



PLANNING COMMISSION

AGENDA for June 14th 2022

AGENDA

PUBLIC HEARING

- 1) 2519 Sycamore Ave Conditional Use Permit for two-family dwelling
- 2) Zoning Text Amendment – Drive-through facilities in Seminary Hill District
- 3) 2522 Beech Ave Conditional Use Permit for drive-through facility

REGULAR MEETING

Call to Order by Chairman and Roll Call

Public Comment

Review and Adoption of Minutes

May 10th meeting

Report of Secretary

New Business

- 1) 2519 Sycamore Ave Conditional Use Permit for two-family dwelling
- 2) 2522 Beech Ave Sign Certificate of Appropriateness
- 3) Zoning Text Amendment – Drive-through facilities in Seminary Hill District
- 4) 2522 Beech Ave Conditional Use Permit for drive-through facility
- 5) 1125 Pine Ave Abandonment of Public Street request
- 6) South Magnolia Avenue Zoning Map Amendment – preliminary presentation

Old Business

None

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, *7/31/2024*

Mike Ohleger, Vice-Chairman, *6/30/2022*

Justin Wiseman, *8/31/2025*

Marolyn Cash, *6/30/2024*

Lucy Ferrebee, *9/30/2023*

Melvin Henson, City Council Representative,
9/30/2023

Kristie Gibbons, *12/31/2024*

Timothy Petrie, *12/31/2024*

Jason Tyree, Ex Officio member

Staff

Tom Roberts, Director of Community & Economic 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 May 10th 2022

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, May 10th 2022.

Members Present:

Dennis Hawes, Chairman
Marolyn Cash
Lucy Ferrebee
Kristie Gibbons
Timothy Petrie
Melvin Henson, City Council Representative
Justin Wiseman

Members Absent:

Jason Tyree, Ex Officio member
Michael Ohleger, Vice-Chairman

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called.

Minutes

Mr. Petrie noted that he was not present, but the minutes reflect that he was here. Mr. Petrie motioned to adopt the minutes as corrected, Mr. Henson seconded, and all voted yes. Mr. Petrie abstained.

New Business

2519 Sycamore Ave Conditional Use Permit

The applicant, Casey Crookston, joined the meeting via Zoom. Mr. Roberts began by summarizing that the building had once housed more than one family but had served as a single family home. Mr. Crookston proposes to convert it to a duplex. The floorplan presented is the existing layout but he is still considering whether he might make some changes.

Mr. Henson brought up the Rehabilitated Real Estate Tax Exemption program and asked if this property would qualify; Mr. Roberts replied yes, it probably would. Mr. Henson asked why curb & gutter weren't recommended; Mr. Roberts replied that although curb & gutter is typically required for new infill construction, it is not for renovations, and none of the other properties on this side of the block have curb & gutter. Mr. Hawes observed that the

Mr. Henson asked whether the undeveloped alley perpendicular to Sycamore would be used or changed. Mr. Roberts stated that it would not be used or changed. Mr. Henson asked about fire protection and Mr. Roberts replied that Mr. Crookston would work with the Building Official on

any requirements, such as in the stair hall. Mr. Henson noted that there were 10 bedrooms total, and Mr. Roberts replied that each unit would be limited to a “family” as defined in the zoning code—four unrelated people or two related plus two unrelated. Mr. Crookston is very clear on how many people can be in each use. Mr. Hawes asked for clearer drawings.

Mr. Crookston also noted that he has spoken with some people in the neighborhood so that they are aware of the proposal.

Secretary’s Report – none

- Rehabilitated Real Estate Tax Exemption program – staff is dusting this off and revising the parameters and working with Council on the exact terms. It essentially freezes the real estate tax on a building being renovated for a period years. It is intended to incentivize investment in properties.
- The new pricing formula for abandoned right-of-way (\$0.75 per square foot) was approved by City Council.
- The new zoning fee schedule was approved by City Council.

Mr. Hawes asked whether the transportation chapter of the comprehensive plan had been approved. Mr. Roberts replied not yet. Mr. Hawes suggested that it feature golf carts.

