised proposal for the duplexes. Mr. Hawes stated that he did not feel like he had enough information on public opinion to make a recommendation one way or another. Mr. Petrie and Mr. Hawes agreed that if they were to send a recommendation of denial, they needed to say why, and did not have enough justification to do so. They opined that Council had enough information and would have public input to make a decision.

Mr. Roberts pointed out that Planning Commission still needs to vote on the site plan. The Commission decided not to vote on the site plan because significant changes could be made at the Council level to the layout which would necessitate significant changes to the site plan. Mr. Petrie motioned to send the zoning map amendment and conditional use permit application to Council with no recommendation, Mrs. Henson seconded, and all voted yes.

**New Business**

*ROW Abandonment – 293 E 36<sup>th</sup> St*

Mr. Roberts briefly recapped the process for ROW abandonments, that they are split down the middle and transferred to each adjacent property. If one side does not want to purchase their half, they can sign a quit claim deed transferring it to the other party.

The applicant spoke. Mr. Humphrey stated that part of his intent acquiring this land is to move a trailer, portable toilet, and miscellaneous other items off of it which are currently stored there by another neighbor, Mr. Allen Pooley. Mr. Humphrey's other intention is to extend his driveway too loop around the back of his house and come out in this ROW. This would allow him to build a garage in the back yard.

Mrs. Henson motioned to recommend approval, Mr. Wiseman seconded, and all voted yes.

**Secretary's Report**

- In January, Bryson Adams will take Kristie Gibbons's seat.

**Adjournment 8:00 PM**

Approved: \_\_\_\_\_





## PLANNING COMMISSION

MINUTES of January 14<sup>th</sup> 2025

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, January 14<sup>th</sup> 2025.

**Members Present:**

Dennis Hawes, Chairman  
Bryson Adams  
Sarah Henson  
Marolyn Cash  
Timothy Petrie  
Justin Wiseman

**Members Absent:**

Jason Tyree, Ex Officio member  
Harold Kidd  
Melvin Henson, City Council Representative

**Staff Present:**

Tom Roberts, Director of Community Development

Meeting is called to order.

**Public Hearing**

*Conditional Use Permit – 2056-2068 Chestnut Ave*

Mr. Roberts began by stating this was the third time the Commission had seen this. There have been two updates. One is to add language about amplified sound, stating that it cannot be audible to a reasonable person within a residence 250 feet away from the event. This is modeled on our current noise ordinance but a longer distance. The second update is to make the CUP for events annually renewable. The City does not have any other CUPs that are renewable, but this will allow us to adapt and review how to handle a use like this. The City does not have experience with setting parameters for uses like this. This CUP is only for the events, not for the bed & breakfast use. The renewal will only need to be an agenda item for Council, not a public hearing or ordinance.

Mr. Adams asked clarifying questions about how many bedrooms are in each building (5 in each) and about cooking and eating. There are no kitchens in individual units, and the dining room for the bed & breakfast will be in 2068 Chestnut Ave only. Mr. Roberts also clarified that there is one LLC operating the bed & breakfast but both buildings are separately owner-occupied. Mr. Adams also stated that he thinks there are only 8 or 9 on-street parking spaces rather than the 16-18 listed in the staff report. Mr. Adams also asked if anything would prevent

the developer from building another structure on the remaining lots, with another five bedrooms. Mr. Roberts replied that if they added a third building to the bed & breakfast, they would have to come back to Planning Commission for approval. Availability of parking would certainly be a consideration for any new building.

The applicant, Daniel DeSouza, stated that he wants to provide a nice place for visitors to BV to stay. Mr. Adams asked him if he would have a wheelchair-accessible room, and Mr. DeSouza replied that yes, one of the rooms will be on the first floor. No one from the public spoke, and Mr. Hawes closed the public hearing.

Mr. Petrie motioned to recommend approval to City Council, Mr. Wiseman seconded, and all voted yes.

#### *Conditional Use Permit – 120-122 Sunset Ridge*

Mr. Roberts introduced the proposal and summarized the staff report. Mr. Hawes stated that he thought this was zoned R2 not R4, but Mr. Roberts stated that he is confident it is R4. Mr. Roberts is not sure exactly what the vision was when the neighborhood was initially subdivided that it was zoned for multifamily, but it was clearly part of the original idea. Mr. Hawes also stated that in his real estate experience he had never seen a duplex on separate lots with a shared party wall. Instead he more commonly sees units sold separately but the grounds surrounding owned jointly by an HOA. Mr. Hawes is concerned about problems for future owners with the proposed lot division.

Mr. Adams asked why there was a setback request, and Mr. Roberts explained that the side setback had to be waived in order to allow units sharing a party wall. It is an unusual situation that the zoning code may or may not have contemplated. Mr. Adams and Mr. Roberts discussed some of the particulars of conditional use permits versus variances and what applies in this case and the burden of justification for each.

Mr. Roberts also clarified that the proposal was in conformance with the neighborhood covenants as he reads them. Mr. Hawes asked about the lot division, and Mr. Roberts explained that dividing into two lots does not require the subdivision review process.

Mr. Hawes then opened the public hearing. Mrs. Heather Strong, 128 Sunset Ridge, spoke. She stated that the developer (of her house as well as the proposed duplex) told her that he was only going to build one single family house on the lot for this duplex. She would not have bought her house if she knew it was going to be next to a duplex. She thinks that the developer is seeking a loophole to have this built, and that dividing this parcel could lead to others in the neighborhood dividing their lot and set a precedent, and it is like opening Pandora's box.

Mr. Hawes asked whether her house was on sewer, and she replied yes, and he asked if the new duplex would be on sewer, and Mr. Roberts replied yes. There will only be four dwelling units on sewer on Sunset Ridge.

Next, Mr. Alvin Koonce, 125 Sunset Ridge, spoke. He brought up the difficulty he had with locating a shed on his property within setbacks, in contrast to this duplex which would have no

side setback. He also asked if he could divide off a portion of his property and build a house on it. Mr. Roberts did not have an answer immediately.

Mr. Mark Potter, 128 Sunset Ridge, spoke. He said that the developer did not adequately stabilize the soil on the lot for the proposed duplex, and it washed out his back yard. He also suggested dividing off his own back yard and building a house behind it, maybe even multifamily. Mr. Potter also stated that he did not receive notice of this until this previous weekend. Mr. Roberts responded that he did not get the mailing out as early as he usually does and so he hand-delivered notification letters over the weekend. Mr. Hawes asked about this and whether it followed laws about adequate notice for public hearings. Mr. Roberts stated he wasn't sure, though he did advertise in the paper. This may not be a valid public hearing.

Mr. Hawes stated that based on the feedback he had heard, the Commission needed a better site plan. He also suggested reaching out to Rockbridge County about how they deal with duplexes on separate lots or ownership. There are some like this in the Ponds subdivision. Mr. Hawes also asked about the pile of concrete block on the site, and Mr. Potter brought up that it violates the neighborhood covenants. Mr. Hawes summarized that there are a lot of concerns and he is not sure it was a valid public hearing.

Mary Lynn Koonce, 125 Sunset Ridge, spoke. She stated that when her parents bought the house, they never imagined there would be a duplex across the street, and that was not the intent of the neighborhood. She is concerned about her property value if there were a duplex.

Mrs. Cash motioned to table the item until next month, Mr. Petrie seconded, and all voted yes.

#### *Zoning Text Amendment discussion – Side Setback Special Cases*

Mr. Hawes dove right into discussion of the idea for narrow lots. He pointed out that many years ago there was variance application for a lot like this to build a new house, but it was denied because a neighbor spoke out against it. He also pointed out another case of a half lot on 16<sup>th</sup> Street that once had a house and he believes should be allowed to have a new house. Mr. Hawes stated that he agrees that they should allow variances to build on these narrow lots, but changing the code to allow building on them by right would effectively increase the allowed density.

