



PLANNING COMMISSION

AGENDA for July 9th 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

June 11th 2024

Report of Secretary

- 29th Street rezoning/small area plan – Staff recommend delaying this because we have been approved for a technical assistance program from EPA for the Bontex site. This TA will include environmental assessment but also architectural design assistance to develop rehabilitation & redevelopment concepts. This work will dovetail with, and potentially assist with, concepts for the surrounding neighborhood.

Old Business

New Business

- 1) Zoning Map Amendment, Site Plan, and ROW Abandonment, 600 block of Magnolia Ave
– Preliminary Presentation

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2024

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2028

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

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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 June 11th 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, June 11th 2024.

Members Present:

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

Members Absent:

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

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Minutes

Mr. Kidd noted that he was not present for the May meeting, as the minutes showed. The minutes were accepted by consensus with the correction to the members present. All voted yes except for Mr. Kidd who abstained because he was absent.

Public Hearing

No one from the public spoke.

982 Linden Avenue, Zoning Map Amendment

Mr. Roberts briefly summarized the proposal, which was presented at the May meeting. The proposal has not changed. Mr. Roberts also recapitulated the rationale for rezoning only this one parcel instead of the whole block, stating that there are no planning documents or planning recommendations to transition the rest of this block to mixed use or commercial. He is not in favor of expanding the downtown commercial area because it is already so large and dilutes the geographic concentration of businesses.

Mrs. Cash motioned to recommend approval of the map amendment, Mr. Petrie seconded, and all voted yes.

982 Linden Avenue, Site Plan Review

Mr. Roberts explained the few items that were unresolved from the previous meeting. The first was parking. The parking regulations for manufacturing require one space for every three employees on the largest shift, plus one for every work truck. The Bargers will have eight employees, thus three spaces. There are two parallel spaces in front of the house at 962 Linden, one space perpendicular in front of the new bay door on Linden, two perpendicular spaces in front of 982 Linden, and potential alley parking, plus ample on-street parking on 10th Street. Mr. Roberts is satisfied with the parking provided in this project.

The second was that the Bargers stated they will pave 90' of the alleyway.

The third is that they plan to tie into the water and sewer of the house at 962 Linden, rather than the business. Mr. Roberts had informed them that if they tied to the water/sewer at 982 Linden, they would need to merge the lots.

Mr. Petrie asked about storm drainage. Mr. Hawes chimed in that this development won't trigger the Erosion & Sediment Control or Storm Water Management regulations. Mr. Roberts stated that there are not drainage concerns here, and new curb and gutter will be required in front of 962 Linden.

Mrs. Cash motioned to approve the site plan as presented, Mr. Petrie seconded, and all voted yes.

Secretary's Report

- Mrs. Cash was reappointed to Planning Commission
- Greenwood Cemetery dedication several weeks ago
- Mr. Roberts is preparing another CDBG application for MGCC for equipment for workforce training.
- Mapping and analysis underway for tree plan, a technical assistance program from VOF; Tim Petrie is on the steering committee
- CDBG-funded facade projects are almost all complete. They include Insurance Central (Stonewall Grace Insurance), Asunder (not yet complete), Vinyl Cuts, Tyson Cooper's building, James Allen Printing, Baldrige Law Office, Marie Shiraki (White Tree Inn)
- A joint City Council – School Board school facilities committee has kicked off and will be engaging a consultant to complete a new, comprehensive school facility assessment to inform decisions about renovation/construction of new school facilities.
 - Mr. Hawes mentioned his idea from several years ago to name a new school after Irma Thompson in honor of her service to the citizens as a teacher for so long.

New Business

2801 Beech Ave, Hardee's Sign Certificate of Appropriateness

Mr. Roberts stated that this was very straightforward. He clarified that no changes were being made to the pylon sign other than new lighting behind the panels; the plan set was confusing on that. Mr. Petrie motioned to approve the sign COA, Mr. Kidd seconded, and all voted yes.