New Business

2522 Beech Ave Subway Sign Certificate of Appropriateness

Mr. Hawes brought up the alley behind this building. Mr. Roberts responded that he had looked carefully at boundaries in this block. The alley in most of the block (through the subject property) was abandoned about 15 years ago and given to Scott Sayre, the owner at the time. Additionally, the entrance from Beech Ave that the Police department uses is on private property part of the 2574 Beech Ave property.

The Commission had questions about the different types of signs. Mr. Roberts explained that the “eyebrows” on the sketch of the building were brackets for smaller hanging signs which would say “Subway.” Mr. Petrie asked about the spec sheets for large LED-lighted signs for the sides of the building . Mr. Roberts explained these would not have internal illumination but instead would have external gooseneck lights mounted above. Otherwise they would be the same.

Mr. Hawes asked how soon the applicant needs to know. He is planning to open on September 1st but did not discuss with Mr. Roberts his exact timeline. Also, some details depend on approval of the drive-through. Mr. Hawes asked that the drawings be improved and details confirmed.

Mr. Petrie motioned to table approval of the sign COA. Mrs. Cash seconded and all voted yes except for Mr. Henson, who voted no.

Zoning Text Amendment to repeal prohibition of drive-through facilities in Seminary Hill District

Mr. Petrie stated that drive through facilities will always be “it depends” because there are so many variables with a particular business. Mr. Henson pointed out the value of drive-through restaurants to the City.

Mr. Henson asked whether the restaurant would be handicap accessible, and Mr. Roberts responded that he did not know if there were a plan for ADA accessibility.

Mr. Henson pointed out the poor visibility if the drive-through exit came out right next to the building. He suggested that the exist could be shifted northward to give some more visibility. Visibility would be further compromised if there were cars parked on the street on Beech Ave.

Mr. Petrie motioned to recommend that drive-through facilities be conditional uses in the Seminary Hill District. Mr. Roberts then laid out a process for fast-tracking the Subway project by considering the zoning text amendment to make them a conditional use at the same time as considering a conditional use permit for the Subway.

Mr. Wiseman seconded Mr. Petrie's motion, and all voted yes.

As a final comment, Mr. Hawes suggested that maybe staff could provide a press release or news update to the public on what the Planning Commission has discussed and decided after each meeting. This would help the public and City Council to be more aware of the process and what is going on.

Adjournment 8:00 PM

Approved: _____



PLANNING COMMISSION Staff Report

Conditional Use Permit

2519 Sycamore Ave

6/3/2022

Synopsis

Applicant Casey Crookston proposes converting existing building at 2519 Sycamore Ave to a two-family dwelling.

Site Information

Address/Tax Map:	2519 Sycamore Ave, 27-1-5-26-21 and 27-1-5-26-23	
Existing zoning:	R3 Residential Limited	
Existing land use:	Single-family residential	
Proposed zoning:	R3 Residential Limited	
Proposed land use:	Two-family residential	
Surrounding zoning and land use:		
Single-family residential and vacant land		
Size:	9,375 sf (1.5 lots)	
Staff Recommendation:		
Tentative Timeline	Preliminary Commission Discussion	5/10/2022
	Planning Commission Public Hearing	6/14/2022
	City Council Public Hearing	6/16/2022
	City Council Adoption	7/7/2022

Overview

Although not built as a single-family home, the structure at 2519 Sycamore Ave has for many years functioned as a single-family home. Applicant Casey Crookston seeks to renovate the building and create two dwelling units.

Lot and Building

The building sits on lots 21 and 22. Lot 23 is also owned by the applicant and prior to issuance of the zoning permit he will merge these parcels and vacant internal lot lines, creating a new lot measuring 75' x 125'. This is the minimum lot size for a duplex in R3.

The units will be in an upstairs/downstairs configuration. The proposed floorplan attached; no significant changes from existing layout, and the building footprint will not change. The applicant will renovate the building, upgrading electrical, plumbing, HVAC, and interior surfaces. The rear exterior porch will be replaced, as it is structurally failing. Existing water (one meter) and sewer service will remain.

Parking and Site

Two parking spaces per unit are required by the zoning for a total of four spaces. The existing parking for the property is three spaces of parallel street parking in front of the house. There is no curb and gutter in this block and so parking is in a gravel area between the edge of the pavement and the front porch of the house; this on-street parking will remain. This would not be a good location to construct curb and gutter right now because no other lot on this side of the block has curb & gutter.

