



## PLANNING COMMISSION

AGENDA for June 11<sup>th</sup> 2024

### AGENDA

#### PUBLIC HEARING

- 1) Zoning Map Amendment for 962/982 Linden Ave

#### REGULAR MEETING

##### Call to Order by Chairman and Roll Call

##### Public Comment on Items Not on the Agenda

##### Review and Adoption of Minutes

May 14<sup>th</sup> 2024

##### Report of Secretary

- Mrs. Cash was reappointed to Planning Commission
- Greenwood Cemetery dedication several weeks ago
- Preparing another CDBG application for MGCC
- Mapping and analysis underway for tree plan; 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.

##### Old Business

##### New Business

- 1) Zoning Map Amendment for 962/982 Linden Ave, Barger's Custom Cabinets
- 2) Site Plan for 962/982 Linden Ave, Barger's Custom Cabinets
- 3) 2801 Beech Ave Hardee's Sign Certificate of Appropriateness
- 4) Discuss rezoning on 800 – 900 block of W 29<sup>th</sup> St

##### Adjournment



**PLANNING COMMISSION Staff Report**

Zoning Map Amendment and Site Plan

982 Linden Ave

5/23/2024

**Synopsis**

Applicant Chris Barger proposes to rezone 982 Linden Avenue from Mixed Business to Mixed Use, rezone 962 Linden Ave from R3 Residential Limited to Mixed Use, and construct a 5,100 sf commercial building at the rear of 962 Linden Ave.

**Site Information**

<b>Address/Tax Map:</b>	46-1-1-19-6 (962 Linden) and 46-1-1-19-8 (982 Linden)	
<b>Existing zoning:</b>	R3 Residential Limited (962) and MB Mixed Business (982)	
<b>Existing land use:</b>	Single family residential (962) and cabinetry shop (982)	
<b>Proposed zoning:</b>	MU Mixed Use	
<b>Proposed land use:</b>	Single family residential and cabinetry shop	
<b>Surrounding zoning and land use:</b>		
Single family residential to south, industrial to west, recreational to north		
<b>Size:</b>	15,000 sf	
<b>Staff Recommendation:</b>	Approve	
<b>Tentative Timeline</b>	Preliminary Commission Discussion	5/14/2024
	<b>Planning Commission Public Hearing</b>	<b>6/11/2024</b>
	City Council Public Hearing	6/20/2024
	City Council Adoption	7/18/2024

**Overview**

Barger’s Custom Cabinets, currently located at 982 Linden Ave at the corner of Linden Ave and 10<sup>th</sup> St, seeks to expand their operations by constructing a 5,100 sf building behind the adjacent house at 962 Linden.

*Background*

982 Linden Ave was rezoned from R3 Residential Limited to MB Mixed Business in 2005 to allow a new retail store with apartments above to open in a renovated building. The original rezoning proposal was for a two block area of the neighborhood, but it was reduced to just this one lot by City Council based on concern from neighbors. It is not entirely clear why MB was chosen as the zone in order to accommodate the mix of uses, because B1 General Business would have accommodated a commercial/residential mix. This property is a lone outpost of the MB zone,

the rest of which is contiguous on the Beech Ave and 29<sup>th</sup> Street corridor, but in 2006, the Mixed Use zone (which spans the Magnolia Ave corridor and is much closer) did not exist.

Barger's Custom Cabinets has been in this building since the late 2000's. They acquired the property next door, a single-family house at 962 Linden Ave, several years ago. They currently rent out the house, and would continue to rent it out as a residence.

#### *Comprehensive Plan Conformance and Surrounding Uses*

The future land use map shows this property as residential, but the area across Linden Ave as industrial. This property is at the transition between residential and industrial, and is located on the 10<sup>th</sup> Street corridor which is an entrance to the City. It is just down the street from the former Northwest Hardwoods site which is likely to become a new industrial use, only a few hundred feet from the railroad main line, and directly across 10<sup>th</sup> St from public recreational use at Camden Field. This location makes commercial uses more appropriate.

#### *Utilities*

The proposed building will have water and sewer. The applicant proposes tying into the existing water/sewer for the commercial building at 982 Linden. In this case, the parcels would need to be merged. Alternatively, the new water/sewer could be tied into the existing house at 962.

#### *Layout, Infrastructure, and Access*

The existing building at 982 Linden and the house at 962 Linden would remain as they are. A new metal building would be erected in the back yard of 962 Linden. The new building would have a bay door onto the alley and a bay door facing Linden Ave, with a driveway running next to the house.

The alley currently extends only from 10<sup>th</sup> Street down to 962 Linden; it does not cut through the block because of a creek at the south end of the block. The alley is used as a driveway for Barger's. They propose paving the alley.

There are two existing parking spaces in front of 982 Linden, and there is parallel gravel parking in front of 962 Linden at the edge of the street.

#### *Screening*

There is an existing 6' wooden fence between 962 Linden and the single-family house at 942 Linden Ave to the south. In addition to this, the applicants propose a row of trees along the alley side of the new building.

### **Analysis & Recommendation**

Because this is an expansion of an existing business, it will have less of an impact than establishment of a new business in a residential area. It is at a transitional point between residential and other uses. The existing and proposed screening will reduce impact on adjacent properties.