Mr. Roberts responded that based on housing trends and market needs, the City needs to look for ways to increase flexibility for new houses being built to lower the minimum dwelling unit square footage. This change would allow a greater diversity of housing types. Mr. Petrie opined that because Buena Vista is a pretty established older City, he is not sure this would be a good idea as an option across the board. Mr. Roberts pointed out that basically the only area this would apply is the northern end of Sycamore Ave, and that he is looking specifically at the site at 2500 Sycamore Ave and what might be buildable if the duplexes are not approved. There was brief discussion of what could be built there and the applicable codes. Mr. Roberts pointed out that historically, there were a lot of detached single family homes on 25' lots on these blocks of Sycamore, so it was historically denser than current zoning would allow.

Mr. Wiseman asked about the other text amendment suggestion for duplex side setbacks and referenced the proposal for 120-122 Sunset Ridge. He clarified that this suggested text change would allow the developer to do what they propose by right, and Mr. Roberts responded yes. Mr. Wiseman then noted that if the Commission and Council denied the developer for Sunset Ridge then changed the text, he could go ahead and build it anyway.

Mr. Roberts stated that in light of the public hearing and discussion tonight, he would not do any further work on these two suggested text amendments as they don't seem like good ideas.

### **Secretary's Report**

- Have put out RFP for a consultant to prepare a historic building report and economic feasibility study of the library building (old City hall).
- Have put out RFP for consultant to prepare a Resilience Plan for the City, primarily dealing with hydrological analysis of the creeks and flood hazard mitigation.
- Sarah Burch asked the Commission to submit their conflict of interest forms.

Lastly, Mr. Roberts polled the Planning Commission about a particular property. He explained that there is a shed in the yard of a house on 28<sup>th</sup> Street that is in violation of the front setbacks. He is working with the owner to look for solutions, the owner does not want to move it to the back yard, and as a final option Mr. Roberts said he could apply for a conditional use permit to waive the front setback. Mr. Roberts does not think this is an appropriate situation to waive the setback. The consensus of the Commission was the same.

### **Adjournment 8:30 PM**

Approved: \_\_\_\_\_



## PLANNING COMMISSION Staff Report

Site Plan  
1973 Sycamore Ave  
2/6/2025

### Synopsis

Major renovation of car wash.

### Site Information

<b>Address/Tax Map:</b>	34-1-2-3-A, 1973 Sycamore Ave
<b>Zoning:</b>	LM Light Manufacturing
<b>Existing land use:</b>	Car Wash
<b>Proposed land use:</b>	Car Wash, Dog Wash
<b>Size:</b>	Approximately 20,000 sf
<b>Staff Recommendation:</b>	Approve

### Overview and Zoning

Applicant proposes to heavily renovate existing car wash, adding slightly to the footprint in front of the building, constructing new roof system, and installing new mechanical/electrical/plumbing systems. Car washes are not listed as permitted or conditional uses in the LM zone, so this is considered a pre-existing non-conforming use. The applicant does not propose to expand the non-conforming use.

Also, one bay will be converted to a self-service dog wash. Because the LM zone allows animal hospitals and kennels, a dog wash seems a reasonable use consistent with the surrounding uses and the zoning.

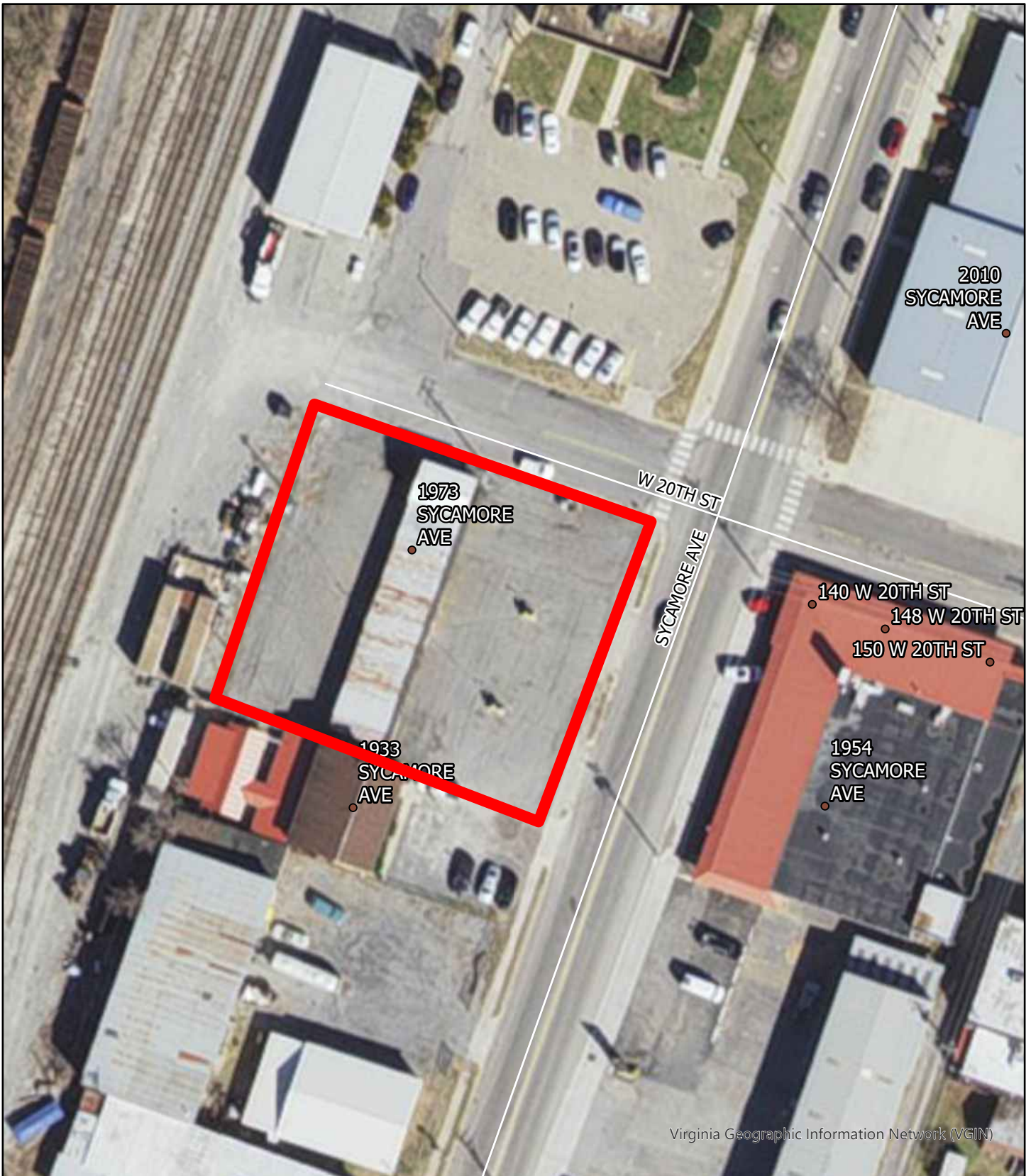
### Analysis

1. Overall Layout
  - a. Basic layout will remain the same, but the northern bays will be reconfigured to accommodate a new storage area. The southern bay will be partly closed in to become a dog wash. Sections of the façade will be extended forward toward Magnolia by 6' 8" and new cross gable roofs will be added.
2. Setbacks and Height
  - a. The LM zone does not have a front setback, so the expanded footprint complies. The side and rear setbacks are not changing. The height limit is 45'. The proposed roof structure will not reach that high.
3. Vehicular Circulation and Parking

- a. Circulation will remain basically the same. The dumpster out front will be moved to the rear.
- 4. Pedestrian Circulation – no changes
- 5. Landscaping and Screening
  - a. The owner has indicated openness to adding landscaping beds. Staff propose requiring one or two tree pits adjacent to the sidewalk, one near the corner of Sycamore Ave & 20<sup>th</sup> St and the other between the two entrances. The developer already plans to mill and resurface the parking lot, and staff offered to supply the trees to the developer (provided by the Cool Trees grant) because they are much-needed street trees in a sea of asphalt and concrete. The justification for this requirement is in the LM zoning code 610.05-4: “Sufficient area shall be provided to: (a) Adequately screen permitted uses from adjacent business and residential districts.” Trees are considered screening. They also aid in stormwater management for the site.
- 6. Trash Collection – dumpsters on site
- 7. Water and Sewer – no changes
- 8. Storm Water Management – no changes

**Recommendation**

Approve as presented.