The applicant proposes to construct a 30' x 50' gravel parking area at the rear of the property along the alley way. This will provide five off-street parking spaces. The depth of 30' provides adequate space for vehicles to back in/out and maneuver from the alley.

Occupancy

The owner is very aware of the City's occupancy limits for dwelling units and affirms that each unit will be occupied by one "family" as defined by the zoning code:

- (1) An individual; or
- (2) Two (2) or more persons related by blood, marriage, adoption, or guardianship; or
- (3) Two (2) or more persons related by blood, marriage, adoption, or guardianship and not more than two (2) persons not related by blood, marriage, adoption, or guardianship; or
- (4) A group of not more than four (4) persons not related by blood, marriage, adoption or guardianship.

Recommendation

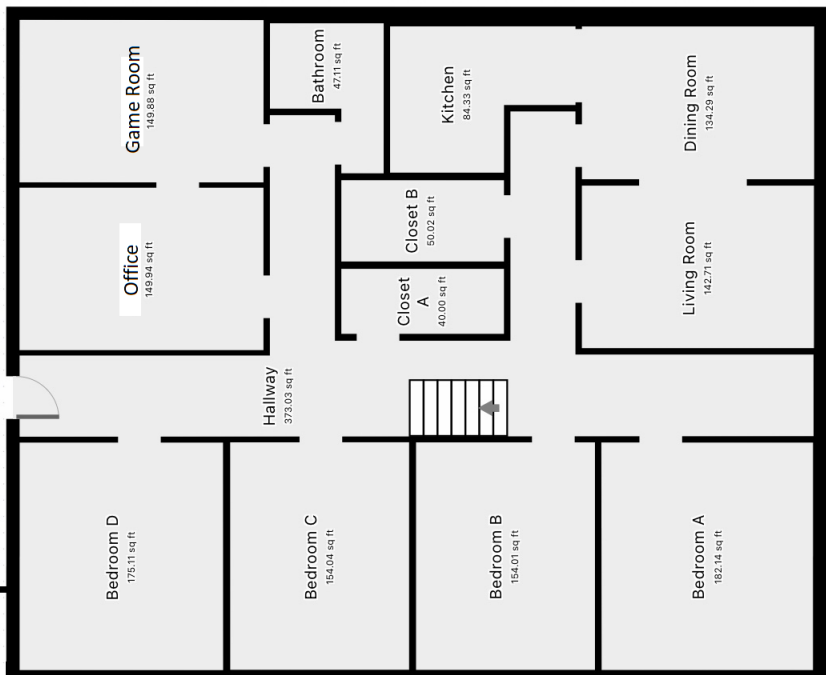
Planning Commission reviewed the initial proposal at their May 10th 2022 meeting and requested more detailed floorplans and site plans.