Staff recommends approval of the rezoning.



Virginia Geographic Information Network (VGIN)

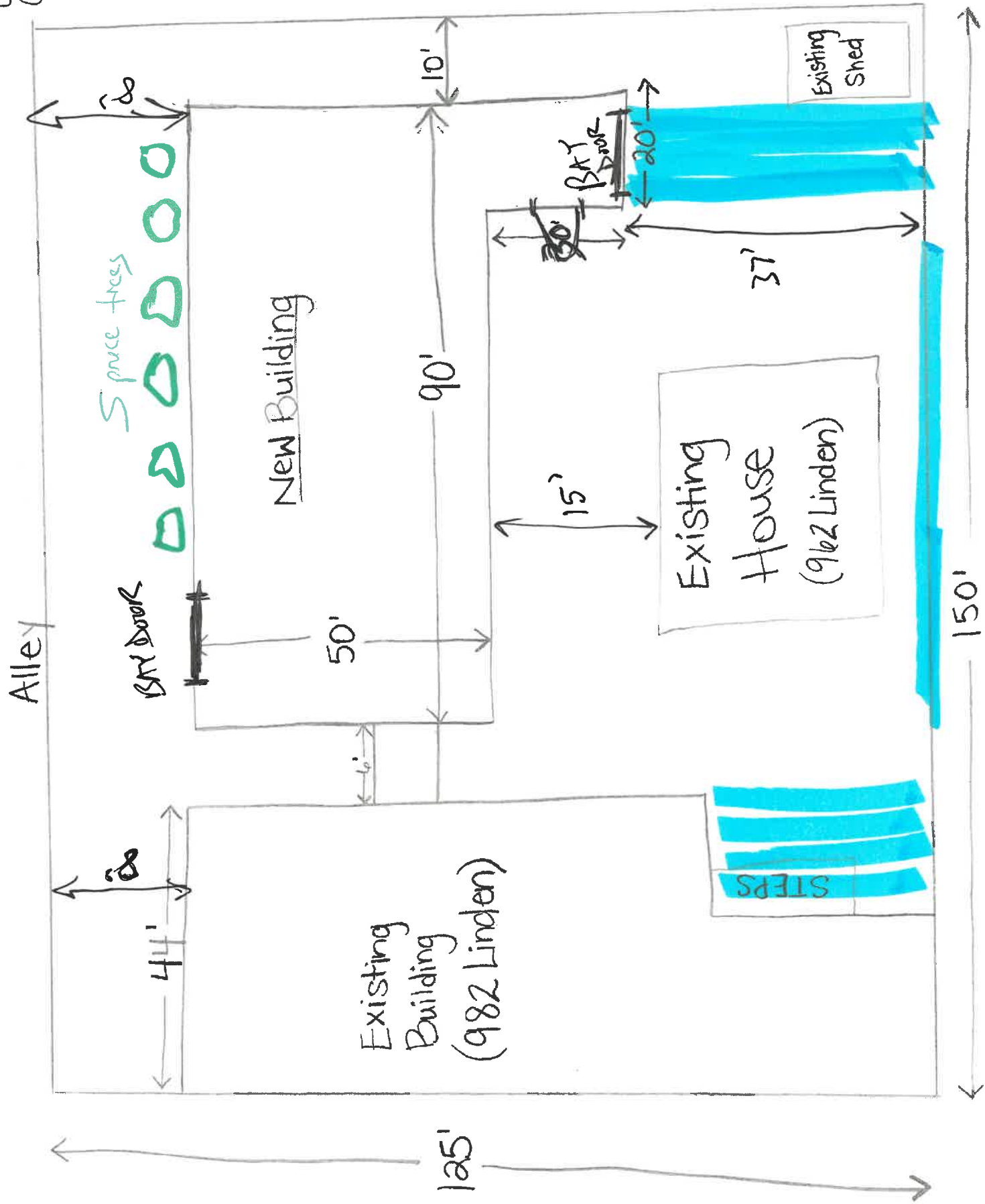


0 0.01 0.01 0.02 0.03 Miles

**962/982 Linden Ave**

5/10/2024

Chrisbarger - Barger's Custom Cabinets





Looking from 10th St to back of 982 Linden



Looking from alley toward back of 962 Linden



**Front of 982 Linden**



**Front of 962 Linden**



Side of 962 Linden looking toward location of proposed building

**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

(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 May 14<sup>th</sup> 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, May 14<sup>th</sup> 2024.

### **Members Present:**

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

### **Members Absent:**

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

### **Staff Present:**

Tom Roberts, Director of Community Development

Meeting is called to order.

### **Minutes**

Mrs. Cash motioned to approve the minutes as presented, Mrs. Henson seconded, and all voted yes except for Mr. Petrie and Mrs. Gibbons who abstained because they were absent.

### **New Business**

#### *Site Plan Review for 533 W 29<sup>th</sup> Street*

Mr. Roberts summarized the staff report. He noted at the beginning that he referred to the use as a junk car lot in the staff report, but it is more accurately called a vehicle storage lot. Vehicles are towed from where they break down and stored on the lot until the owner picks them up or they are otherwise disposed of. The use is permitted in the B1 zone. He also noted that the property is in a flood plain and the owner will build the structure to correct standards with an elevated slab. Mrs. Cash motioned to approve the plan as presented, Mrs. Gibbons seconded, and all voted yes.