2010  
SYCAMORE  
AVE

1973  
SYCAMORE  
AVE

W 20TH ST

SYCAMORE AVE

140 W 20TH ST  
148 W 20TH ST  
150 W 20TH ST

1033  
SYCAMORE  
AVE

1954  
SYCAMORE  
AVE

Virginia Geographic Information Network (VGIN)



0 0 0.01 0.01 0.02 0.02 Miles

2025

# 1973 Sycamore Ave

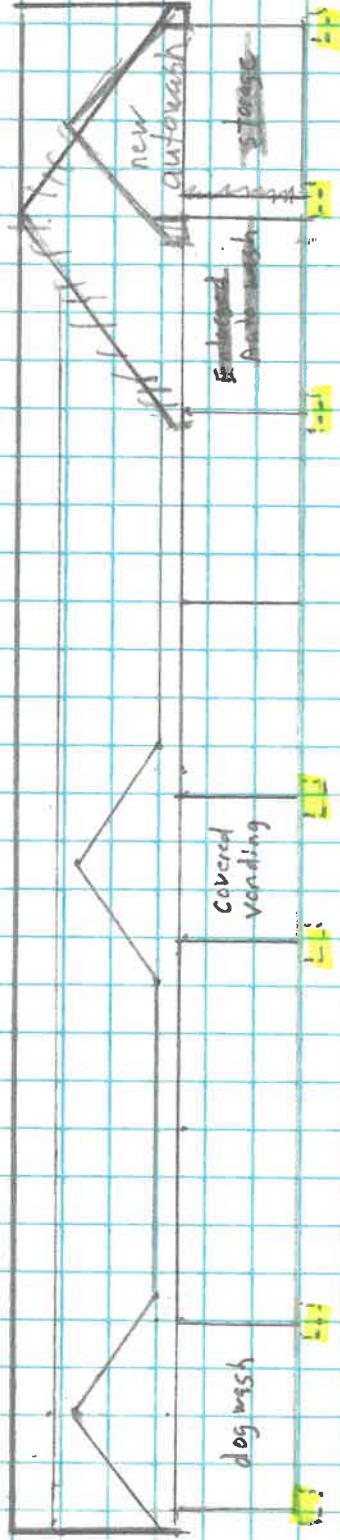


# Jeff Carwash

## scope of work

- demo existing roof
- new truss roof w metal
- dog wash w glass store front
- covered vending
- enlarged auto wash
- new storage w back entry

## Front Elevation



added footings w block / posted support





**PLANNING COMMISSION Staff Report**

Zoning Map Amendment, Site Plan, ROW Abandonment  
 600 Block Magnolia Ave Townhouses  
 2/6/2025

**Synopsis**

Rezone approximately 2 acre site from R3 Residential Limited to R4 Multifamily Residential to construct 22 townhomes, and abandoned undeveloped alley running through the site.

**Site Information**

<b>Address/Tax Map:</b>	47-1-1-27-1, 47-1-E---A, 47-1-1-27-6 through 10 600 – 700 block of Magnolia, addresses TBD	
<b>Existing zoning:</b>	R3 Residential Limited	
<b>Existing land use:</b>	Vacant/undeveloped	
<b>Proposed zoning:</b>	R4 Multifamily Residential	
<b>Proposed land use:</b>	Townhouses	
<b>Surrounding zoning and land use:</b>		
R3 Residential Limited – single family homes		
<b>Size:</b>	2.02 including alley	
<b>Staff Recommendation:</b>	Approve after full review	
<b>Tentative Timeline</b>	<b>Preliminary Commission Discussion</b>	<b>2/11/2025</b>
	Planning Commission Public Hearing	3/11/2025
	City Council Public Hearing	4/3/2025
	City Council Adoption	4/17/2025

**Overview**

The developer proposes 22 townhouses with a private access road on an undeveloped collection of parcels between 6<sup>th</sup> Street and 9<sup>th</sup> Street and Magnolia Ave and Woodland Ave. There is one existing unoccupied blighted house at 139 E 6<sup>th</sup> Street, which will be demolished.

*Zoning Map Amendment*

The site is currently zoned R3 Residential Limited. To allow for attached units at the proposed density, rezoning to R4 Multifamily Residential is needed.

*Layout and Conditional Use Permit*

The current owner/developer proposes 22 townhouses arranged in five banks with two internal private driveways. The proposed units will all be three stories, with gross square footages

ranging from about 1700 sf to 2600 sf. This is inclusive of garages, which will be included in all but six of the units. Ownership of the site would be consolidated to a single parcel, including abandonment of the undeveloped alley bisecting the site.

A Conditional Use Permit is required for two aspects of the project's dimensional regulations. The proposed front wall setback of the townhouse banks facing Magnolia is 20', with covered porches or stoops extending 8' further, for a setback of 12' from the property line. (With a minor encroachment of the corner of the southernmost unit by 6" into that 20' setback.) Secondly, the height limit in R4 is 35' feet, but these units are expected to reach 40'.

As shown on the site plan, the actual property boundary does not align perfectly with the sidewalk or edge of pavement. Thus the units closest to 6<sup>th</sup> Street will be somewhat closer to the sidewalk than the units closer to the new driveway exit onto Magnolia Ave. The setbacks are designed to provide the VDOT-required sight distances for the curvature of Magnolia Avenue and for the intersecting entrances (6<sup>th</sup> St and new driveway), so drivers' views will not be blocked. These units will be somewhat closer to the street than existing houses along Magnolia Avenue.

#### *Infrastructure*

- New water main extension from opposite side of Magnolia Ave at 6<sup>th</sup> Street
- New gravity sewer will run east from site, down pedestrian pathway to Woodland Ave and tie into main on Woodland Ave.
- Relocate overhead electric and telecom that runs in alley bisecting the site. Developer is working with Dominion to determine whether this can be rerouted on overhead poles, or whether it needs to go underground on the site through a conduit bank within the proposed private driveway.
- Gas line in alley bisecting site will be relocated to proposed private driveway.

#### *Environmental and Storm Water Management*

The site has never been developed and is grass dotted with trees. The northeast side of the site is bounded by Pedlar Gap Run, and there is a steep drop off at the east side of the site down to Woodland Ave. This makes development of the Woodland Ave side not practical.

Due to the acreage, the site requires permitting through and adherence to both Erosion & Sediment Control (ESC) and Storm Water Management (SWM) regulations. There is an existing storm water pipe collecting runoff from 6<sup>th</sup> Street and channeling into Pedlar Gap Run. This pipe will be removed and the runoff collected along with runoff from the whole site and directed to an underground stormwater management structure located at the north end of the site. This option was chosen because the regulations would have required too large a detention pond. The underground detention facility will create a level grassy area where residents can play games, walk their dog, etc. In order to comply with water quality standards, the project will purchase nutrient credits.