Second Floor



First Floor



2nd Floor Garden Storage
159.50 sq ft

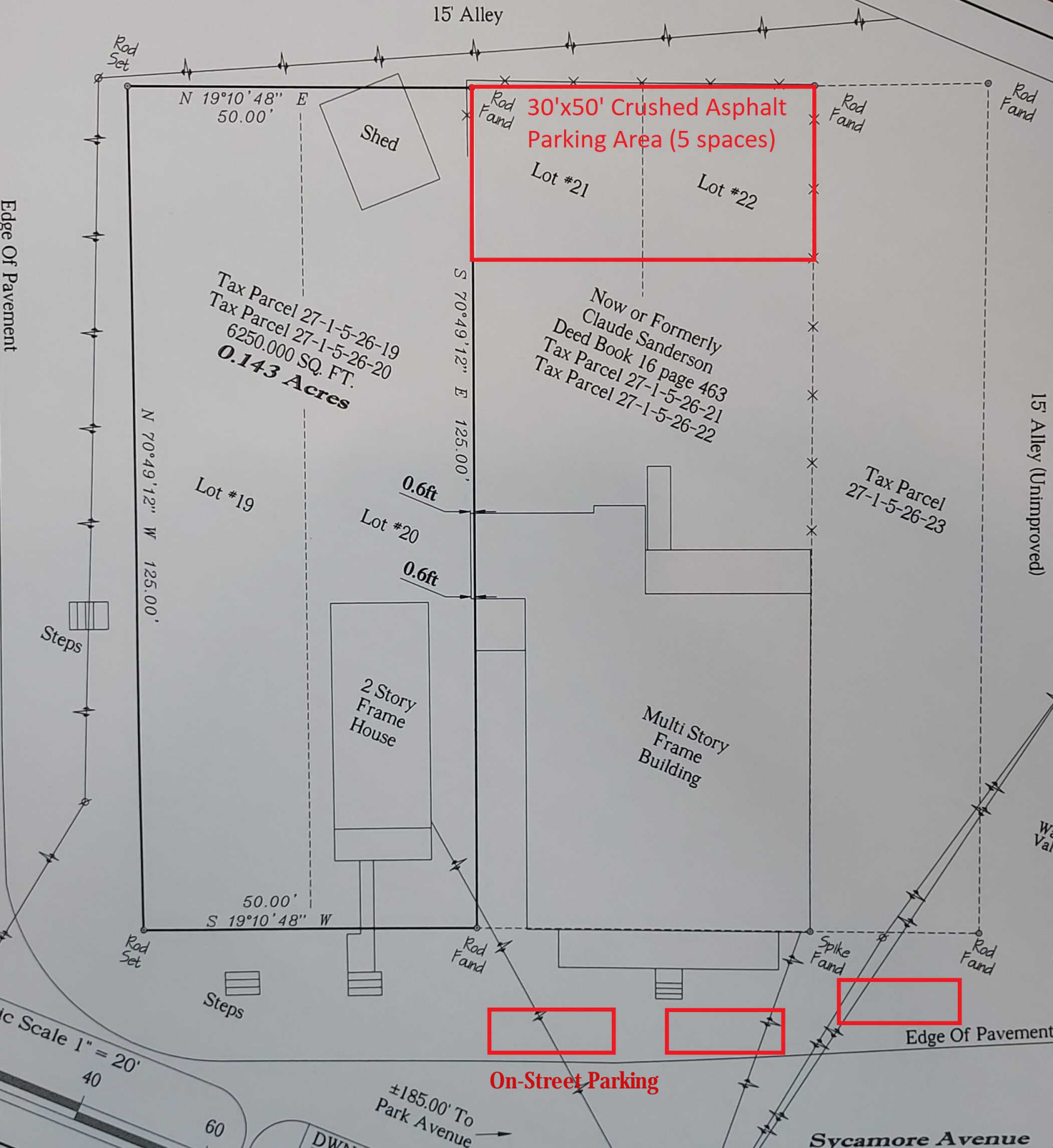
Garden Storage
75.00 sq ft

Pantry
49.50 sq ft

Bathroom
110.00 sq ft

2519

2517





Zoning Text Amendment
Ordinance Text
615 Seminary Hill District – Drive Through Facilities
6/7/2022

AN ORDINANCE to amend Section 615 Seminary Hill District of the Land Development Regulations of the Code of the City of Buena Vista, as amended, for the purpose of allowing drive-through facilities as a conditional use.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that after a duly called public hearing, in accordance with the general welfare of the citizens of Buena Vista and in accordance with good zoning practices, Section 615 of the Land Development Regulations of the City of Buena Vista is hereby amended as follows in the attached Exhibit A.

BE IT ALSO ORDAINED that Article 3 Definitions of Terms Used in This Ordinance is hereby amended as follows in the attached Exhibit A.

This ordinance shall be effective 30 days following adoption by City Council.

William Fitzgerald, Mayor

ATTEST:

Dawn Wheeler, Clerk of Council

Date

EXHIBIT A.