#### *982 Linden Avenue, Zoning Map Amendment*

Mr. Roberts summarized the staff report, beginning with background on when the existing commercial property was zoned to Mixed Business in the mid-2000's. Mr. Brian Clark, contractor for the current project, was also involved at that time when it was zoned from R3 Residential Limited to MB Mixed Business. Mr. Hawes also recalled the rezoning, which

originally included a two-block area. Mr. Hawes recalled that it was limited to just the one parcel at 982 Linden based on neighborhood concern.

Mr. Roberts explained that he believes a better zone for both properties is Mixed Use (MU) instead of MB. He also emphasized that this property is at the edge of a residential area and industrial/recreational uses. He stated that he will get additional details from the applicant on where they will provide parking. Mr. Clark spoke to explain that once the new building is built, finished product will come out the bay door of the new building facing Linden Ave, instead of the bay door on the interior side of the existing building. This will open up a couple off-street parking spaces.

Mr. Hawes asked about the existing privacy fence and whether it belonged to the applicant or the neighbor. Mr. Chris Barger, applicant, replied that it was his.

Mr. Petrie brought up the idea of rezoning the rest of the 900 block of Linden to Mixed Use. This would set the stage for Mr. Barger to purchase additional property in the future, or allow other properties to take on a business use. Mr. Roberts disagreed, stating that although it is better to zone blocks or larger sections, there is not a comprehensive or small area plan that recommends transitioning this block to business use instead of residential. Overall, he noted, the neighborhood is residential, and there is not a compelling reason in the absence of a particular plan or proposed use of the other properties to encourage an additional business area here.

Mr. Hawes requested separate agenda items for the rezoning and site plan review at the next Planning Commission meeting. Mr. Roberts also noted that this is on expedited timeline to go to Council public hearing the week after the Commission public hearing.

### **Secretary's Report**

- Town Square tree planting by high school students supervised by Boxerwood (Cool Trees program), funded by a Chesapeake Bay Watershed Improvement Plan mini-grant from the CSPDC.
- City has received draft plans for the new river access behind Burger King. We are looking for an alternate location for the public works storage yard and the police impound lot. This is funded by a planning grant from the Virginia Outdoors Foundation. Do not have a source for construction funding, although much of the construction may be possible with City forces or local funding.
- Mr. Hawes asked about location of the farmers market, which as been temporarily at Camden Field.

### **Adjournment 7:35 PM**

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



## **PLANNING COMMISSION Staff Report**

Sign Certificate of Appropriateness

2801 Beech Ave, Hardees

6/6/2024

### **Synopsis**

Hardees exterior refresh with new signage.

### **Summary:**

- Repainting exterior, adding some new banner signs and wall sign over entrance.
- Existing pylon sign to remain the same.

### **Analysis**

These changes are relatively minor and will not change the roofline of the building or any sign structures. Staff recommends approval.



Sales: Josh Wolfe  
Project Manager: Steven White

2801 Beech Ave  
Buena Vista, VA 24416

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Page 9	- ACM Band - CB
Page 10	- ACM Band - MFSB
Page 11	- Exterior Pop Print - Snap Frame
Page 12	- Exterior Pop Print - Mesh Frame

### **Revision Notes**

**Rev # 1**



**SIGN COMPANY LLC.**

731-925-4448 • 800-953-3744 • Fax 731-926-2022  
[www.designteam.net](http://www.designteam.net)

A	30" FLRL Channel Letters - No Star
B	ACM Light Band

Paint Schedule		
P-1		SW 7670 Gray Shingle
P-2		SW 6001 Grayish
P-3		SW 7674 Peppercorn
P-4		SW 6866 Heartthrob

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

B A

Proposed Elevation



Existing Elevation



Designer: DS	Date: 1/31/24
Client: Hardees - Buena Vista, VA	
File Path: Z:\Restaurants\Hardee's\VA\BUENA VISTA\2801 BEECH AVE\New Signage Pkg Nov 23\Concepts Proofs	

- Proof Is Approved. Proceed With Production Of Order
- Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: \_\_\_\_\_  
I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



These plans are the exclusive property of Design Team Sign Company and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Design Team Sign Company a product manufactured according to these plans. Distribution or exhibition of the plans to anyone other than employees of your company, or use or these plans to construct a product similar to one embodied herein, is expressly forbidden. In the event that exhibition or construction occurs, Design Team Sign Company expects to be reimbursed \$500 in compensation for time and effort entailed in creating these plans.