Pedlar Gap Run adjacent to the site lies in the "A" flood zone. The A zone has only rough hydrological modeling, in contrast to the AE zone, which has more detailed hydrological modeling. Because of the cruder modeling, the mapped flood zone on this site does not

correspond well with actual topography and actual creek channel location. The developer's engineer has been working with FEMA on a letter of map revision (LOMR) for the flood plain boundary, which is needed to develop all the desired units. The LOMR is not complete, but the site plan reflects the most recent modeling and is unlikely to change significantly.

Also of note is that the culvert carrying Pedlar Gap Run under the intersection of 6<sup>th</sup> Street and Woodland Avenue, adjacent to this site, has partially collapsed and is slated for replacement this year.

### *Access & Open Space*

The project proposes a new one-way private driveway entering at the north end of the site from Magnolia Ave near the creek, then loops up to 6<sup>th</sup> Street at the south end of the site (Driveway 1). Branching off of this would be a dead-end private driveway parallel to 6<sup>th</sup> Street (Driveway 2). Both driveways are built to VDOT geometric design standards. Driveway 1 is 22' wide and Driveway 2 is 24' wide. There will be new curb & gutter on both 6<sup>th</sup> Street and the internal driveways.

All the townhouses would have their own private driveways and private garages, except for the bank on the north side of Driveway 2. This bank will not have garages, and there is perpendicular street parking in front of these units. Every unit will have two off-street parking spaces, meeting the off-street parking requirements in Section 706. There are eight additional guest parking spaces provided, four at the north end of the site and four at the end of 6<sup>th</sup> Street.

There is existing sidewalk along Magnolia Avenue. Driveway 1 would have a 4' sidewalk along the east side (opposite the private driveways) that would connect to Magnolia Ave and to 6<sup>th</sup> Street. Driveway 2 would have a 4' sidewalk along its north side (along the parking spaces). Additionally, there will be an emergency vehicular access and pedestrian walkway down to Woodland Ave from the end of Driveway 2. This walkway follows an existing graded driveway.

The underground stormwater management will create a level grass field on the north side of the site, sloping down to the creek. This area will offer a place for residents to throw a frisbee or walk their dog. The landscaping plan has not been prepared yet, but will include shrubs and trees around the buildings, and existing wooded parts of the site closer to Woodland Ave and the creek will be left undisturbed where possible.

### *Trash*

For all units with private driveways & garages, trash pickup would be individual cans placed at the end of the driveway on trash day. City trash trucks would provide pickup. For the one bank of units with parking spaces and no garages, there would be a dumpster located at the east end of the driveway (at the dead end). Because the whole site will remain under single ownership and maintenance, there will be clear accountability for maintenance of the dumpster. Further, it will be located on a private driveway and only visible to residents of the community, and not to the general public.

### *Alley Abandonment*

Abandonment of the alley bisecting the site is essential to developing the site as planned. The developers are working with utilities to relocate overhead and underground utilities on the site. The total area of the alley is 0.101 acres or 4400 sf. At the standard price of \$0.75 per square foot, normally the City would charge \$3,300.

### *Comprehensive Plan Conformance*

New housing is a recognized need in the 2011 Comprehensive Plan as well as the just-released regional housing study. The housing chapter of the Comprehensive Plan recommends “Identify[ing] appropriate locations for compatible infill housing that would replace vacant or underutilized sites in existing neighborhoods.” This site is currently vacant and underutilized, and located on a main transportation corridor with infrastructure close by.

The future land use designation of this site is medium density residential (not to be confused with its zoning), which reflects single- and two-family dwellings. Although the townhouse format is denser than many of the surrounding detached homes, this site is on Magnolia Avenue and only one block from the Mixed Use zone which has commercial development; and it is only one block from a row of five duplex buildings (10 units) in the 900 block of Woodland Avenue. Each of these duplexes is sited on a single 50’ x 125’ lot, which is double the density that current R3 zoning would allow.

The proposed units will provide a housing type currently rare in the City: attached single family rental housing with garages. While these market rate units may house some college students, but are expected to attract interest from across the County among professionals and families looking for high-quality, low-maintenance rental housing.

### *Architectural*

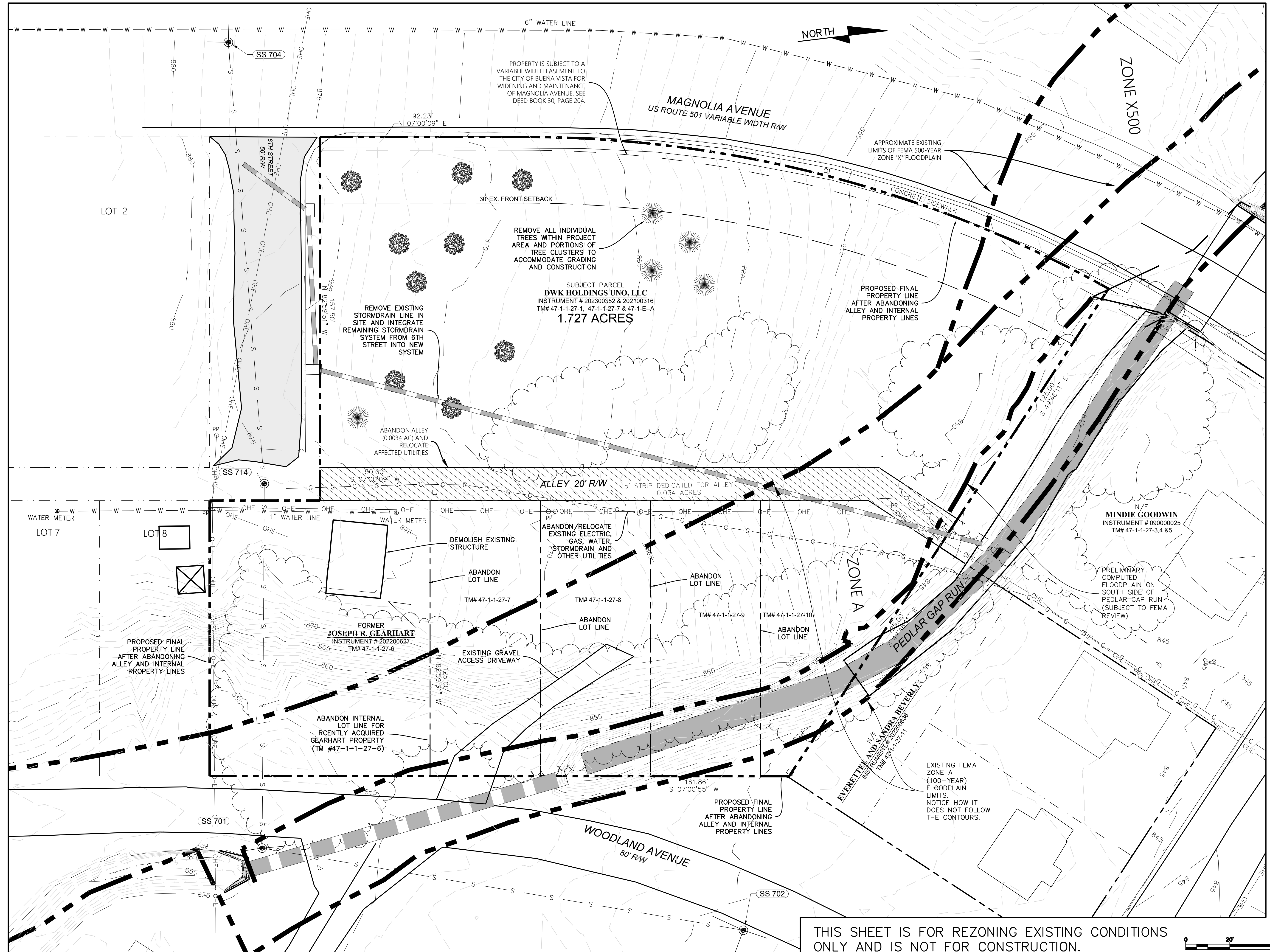
The townhouses closest to Magnolia Ave will face with front doors & porch stoops onto Magnolia Avenue, and have back doors and garage doors on the new one-way private street. On the interior of the site, the southern bank of townhouses will face toward 6<sup>th</sup> street, with the garage doors on Driveway 2. The northern bank will have parking spaces in front and small fenced backyards on the Pedlar Gap Run side.