Discuss potential zoning map amendment in the 800-900 block of West 29th Street

Mr. Roberts handed out a map outlining the area in question. He explained that over the years, he had received multiple questions about redevelopment of properties here for multifamily, including one in the last couple weeks about the house that just went on the market at 825 W 29th St. This two-block section is at the western gateway to the City, but many of the houses are dilapidated, and they form a poor impression coming into town. Because of their location on a main corridor with truck traffic and small yards, they are not very desirable as single-family homes, and the real estate market does not make renovation as single-family homes easily profitable. Additionally, their location and the market make them a logical location for multifamily redevelopment. However, these houses are also some of the oldest in the City and retain some historic character.

Mr. Roberts believes some sort of zoning change for this block is wise because of the development interest and their visibility. He discussed with the Commission various regulatory approaches that could be taken with a rezoning. He believes that any rezoning should provide more control over the design of the buildings than the City's base residential zones. He also noted that the R4 Multifamily Residential zone had significant setback requirements which would be impossible on these lots. Regulatory options include detailed and heavier dimensional regulations (including build-to lines as well as setback lines); form-based code approaches; offering a plan book of pre-approved building designs that could be built by-right, while any other building would require conditional approval; and a historic district, either continuation of the Seminary Hill District or creation of a new district.

Mr. Hawes stated that he would prefer a simple approach to the zoning, and likes the idea of using the Seminary Hill District overlay. He also suggested Mixed Use zoning, which would align with 29th Street zoning east of the LDS church.

Mr. Petrie pointed out that this is a gateway and the design will be very important. He suggested possibly holding a charette to get stakeholder input on an overall design, and to engage the general public not just the residents of the neighborhood. He also asked about the status of the Bontex property and how that might play into redevelopment of this block. Mr. Roberts replied that the City was on the cusp of receiving a technical assistance award to conduct environmental assessment on the site, and after that the owners (Stanco) would feel ready to move forward with redevelopment.

Mrs. Cash pointed out that these sites have limited parking, and the parking would need to be on the Orchard Avenue or alley side. Mr. Roberts agreed, and also noted that the orientation of the houses was important—without some design controls, developers could face housing onto Orchard with its back to 29th Street, which would be bad for the gateway.

Adjournment 7:55 PM

Approved: _____



PLANNING COMMISSION Staff Report

Zoning Map Amendment, Site Plan, ROW Abandonment
 600 Block Magnolia Ave Townhouses
 7/2/2024

Synopsis

Rezone approximate 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

Address/Tax Map:	47-1-1-27-1, 47-1-E---A, 47-1-1-27-6 through 10 600 – 700 block of Magnolia, addresses TBD	
Existing zoning:	R3 Residential Limited	
Existing land use:	Vacant/undeveloped	
Proposed zoning:	R4 Multifamily Residential	
Proposed land use:	Townhouses	
Surrounding zoning and land use:		
R3 Residential Limited – single family homes		
Size:	2.02 including alley	
Staff Recommendation:	Approve after full review	
Tentative Timeline	Preliminary Commission Discussion	7/9/2024
	Planning Commission Public Hearing	8/13/2024
	City Council Public Hearing	9/5/2024
	City Council Adoption	9/19/2024

Overview

In 2020, the City donated to Mountain Gateway Community College two parcels fronting on Magnolia Avenue between 6th Street and 9th Street, totaling about one acre. The donation was to help fund their planned Wilson Workforce Center, which is now under construction. MGCC sold the parcels to the current owner, who also acquired the parcels east of these which front on Woodland Ave, and an additional parcel (with an existing dilapidated house on it) at 139 E 6th Street.

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 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. Secondly, the height limit in R4 is 35' feet, but these units are expected to reach 40'. As you may recall, in January 2024 the City adopted changes to the dimensional regulation table to allow setbacks and height to be modified by CUP.

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 6th Street will be 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 (6th St and new driveway), so drivers' views will not be blocked. These units will be closer to the street than existing houses along Magnolia Avenue.

Infrastructure

- New water main extension from opposite side of Magnolia Ave at 6th Street
- Private sewer pump station serving the development running a force main to man hole in 6th Street
- Relocate overhead electric 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 6th 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. In order to comply with water quality standards, the project will purchase nutrient credits.

The creek 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 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 6th Street and Woodland Avenue, adjacent to this site, has partially collapsed and is slated for replacement this summer/fall.