A	ACM Band w/ MF5B
B	Exterior Prints - Mesh

Paint Schedule	
P-1	SW 7670 Gray Shingle
P-2	SW 6001 Grayish
P-3	SW 7674 Peppercorn
P-4	SW 6866 Heartthrob

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Proposed Elevation



Existing Elevation



Designer: DS	Date: 1/31/24
Client: Hardees - Buena Vista, VA	
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A	ACM Band w/ CB
B	Exterior Prints - Snap Frame

Paint Schedule		
P-1		SW 7670 Gray Shingle
P-2		SW 6001 Grayish
P-3		SW 7674 Peppercorn
P-4		SW 6866 Heartthrob

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Proposed Elevations



Existing Elevations



Designer: DS	Date: 1/31/24
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Paint Schedule		
P-1		SW 7670 Gray Shingle
P-2		SW 6001 Grayish
P-3		SW 7674 Peppercorn
P-4		SW 6866 Heartthrob

Rev 1
Rev 2
Rev 3
Rev 4
Rev 5
Rev 6

Proposed Elevation



Existing Elevation



Designer: DS	Date: 1/31/24
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Survey Faces & Paint  
LED Retro Cabinet

Proposed Elevation



Existing Elevation



Rev 1	
Rev 2	
Rev 3	
Rev 4	
Rev 5	
Rev 6	



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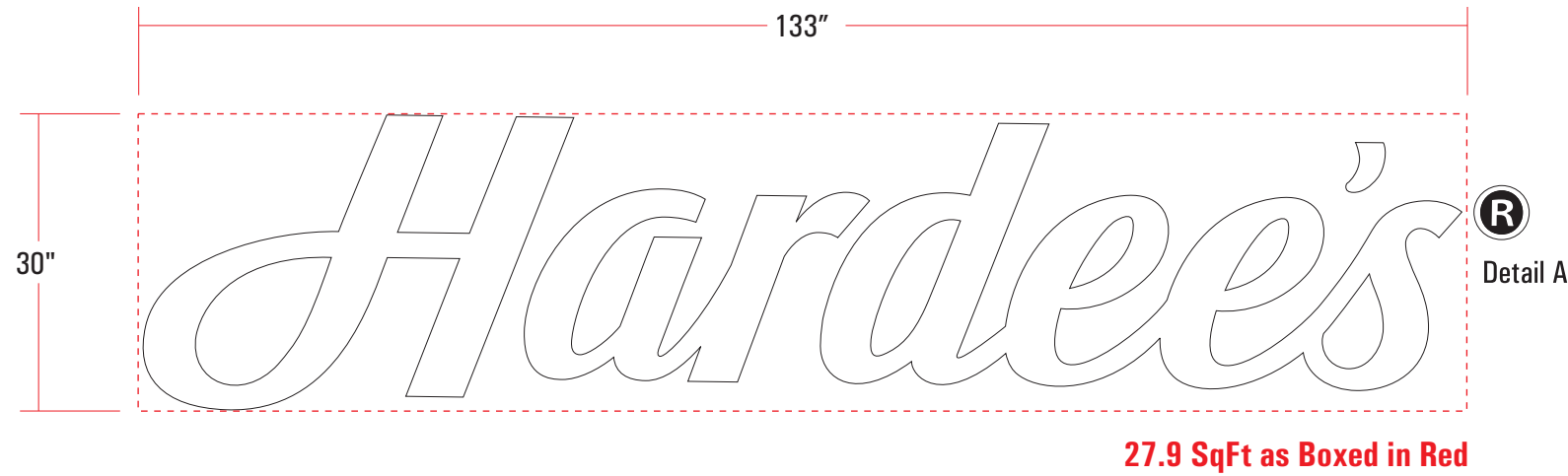
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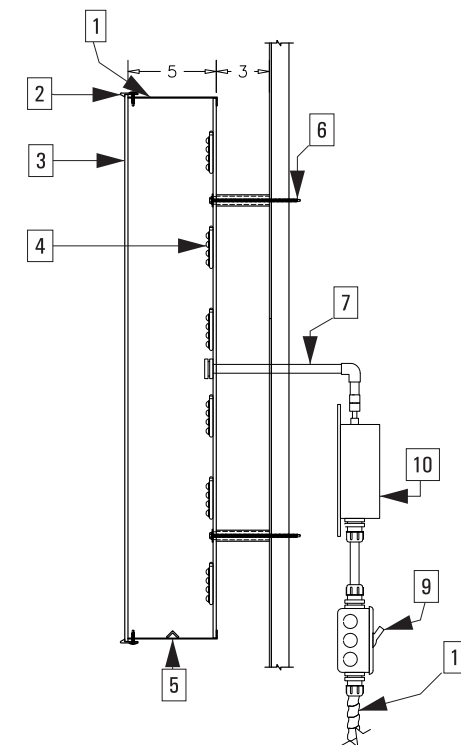
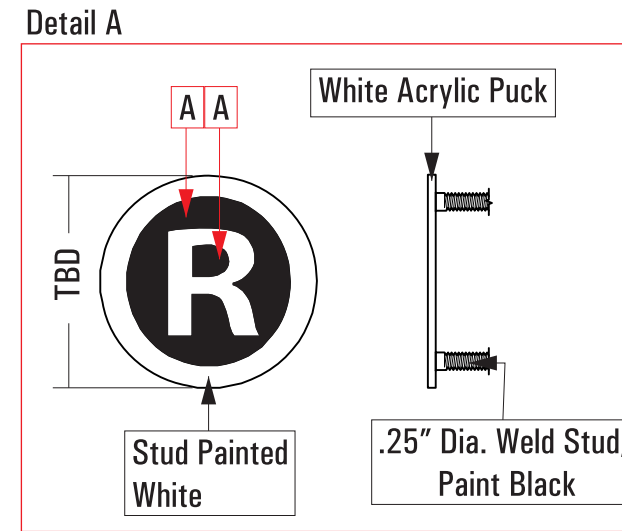
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# Face Lit and Reverse Lit Channel Letters