All townhouses will be three stories. The exterior materials and styles have not been finalized; the renderings reflect representative materials and styles similar to what will be built. Individual townhouse units will have different materials or styles, and materials may include brick, stucco, and fiber cement board.

### **Recommendation**

Staff recommend approval of this development as presented. Although we will all miss driving past the pastoral, peaceful wooded hillside on Magnolia, this will be one of the largest housing developments in the City in decades. These new homes will help meet the demand among people who work here or already live here and increase the diversity of housing types. The developer is putting substantial resources into making this a very thoughtful, high-quality development.





PROPERTY IS SUBJECT TO A VARIABLE WIDTH EASEMENT TO THE CITY OF BUENA VISTA FOR WIDENING AND MAINTENANCE OF MAGNOLIA AVENUE, SEE DEED BOOK 30, PAGE 204.

SUBJECT PARCEL  
**DWK HOLDINGS UNO, LLC**  
 INSTRUMENT # 202300352 & 202100316  
 TM# 47-1-1-27-1, 47-1-1-27-7 & 47-1-E-A  
**1.727 ACRES**

ZONE X500

PROPOSED FINAL PROPERTY LINE AFTER ABANDONING ALLEY AND INTERNAL PROPERTY LINES

N/F  
**MINDIE GOODWIN**  
 INSTRUMENT # 090000025  
 TM# 47-1-1-27-3, 4 & 5

PRELIMINARY COMPUTED FLOODPLAIN ON SOUTH SIDE OF PEDLAR GAP RUN (SUBJECT TO FEMA REVIEW)

EXISTING FEMA ZONE A (100-YEAR) FLOODPLAIN LIMITS. NOTICE HOW IT DOES NOT FOLLOW THE CONTOURS.

THIS SHEET IS FOR REZONING EXISTING CONDITIONS ONLY AND IS NOT FOR CONSTRUCTION.



**Civil Consulting Group, P.C.**  
 ENGINEERING DESIGN & ANALYSIS  
 3688 Country Club Road, #24175  
 Troutville, VA 24175  
 Voice: 540-992-2242  
 Fax: 540-992-3463

Issued	OCTOBER 2023
Designed	HAY
Drawn	HAY

Date	Revisions

MAGNOLIA AVENUE TOWNHOMES  
**REZONING & CONDITIONAL USE PERMIT**  
**CONCEPTUAL PROPOSED CONDITIONS**  
 BUENA VISTA, VIRGINIA

Horizontal Scale	AS SHOWN
Vertical Scale	AS SHOWN
Commission Number	1233
Sheet Number	RZ-1

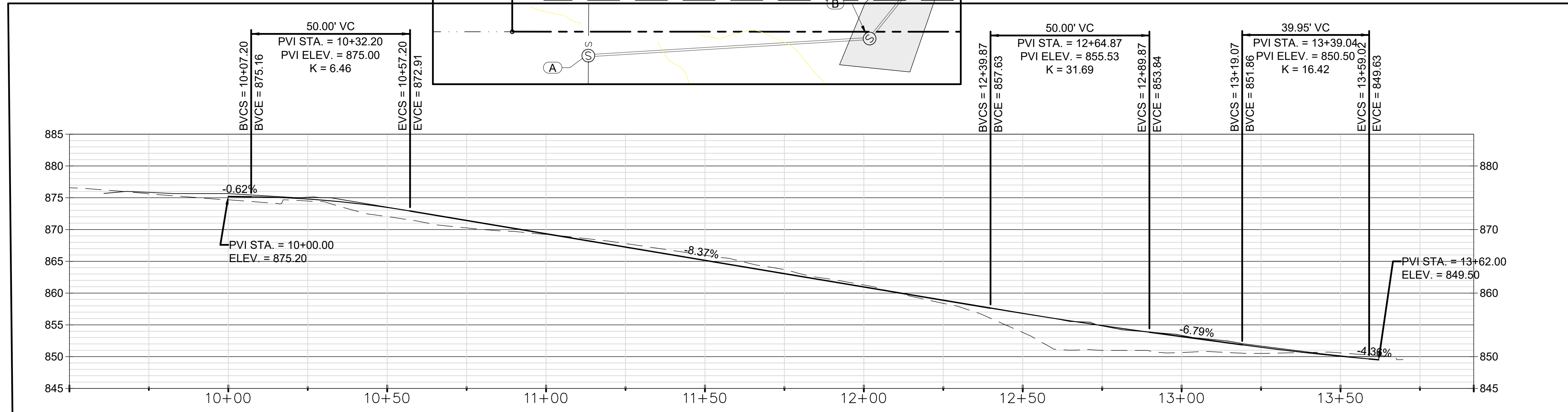
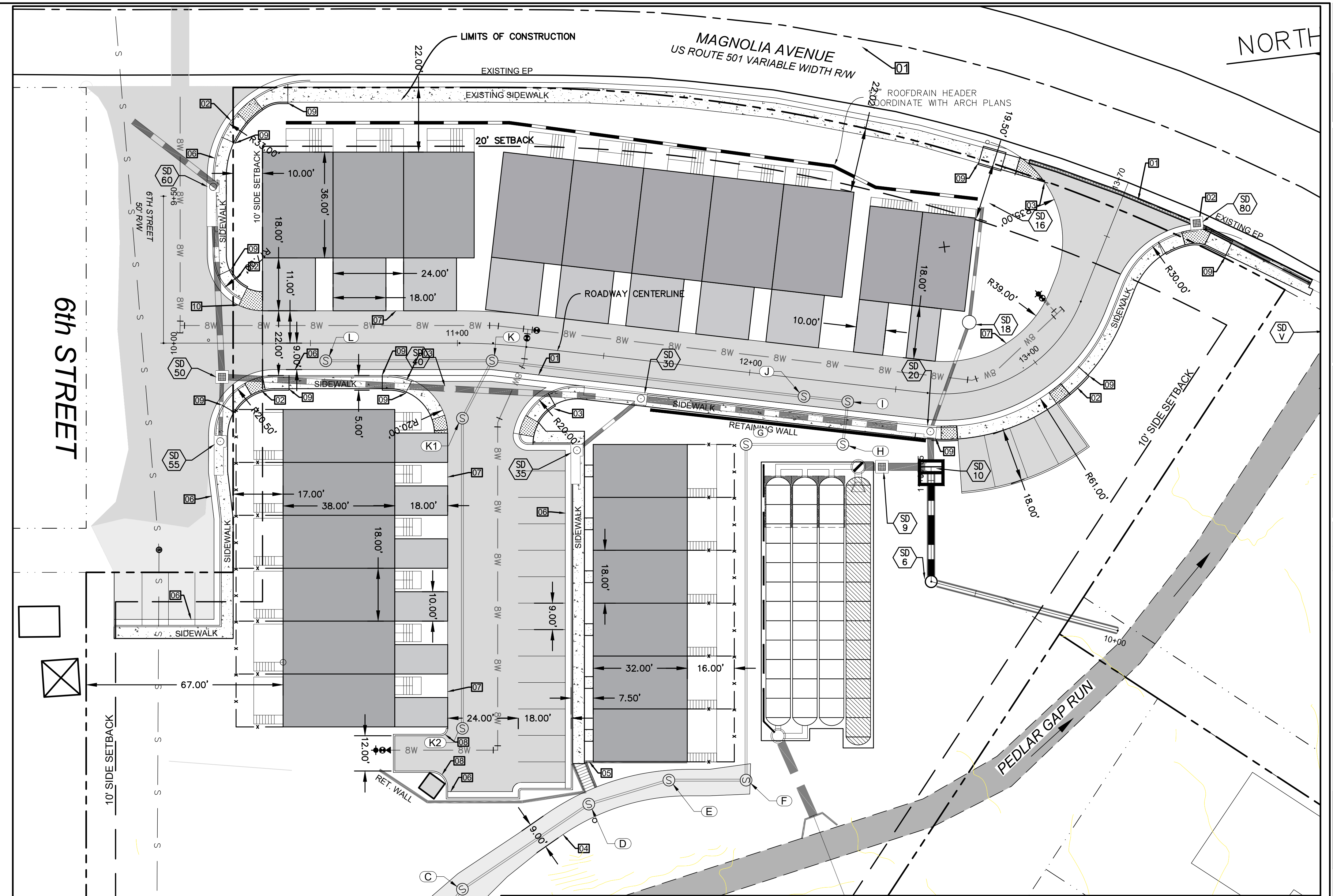
# PLANIMETRIC NOTES