Access & Open Space

The project proposes a new two-way private driveway that comes off of Magnolia Ave at the north end of the site near the creek and loops up to 6th Street at the south end of the site (Driveway 1). Branching off of this would be a dead-end private driveway parallel to 6th Street (Driveway 2). These driveways are built to VDOT geometric design standards and are 24' wide. There will be curb & gutter on 6th 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 6th 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 6th 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 fenced trash can corral at the intersection of Driveway 1 and 2. Because the whole site will remain under single ownership and maintenance, there will be clear accountability for maintenance of the trash corral. Further, it will be located on private driveways 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. This alley has never been opened, and is put to much better use integrated into the site with housing built on it. 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. However, staff are recommending waiver of this charge in light of several factors:

1. Substantial utility and infrastructure improvements that will serve other property owners, not only this development:
 - a. New 8" water lateral in 6th Street that will be teed for future loop through alley east of 500 block of Magnolia Ave;
 - b. Additional grading, asphalt, and curb & gutter at east end of 6th Street
2. Substantial hydrological modeling done for the FEMA LOMR which will directly benefit the City in mapping floodplains generally, and specifically in service of the upcoming resilience plan which will study each of the internal creeks. The developers have spent tens of thousands of dollars on hydrological analysis for FEMA's review, and will spend tens of thousands of dollars in FEMA LOMR permit review fees.

Comprehensive Plan Conformance

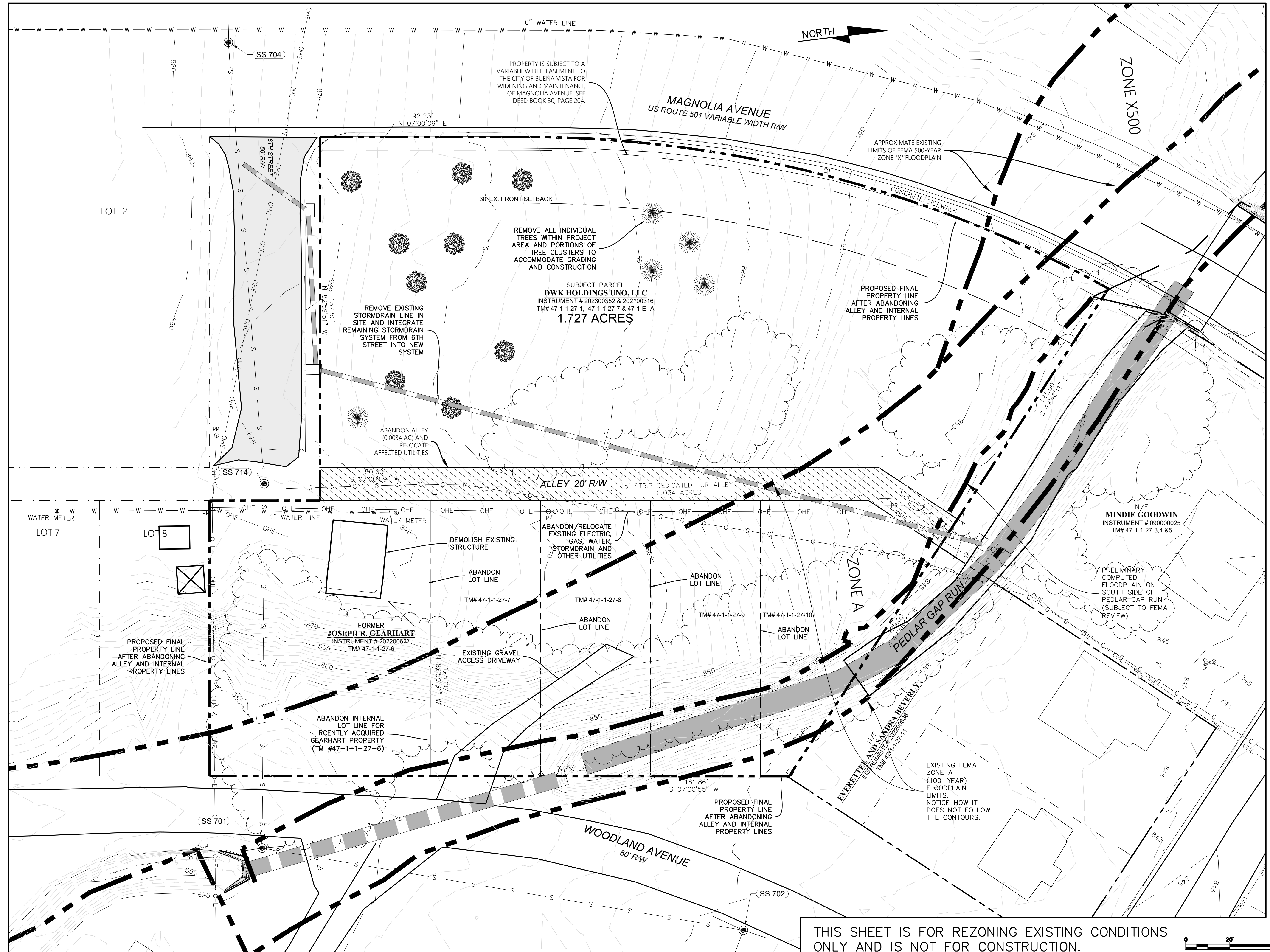
New housing is a recognized need in the 2011 Comprehensive Plan as well as the forthcoming 2024 regional housing study. The housing chapter of the Comprehensive Plan recommends "Identify[ing] appropriate locations for compatible infill housing that would replace vacant or underutilized sites in existing 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. This proposal fits that, although the townhouse format is denser than most of the surrounding detached homes. However, this site is on Magnolia Avenue and only one block from the Mixed Use zone which has commercial development. Additionally, it is only one block from a row of five duplex buildings (10 units) in the 900 block of Woodland Avenue, each of which is sited on a single 50' x 125' lot (denser than current R3 zoning would allow).