## HAR-BN-CLRL30-L-W



Night View



Materials	
1	.050 Aluminum Returns Wrapped Around Lexan
2	1" Trimcap
3	3/16" Acrylic Face
4	24V Tetra Max LED White Mounted Inside/White Mounted Outside
5	.25" Weep Holes
6	Mounting Hardware (Varies per Building)
7	.5" Flex Conduit
8	Transformer Mounting Box
9	Toggle Switch Mounted at End of Box
10	Power Supply
11	Primary Electrical Leads (Power by Others)

Colors & Finishes	
A	1st Surface 3630-22 Black Vinyl
B	7328 White Acrylic Faces (Hardees)
C	1" Black Trimcap
D	Ptd. SW 6258 Tricorn Black (All)
E	2406 White Acrylic Faces (Star)

Rev #1
Rev #2
Rev #3

**Notes**  
Face Lit with White LED; Reverse Lit with White LED



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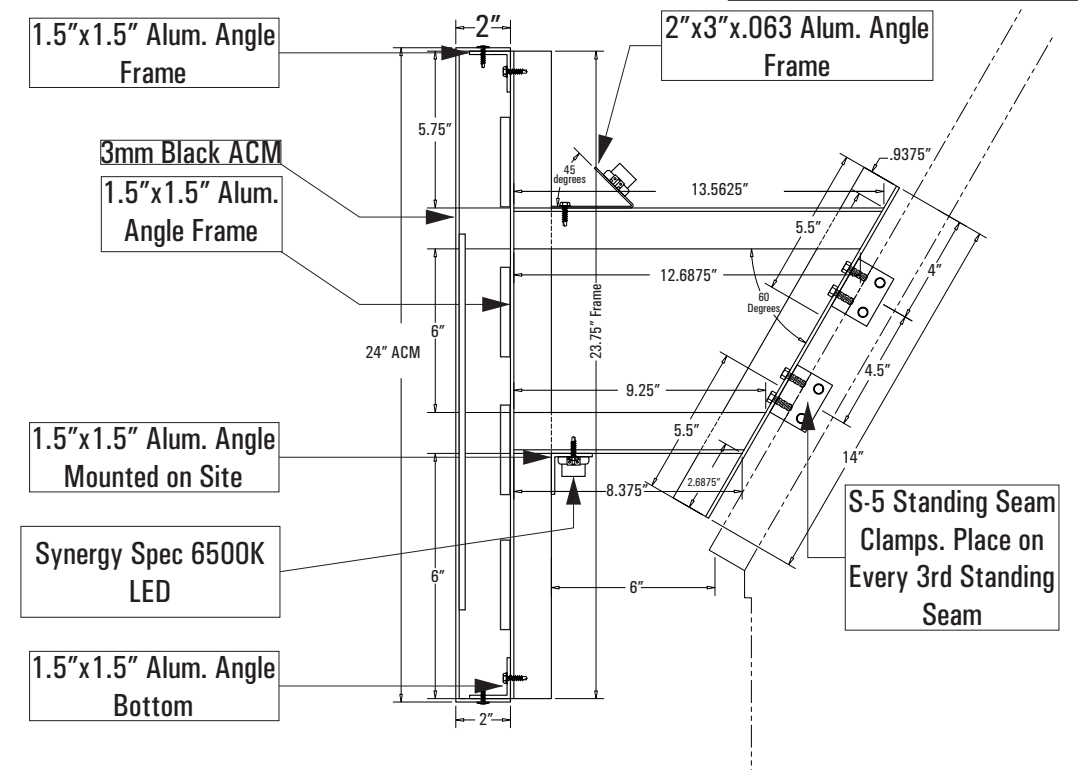
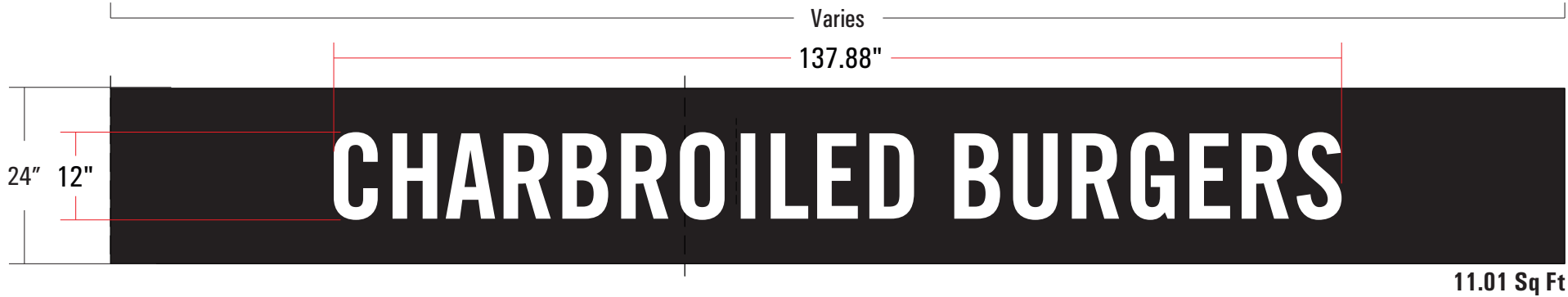
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Stock Code  
HAR-V2-ACM24x134 CB