## PLANIMETRIC NOTES

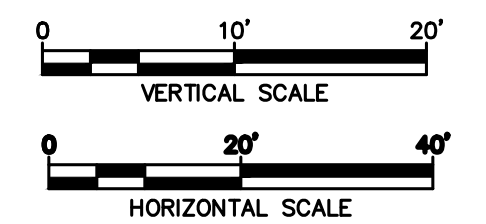
- 01 MODIFIED VDOT CG-11 WITH TRENCHDRAIN..
- 02 MODIFIED CG-12B WITHIN CURVE.
- 03 TAPER SIDEWALK DOWN TO EP AS WITH CG-12B THEN CONTINUE SIDEWALK TO AGGREGATE CROSSING AREA.
- 04 PAVED PEDESTRIAN AND MAINTENANCE ACCESS ROAD. FLARE ENDS.
- 05 RETAINING WALL AND STEPS MEET BUILDING. BUILDING MAY NEED TO ACT AS RETAINING WALL.
- 06 CG-6
- 07 EDGE OF PAVEMENT
- 08 CG-2
- 09 BEGIN/END TAPER OF CG-12B
- 10 TRANSITION GUTTER TO EDGE OF PAVEMENT. SLOPE TO DRAIN.
- 11 TRANSITION FROM CURB AND GUTTER TO EDGE OF PAVEMENT AT BOTTOM OF CG-12B.

## PLANIMETRIC GENERAL NOTES

- 1. STEPS AND DECKS ATTACHED TO TOWNHOMES ARE SHOWN SCHEMATICALLY AND SHALL BE DESIGNED BY OTHERS.
- 2. STEPS NOT ATTACHED TO TOWNHOMES SHALL BE DESIGNED BY OTHERS.
- 3. RETAINING WALLS SHALL BE DESIGNED BY OTHERS. HANDRAIL MAY BE REQUIRED.
- 4. FENCING SHALL BE DESIGNED BY OTHERS.
- 5. SIDEWALKS ARE 4' WIDE UNLESS INDICATED OTHERWISE. CURB DOES NOT COUNT TOWARD SIDEWALK WIDTH.
- 6. CURB RADII ARE MEASURED AT CURB FACE.
- 7. 6TH STREET SHALL BE MILLED 2" AND OVERLAID AFTER CONSTRUCTION IS COMPLETE.
- 8.
- 9.



THIS SHEET IS FOR PLANIMETRIC LAYOUT ONLY.