These units will provide a housing type currently rare in the City: attached single family rental housing with garages. 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.

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. Clearly, the tax and utility revenue generated from these homes will be significant.



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

REMOVE EXISTING STORMDRAIN LINE IN SITE AND INTEGRATE REMAINING STORMDRAIN SYSTEM FROM 6TH STREET INTO NEW SYSTEM

REMOVE ALL INDIVIDUAL TREES WITHIN PROJECT AREA AND PORTIONS OF TREE CLUSTERS TO ACCOMMODATE GRADING AND CONSTRUCTION

ABANDON ALLEY (0.0034 AC) AND RELOCATE AFFECTED UTILITIES

ALLEY 20' R/W
 5' STRIP DEDICATED FOR ALLEY 0.034 ACRES

ABANDON/RELOCATE EXISTING ELECTRIC, GAS, WATER, STORMDRAIN AND OTHER UTILITIES

FORMER **JOSEPH R. GEARHART**
 INSTRUMENT # 207200627
 TM# 47-1-1-27-6

ABANDON INTERNAL LOT LINE FOR RECENTLY ACQUIRED GEARHART PROPERTY (TM #47-1-1-27-6)

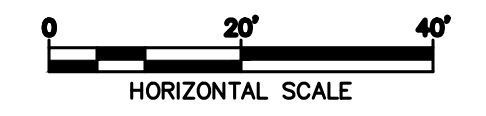
PROPOSED FINAL PROPERTY LINE AFTER ABANDONING ALLEY AND INTERNAL PROPERTY LINES

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

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)

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

1233

PARCEL AND TAX MAP INFORMATION
 THE SUBJECT PARCELS ARE OWNED BY DWK HOLDINGS UNO, LLC
 INSTRUMENT # 202300352 & 202100316
 TM# 47-1-1-27-1 & 47-1-E--A

WILL BE COMBINED WITH TM# 47-1-1-27-6, 7, 8, 9, AND 10
 AND APPROXIMATELY 0.101 ACRES OF ALLEY WILL BE ABANDONED TO FORM A
 SINGLE PARCEL WITH AN AREA OF APPROXIMATELY 2.02 ACRES.