Materials	
1	ACM Panels
2	Principal Synergy Spec 6500K LED

Colors & Finishes	
A	Alpolic TBL 3MM Black

Rev # 1 - JAC 8/30/23 Updated LED
Rev # 2 - CAS 09/06/23 Updated LED
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -

Notes



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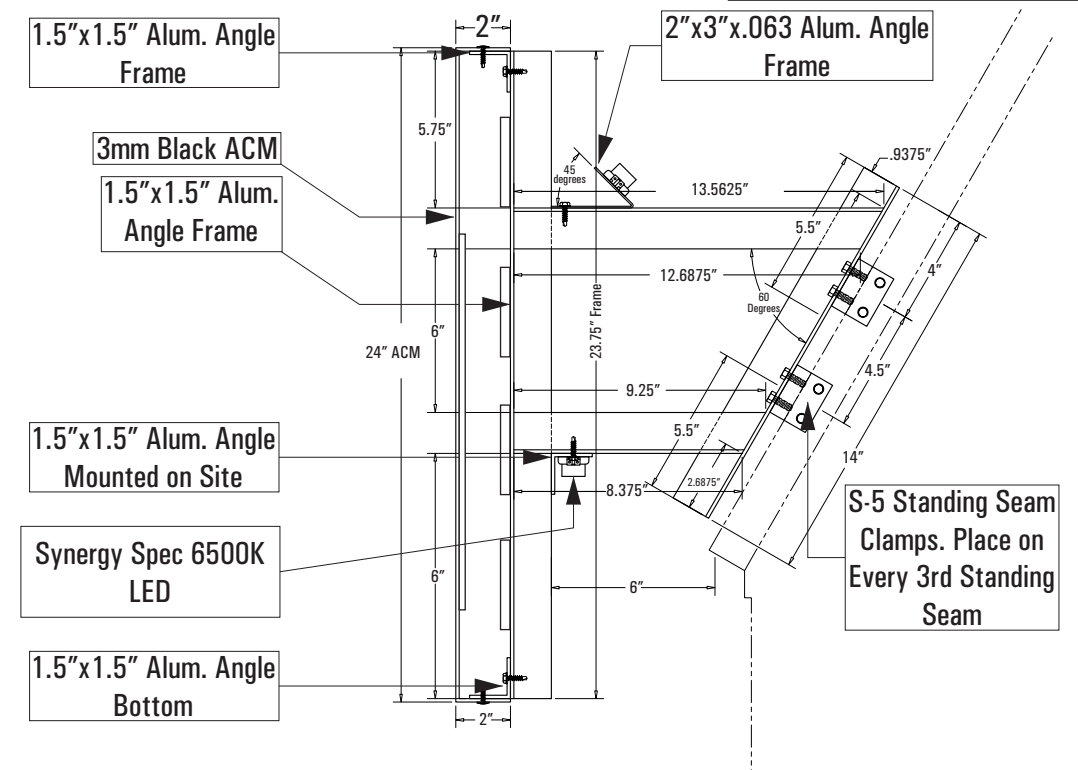
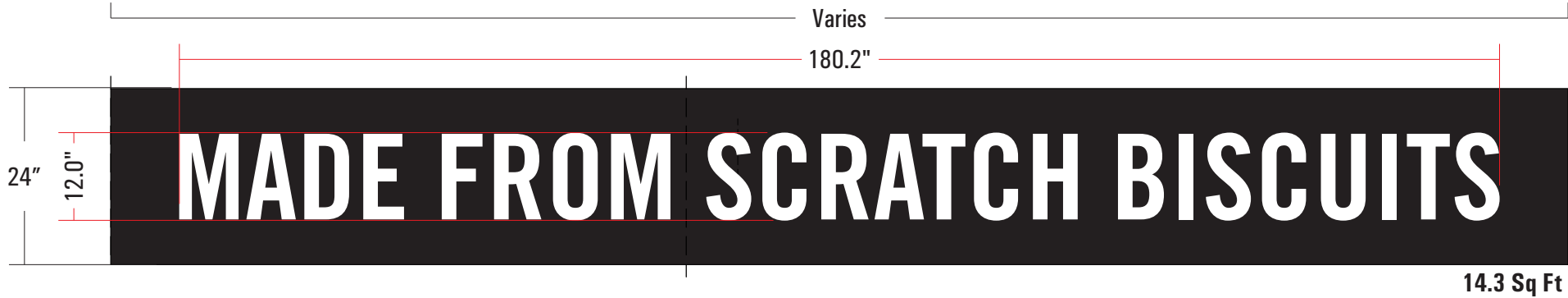
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Stock Code  
HAR-V2-ACM24x175 BIS



Materials	
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2	Principal Synergy Spec 6500K LED