NORTH

**MAGNOLIA AVENUE**  
US ROUTE 501 VARIABLE WIDTH RW

6TH STREET

PEDLAR GAP RUN

---

**Civil Consulting Group, P.C.**  
ENGINEERING DESIGN & ANALYSIS

3688 Country Club Road  
Troutville, VA 24175  
Voice 540-992-2242  
Fax 540-992-3463

---

Issued OCTOBER 2023  
Designed HAY  
Drawn HAY

Date	Revisions

---

MAGNOLIA AVENUE TOWNHOMES  
PLANIMETRIC PLAN AND  
ROADWAY CENTERLINE PROFILE  
BUENA VISTA, VIRGINIA

---

Horizontal Scale  
AS SHOWN

Vertical Scale  
AS SHOWN

Commission Number  
1233

Sheet Number  
**C-04**

# GRADING NOTES

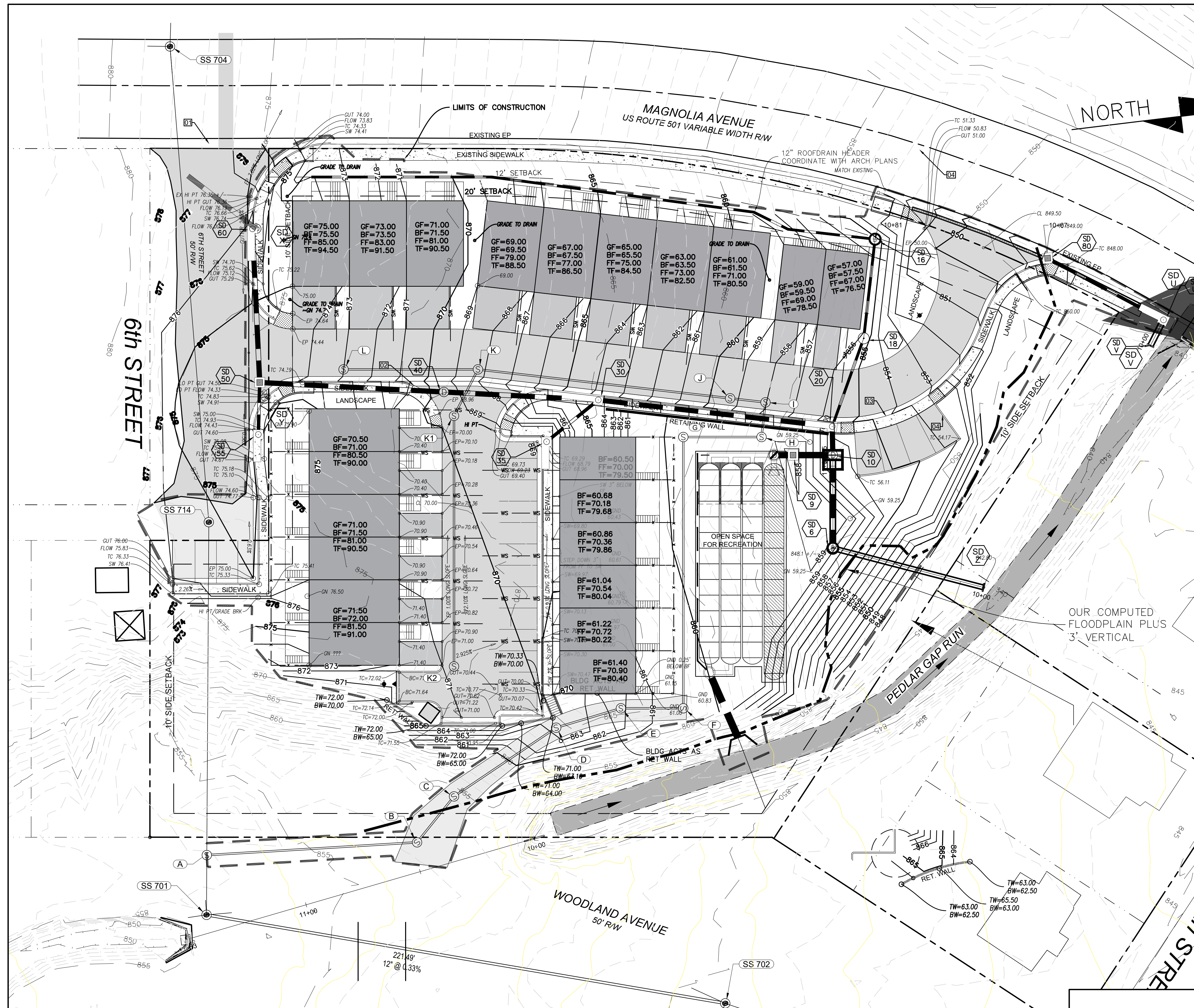
## GRADING NOTES

- 01 RECONSTRUCT 4' WIDE CONCRETE GUTTER ACROSS ENTRANCE TO 6TH STREET.
- 02 TRANSITION FROM CURB AND GUTTER TO EDGE OF PAVEMENT AT BOTTOM OF CG-12B.
- 03 NO CURB AT PARKING.
- 04 SLOPE CURB TO DRAIN TOWARD SIDEWALK. ADJUST TOP OF CURB ELEVATION IF NECESSARY.

- 05
- 06
- 07
- 08

## GRADING GENERAL NOTES

1. PROPOSED SPOT ELEVATIONS AT ALL CG-12 (A, B, ETC.) RAMPS ARE SHOWN AS IF RAMPS WERE NOT PRESENT. CONTRACTOR SHALL ADAPT SPOT ELEVATION TO WORK WITH STANDARD DETAILS FOR THE PARTICULAR RAMP VARIATION IN ACCORDANCE WITH VDOT ROAD AND BRIDGE STANDARDS MANUAL.
2. THE NEW STORMDRAIN SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL THE NEW STORMWATER DETENTION POND BELOW SD-10 HAS BEEN CONSTRUCTED BY OTHERS UNDER A SEPARATE CONTRACT. CONTRACTOR SHALL ENSURE THAT NO STORMWATER ENTERS THE NEW SYSTEM UNTIL DIRECTED BY OWNER.
3. ALL INLETS SHALL BE BLOCKED. THE EXCEPTION IS THAT INLETS SD-102 AND SD-114 SHALL REMAIN OPEN. THE LINES ENTERING SD-110 FROM SD-120 AND SD-116 SHALL BE PLUGGED AS SHALL THE LINE EXITING SD-100. IN THIS CONFIGURATION, WATER SHALL ENTER SD-114 THEN FLOW THROUGH THE OPEN PORTION OF THE SYSTEM. UPON FILLING SD-102 IT WILL DISCHARGE THROUGH THAT INLET'S THROAT.
4. RIM ELEVATIONS ARE ESTIMATES BASED UPON FIELD SURVEY OF EXISTING CONDITIONS. ACTUAL RIM ELEVATIONS MAY REQUIRE FIELD ADJUSTMENT TO ALIGN WITH EXISTING CURB TOPS AND GUTTER PANS.
5. USE PAVEMENT PATCHES TO BLEND EXISTING PAVEMENT TO EDGES OF NEW INLET GRATES AND THROATS OVER MINIMUM DISTANCE OF 4' IN LATERAL AND LONGITUDINAL DIRECTIONS.
6. CONTRACTOR SHALL SUPPORT ALL EXISTING AND NEW UTILITIES DURING CONSTRUCTION.



THIS SHEET IS FOR GRADING ONLY.

**Civil Consulting Group, P.C.**  
 ENGINEERING DESIGN & ANALYSIS  
 3688 Country Club Road, Suite 200  
 Troutville, VA 24175  
 Voice: 540-992-2242  
 Fax: 540-992-3463

Issued: OCTOBER 2023  
 Designed: HAY  
 Drawn: HAY

Revisions

MAGNOLIA AVENUE TOWNHOMES  
 GRADING PLAN  
 BUENA VISTA, VIRGINIA

Horizontal Scale: AS SHOWN  
 Vertical Scale: AS SHOWN  
 Commission Number: 1233  
 Sheet Number: C-05