REZONING AND SPECIAL USE PERMIT

EXISTING
 ZONE R3 SINGLE AND TWO-FAMILY DWELLINGS
 MINIMUM LOT SIZE 20,000 SF
 FRONT SETBACK 30' WITH 75' MIN LOT WIDTH AT SETBACK LINE
 SIDE SETBACKS 15' (ONE SIDE), 30' (TWO SIDES)
 REAR SETBACK 25'
 MAX BUILDING HT 35' (PRIMARY STRUCTURE)

PROPOSED
 ZONE R-4 PUD
 USE UP TO 25 TOWNHOMES WITH UP TO THREE LEVELS AND 40' MAXIMUM HEIGHT

FRONT SETBACK 20' FOR PRIMARY STRUCTURE AND 12' FOR PORCHES, STOOPS, AND STEPS
 SIDE SETBACKS 10' PRIMARY STRUCTURES AND 0' FOR PORCHES, STOOPS, STEPS, AND DECKS
 REAR SETBACK 10' PRIMARY STRUCTURES AND 0' FOR PORCHES, STOOPS, STEPS, AND DECKS

GEOMETRIC STANDARDS
 DRIVEWAYS #1 AND #2 ARE 24' WIDE
 PARKING SPACES ARE 9' X 18'
 SIDEWALKS ARE 4' WIDE UNLESS SHOWN OTHERWISE
 CURB IS NOT USED ON THE HIGH SIDES OF DRIVEWAYS #1 AND #2.

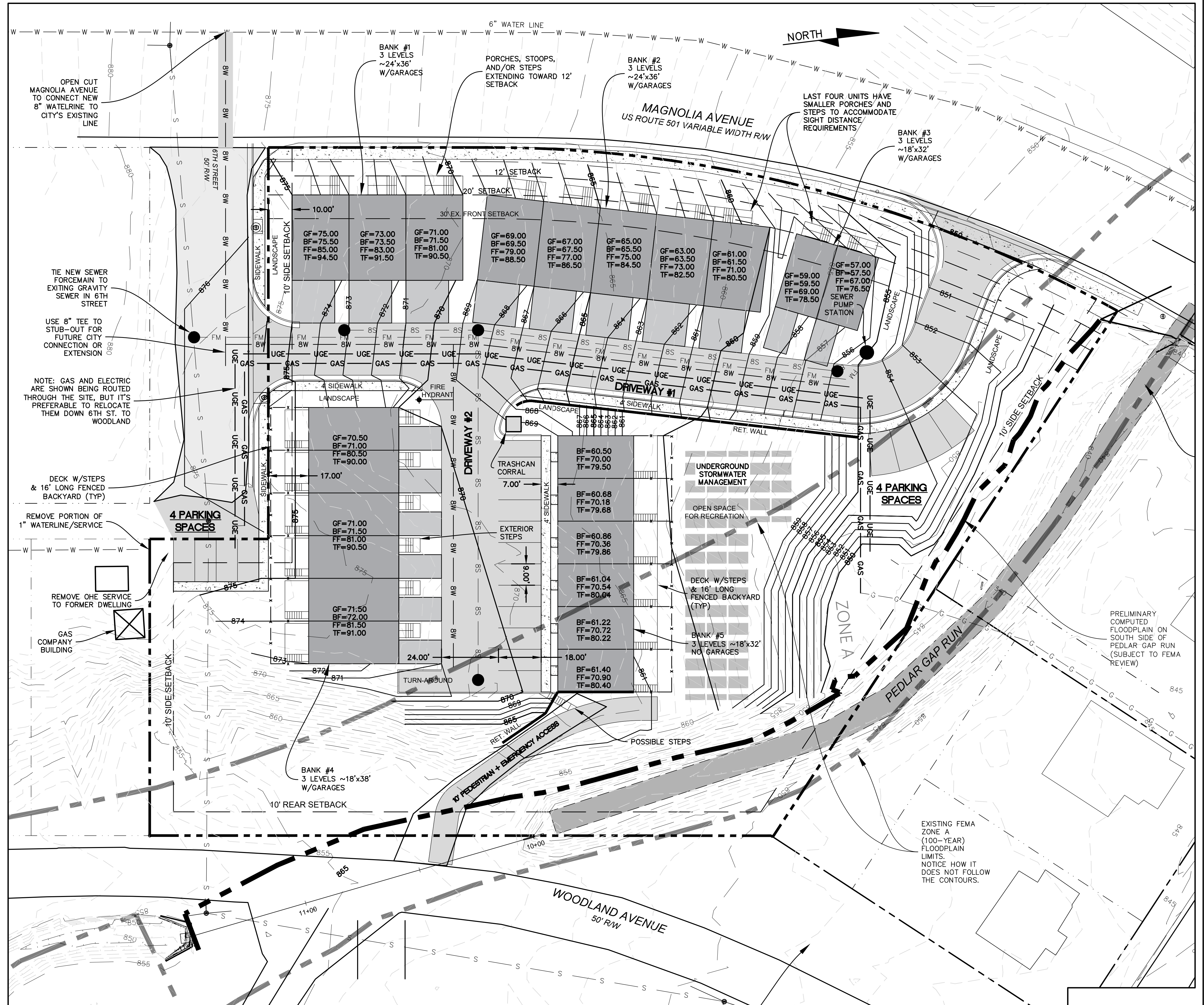
PARKING
 SINGLE FAMILY DWELLINGS ARE REQUIRED TO HAVE TWO PARKING SPACES PER UNIT. ALL TOWNHOMES EXCEPT THOSE IN BANK #5 WILL HAVE INDIVIDUAL DRIVEWAYS AND GARAGES. BANK #5 DOES NOT HAVE GARAGES AND TWO PARKING SPACES PER UNIT ARE PROVIDED DIRECTLY IN FRONT OF THE TOWNHOMES. EIGHT ADDITIONAL PARKING SPACES HAVE BEEN SHOWN: FOUR AT THE END OF 6TH STREET AND FOUR NEAR THE NORTH END OF DRIVEWAY #1. ADDITIONALLY, PUBLIC PARKING IS ALLOWED ON 6TH STREET, MAGNOLIA AVENUE, AND WOODLAND AVENUE.