Colors & Finishes	
A	Alpolic TBL 3MM Black

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Rev # 6 -

Notes



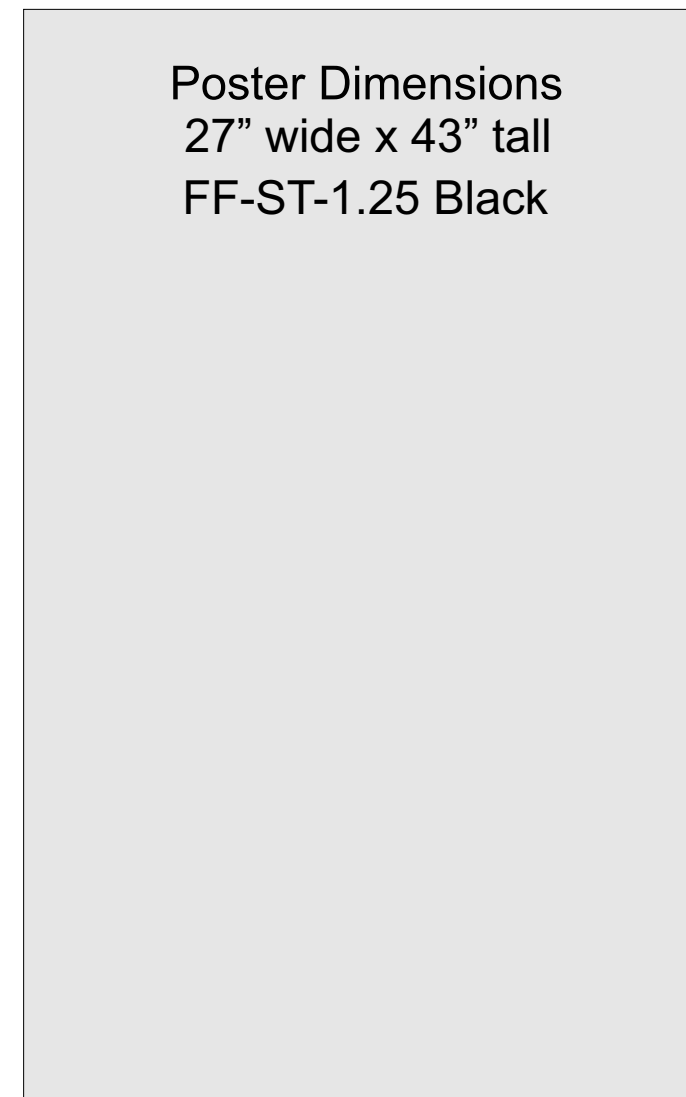
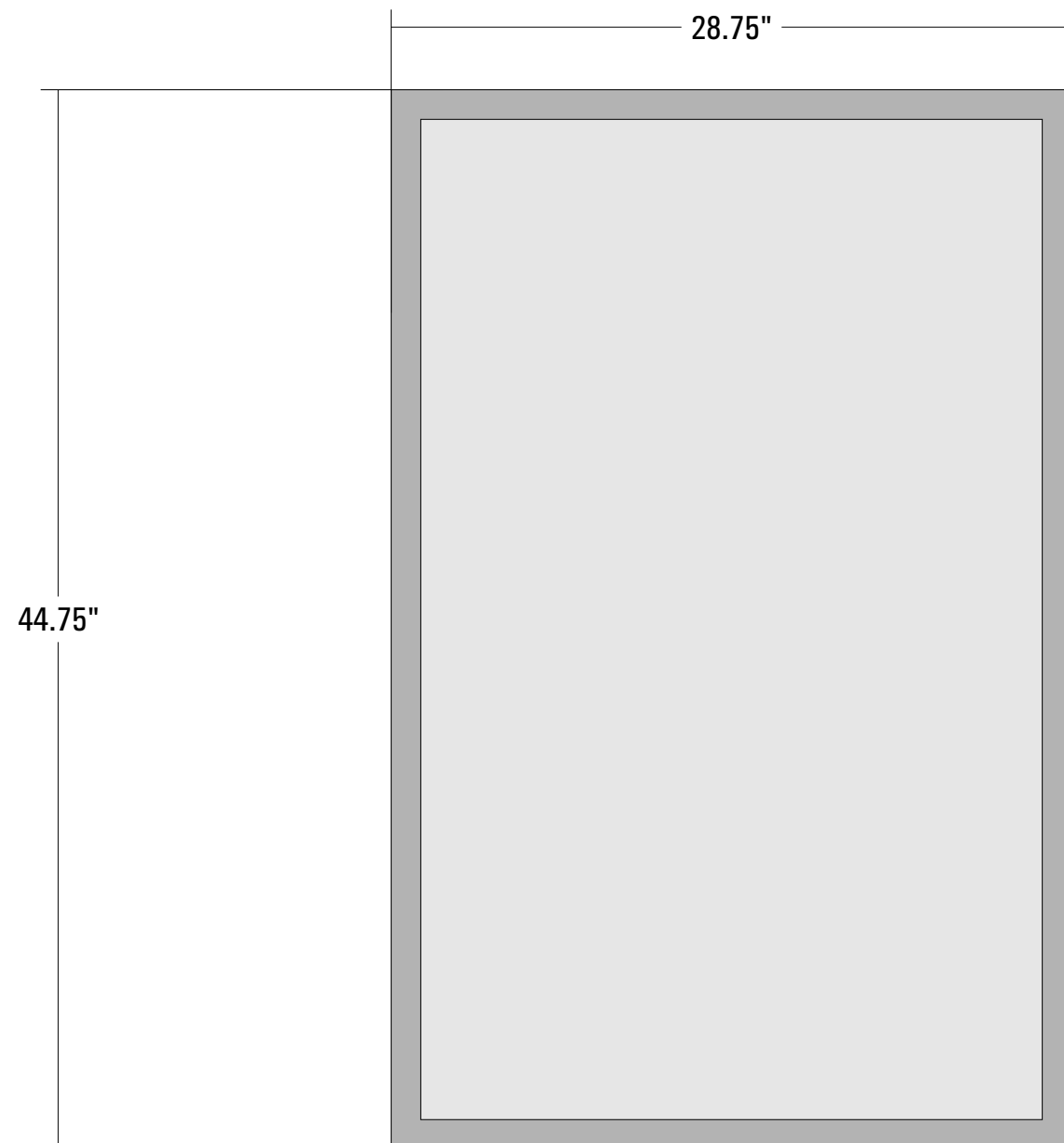
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Poster Dimensions  
 27" wide x 43" tall  
 FF-ST-1.25 Black