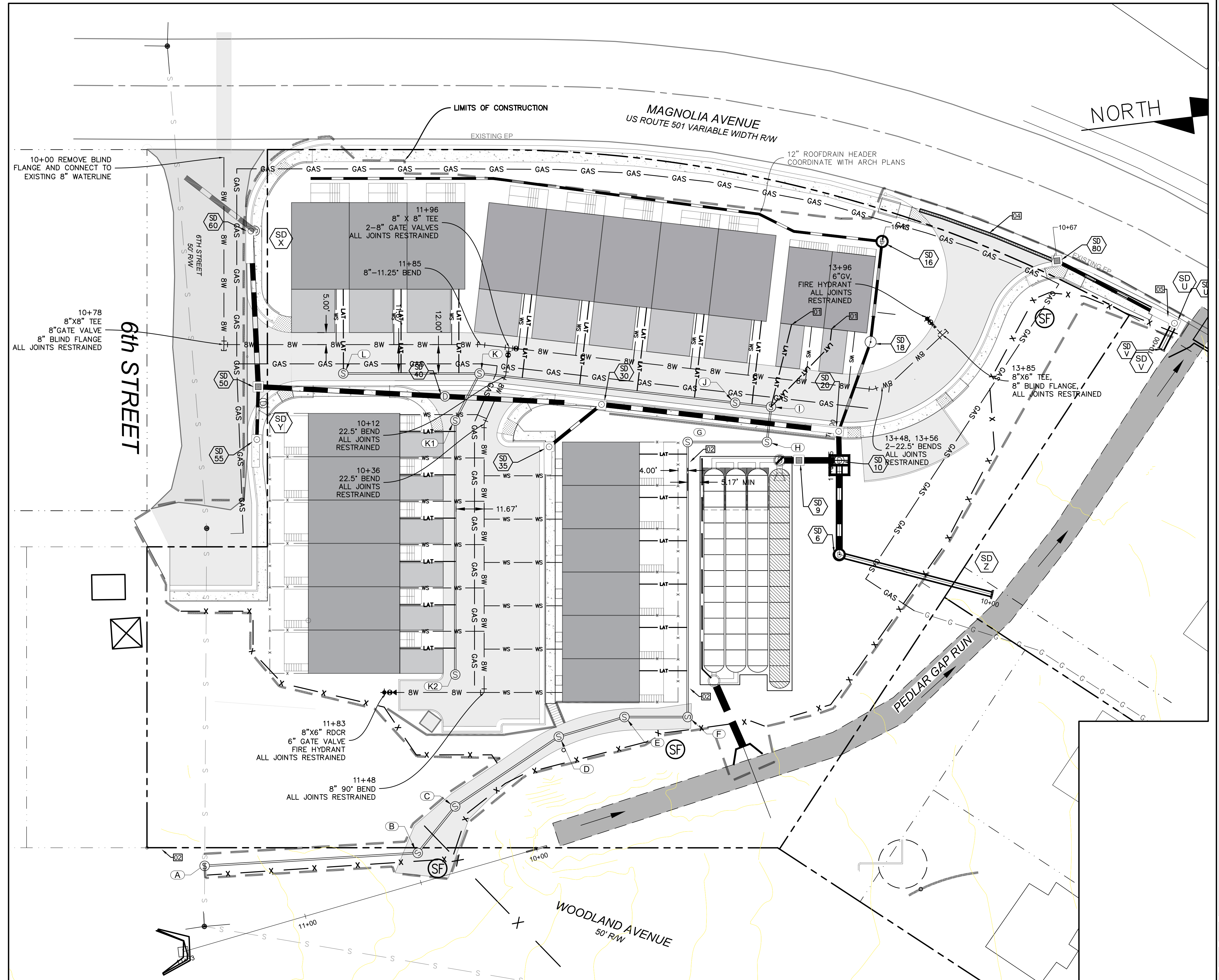
# UTILITY NOTES

## UTILITY NOTES

- 01 GRAVITY SANITARY SEWER MAY NOT BE POSSIBLE FROM TWO NORTHERN-MOST UNITS. PUMPING MAY BE REQUIRED. THIS WILL BE DESIGNED BY OTHERS.
- 02 NOTE SANITARY SEWER'S CLOSE PROXIMITY TO UNDERGROUND STORMWATER DETENTION FACILITY.
- 03 CONFIRM LOCATION AND DEPTH OF EXISTING SEWER.
- 04 60 LF - 12" ADS BRAND DURASLOT XL W/6" TALL STANDARD SLOTTED GRATE RATED FOR H2O TRAFFIC LOAD.
- 05 CONNECT NEW STORMDRAIN TO EXISTING SD-U.
- 06
- 07
- 08

## UTILITY GENERAL NOTES

1. ALL UTILITIES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE AUGUSTA COUNTY SERVICE AUTHORITY DESIGN AND CONSTRUCTION STANDARDS. EXCERPTS ARE PROVIDED ELSEWHERE IN THIS SET OF DRAWINGS. CONTRACTOR SHALL MAINTAIN A SET OF THESE STANDARDS ONSITE AT ALL TIMES.
2. CONTRACTOR SHALL SUPPORT ALL EXISTING AND NEW UTILITIES DURING CONSTRUCTION.
3. STORMDRAIN INLETS SHALL BE SLOPED AT THE SAME RATE AS THE ADJACENT CURB AND GUTTER.
- 4.



THIS SHEET IS FOR UTILITIES ONLY.



**Civil Consulting Group, P.C.**  
ENGINEERING DESIGN & ANALYSIS  
3688 Country Club Road  
Troutville, VA 24175  
Voice: 540-992-2242  
Fax: 540-992-3463

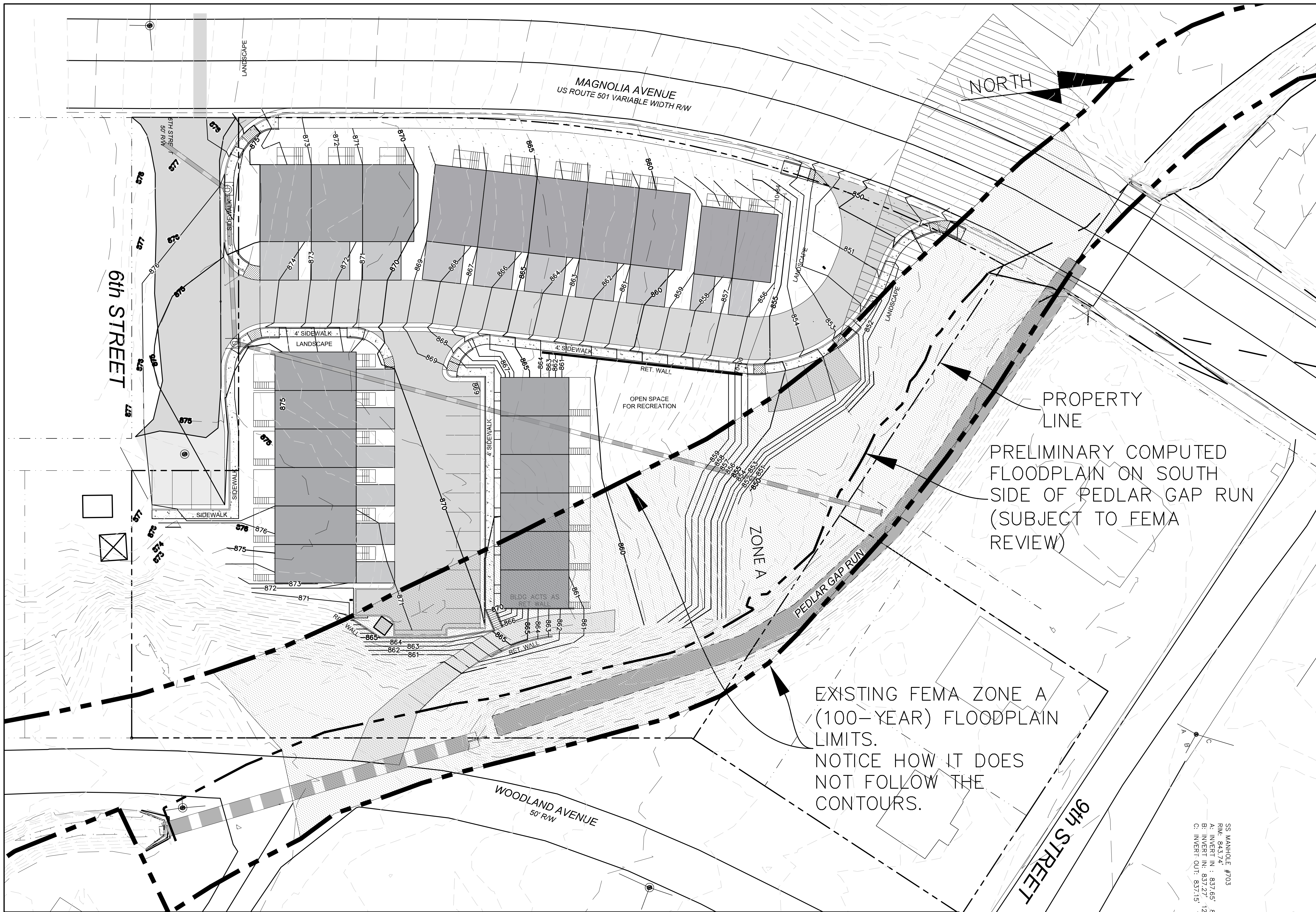
Issued: OCTOBER 2023  
Designed: HAY  
Drawn: HAY

Date	Revisions

MAGNOLIA AVENUE TOWNHOMES  
UTILITIES PLAN  
BUENA VISTA, VIRGINIA

Horizontal Scale  
AS SHOWN  
Vertical Scale  
AS SHOWN  
Commission Number  
1233  
Sheet Number

C-06





FROM MAGNOLIA AVE LOOKING SOUTH



FROM ACROSS MAGNOLIA AVE LOOKING NORTHEAST



FROM WOODLAND AVE LOOKING SOUTH; CREEK IN FOREGROUND



CULVERT OUTFALL - PEDLAR GAP RUN ON WEST SIDE OF WOODLAND AVE



FROM WOODLAND AVE LOOKING UP ROW FOR 6TH ST (ABANDONED)



ON SITE LOOKING SOUTH TOWARD 6TH ST. HOUSE AT LEFT TO BE DEMOLISHED



ON SITE LOOKING NORTHWEST TOWARD MAGNOLIA AVE



ON SITE LOOKING NORTH TOWARD CREEK, FROM ALLEYWAY



ON SITE LOOKING SOUTH