TRASH COLLECTION
 HOME WITH INDIVIDUAL DRIVEWAYS AND GARAGES WILL HAVE THEIR TRASH COLLECTED AT THE ENDS OF THEIR RESPECTIVE DRIVEWAYS. THE TOWNHOMES WITHOUT GARAGES WILL UTILIZE A FENCED TRASHCAN CORRAL AT THE INTERSECTION OF DRIVEWAYS #1 AND #2.

UTILITY RELOCATIONS
 A SIGNIFICANT OVERHEAD POWER LINE WITH COMMUNICATIONS AND AN UNDERGROUND GAS LINE TRAVERSE THE SITE PARALLEL TO THE EXISTING ALLEY. THE UTILITY PROVIDERS HAVE NOT YET BEEN CONTACTED. IDEALLY, BOTH UTILITIES WOULD BE EXTENDED FROM THE END OF 6TH STREET TO WOODLAND AND RECONNECTED OUTSIDE THE TOWNHOMES LIMITS OF DISTURBANCE. HOWEVER, THE CONCEPT PLAN SHOWS THEM POTENTIALLY BEING RELOCATED WITHIN NEW DRIVEWAY #1.

AN EXISTING STORMDRAIN LINE FROM 6TH STREET ALSO BISECTS THE SITE TO DISCHARGE INTO PEDLAR GAP RUN. THE RUNOFF FROM 6TH STREET WILL BE COLLECTED IN THE NEW ONSITE STORMWATER SYSTEM AND DISCHARGED INTO PEDLAR GAP RUN. ONSITE STORMWATER DETENTION WILL BE PROVIDED AND WILL LIKELY BE UNDERGROUND DUE TO SPACE CONSTRAINTS. OFFSITE NUTRIENT CREDITS WILL BE PURCHASED.

A PORTION OF THE SITE LIES WITHIN FEMA ZONE "A" WHICH IS AN APPROXIMATED 100-YEAR FLOODPLAIN. AS PART OF THIS PROJECT, THE APPROXIMATED FLOODPLAIN DOES NOT FOLLOW THE CONTOURS AND IT PLACES MUCH OF THE SITE'S HIGH GROUND WITHIN THE REGULATORY FLOODPLAIN WHICH IS NOT THE ACTUAL FLOODPLAIN. WE ARE PERFORMING A STUDY TO ACCURATELY DETERMINE THE 100-YEAR FLOODPLAIN ELEVATION AND TO GAIN FEMA'S CONCURRENCE.



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 Designed HAY
 Drawn HAY

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-2

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



1233



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 FUTURE PED WALKWAY



EAST SIDE OF WOODLAND AVE CULVERT INLET SHOWING COLLAPSE



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