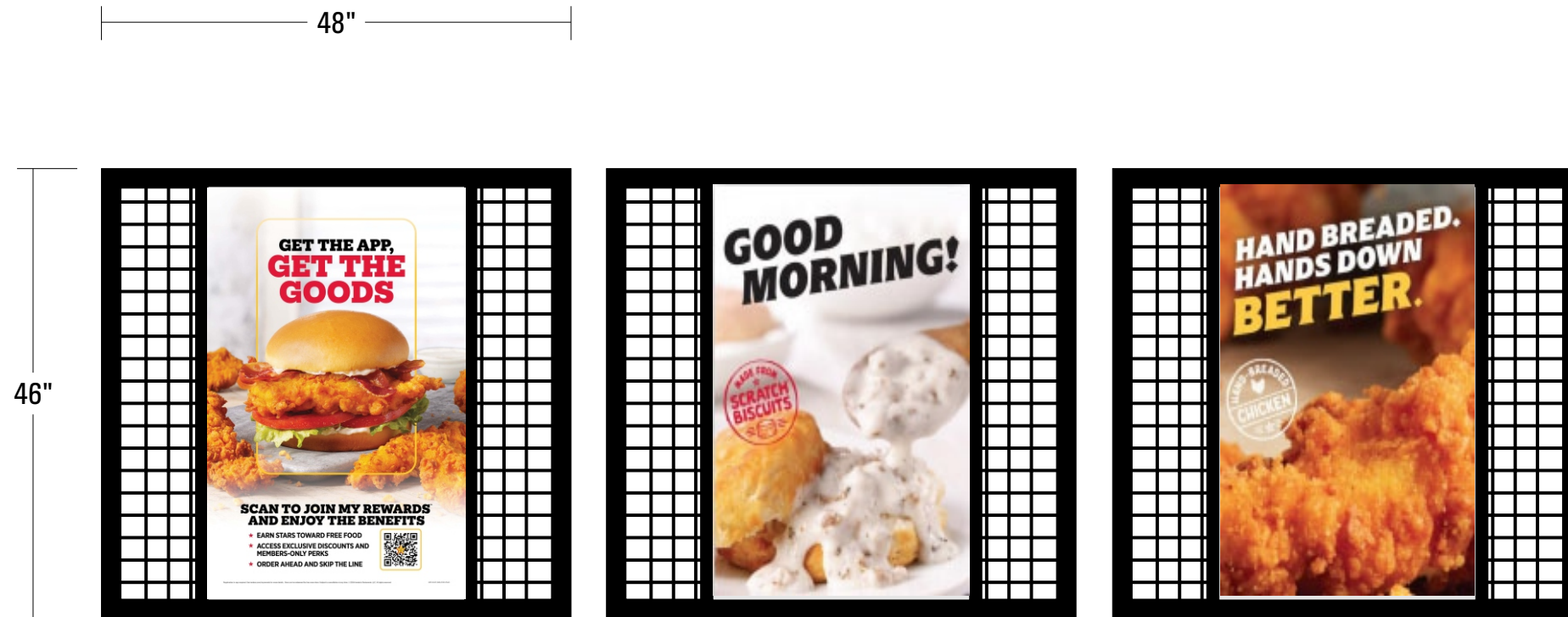
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 Date: \_\_\_\_\_



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Print Image	Stock Code
Get The App	9009651903
Good Morning	9009651904
Chicken Tenders	9009651905

Materials	
1	44.75" x 28.75" FFST 1.25 Black Flip Frame

Colors & Finishes	
A	Painted SW Tricorn Black

Rev # 1 -
Rev # 2 -
Rev # 3 -
Rev # 4 -
Rev # 5 -
Rev # 6 -

Notes
Plant 2 Item



Designer: DS	Date: 1/31/24
Client: Hardees - Buena Vista, VA	
File Path: Z:\Restaurants\Hardee's\VA\BUENA VISTA\2801 BEECH AVE\New Signage Pkg Nov 23\Concepts Proofs	

- Proof Is Approved. Proceed With Production Of Order
- Proof Is Approved With Corrections. Make Corrections As Indicated And Proceed With Production Of Order

Signature: \_\_\_\_\_  
 I have reviewed this proof in regard to: Sign type, order quantity, and accuracy of icons, symbols, and text (e.g. spelling capitalization, punctuation).  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



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