615.04-4 Building height and design. New buildings must comply with appendix B of the Buena Vista Land Development Regulations. Additionally, in the mixed business district new buildings may not be taller than one story greater than the adjacent structures, with a maximum of 3 stories allowed. In the institutional district new buildings located to the east of Beech Avenue to the West side of Chestnut Avenue and to the North Side of Park and 25th Streets to the south side of 28th Street buildings may be not greater in height than six stories if the base of the building is located at the foot of the ridge and the height of the building does not exceed 1000 feet above mean sea level (48 feet above the base elevation of Main Hall) without a conditional use permit granted by the city council. In no event shall any building or structure be built that would materially obstruct the view of Main Hall from the south looking northward. Buildings and structures built in the area lying to the south of 29th Street and to the east of Birch Avenue in the area designated as "the Dinky" also known as "Mineral Ridge" on the "Buena Vista Quadrangle" of the USGS topographic map may be no taller than three stories in height. New buildings should be designed to blend in with the character of the neighborhood. ~~Drive-through facilities are prohibited in this district.~~ No building, structure or facility will be built that will obstruct the view of Main Hall as viewed from the south. Building Design must conform to the Buena Vista building design standards.

...

615.04-9. Drive-through facilities. Drive-through facilities shall be considered and accessory use and shall require a conditional use permit.

302.04-X *Drive-through facility*. Building and site design features to allow a business to provide or dispense products or services, through an attendant or automated machine, to persons remaining in vehicles that are in designated stacking aisles. Drive-through facilities are typically accessory to another use.



PLANNING COMMISSION Staff Report

Zoning Text Amendment

615 Seminary Hill District – Drive Through Facilities

6/7/2022

Synopsis

Amend the Seminary Hill District to allow drive-through facilities by conditional use permit.

Analysis

Currently, drive-through facilities are prohibited in the Seminary Hill District. This was likely intended to protect historic buildings and to encourage a pedestrian orientation of development, but the flat prohibition gives no flexibility. The only other limit or prohibition on drive-through facilities is found in the Mixed Business zone, which prohibits drive-through facilities on banks. For the most part, the zoning code is silent on drive-through facilities.

Staff propose making drive-through facilities a conditional use in the Seminary Hill District to allow projects to be considered on a case-by-case basis. (As a reminder, the SHD is an overlay zone on the Mixed Business and Institutional base zones.) No other zones would be changed.

Staff also propose defining the term “drive-through facility” as follows:

Drive-through facility. Building and site design features to allow a business to provide or dispense products or services, through an attendant or automated machine, to persons remaining in vehicles that are in designated stacking aisles. Drive-through facilities are typically accessory to another use.



PLANNING COMMISSION Staff Report

Sign Certificate of Appropriateness

2522 Beech Ave - Subway

6/9/2022

Synopsis

Sign Certificate of Approval for signage for new Subway restaurant in existing building at 2522 Beech Ave.

Overview

Applicant Jason Harris plans a new Subway restaurant in a portion of the first floor of 2522 Beech Avenue. The use as a restaurant is by-right and he is not expanding the building footprint, so no site plan is required. However, because the building is in the Seminary Hill District, it requires a certificate of appropriateness for its signage.

The signage details are slightly updated from the May 10th 2022 Planning Commission presentation.

Proposed Signage

- 1) Hanging flat signs from existing mounting brackets on 2nd floor of façade. Dimensions 36" x 30", dark green color with word "Subway" in yellow and white characters on flat metal material.
- 2) New wall signs on both the south and north sides of the building 37" x 133" (about 3' x 11'), 5" deep channel letters on flat green backing, externally illuminated with gooseneck lights
- 3) New menu board for drive through on the east side of building 5' tall x 2.5' wide
- 4) Lighted metal canopy over the menu board mounted on a single pole, height TBD, canopy size 76" x 76" (6' x 6')

Example photo of the hanging signs and spec sheets for the side wall signs, menu board, and canopy are included. Product sheet for the gooseneck lights is included. Location of the menu board and canopy is TBD because layout of drive-through is not finalized.

The existing wood frame canopy on the façade will be retained and repaired with painted or replaced metal roof and new metal fascia. The canopy will not have any signage.

Analysis and Recommendation

The four buildings in this block of Beech Avenue are some of the few buildings in the Seminary Hill District that are actually historically significant, they form a cohesive group, and retain a lot of historic fabric. For those reasons we should make efforts to preserve them. The proposed signage represents effective integration of corporate signage in a historic district.

The applicant proposes externally illuminated wall signs instead of the usual internally-illuminated box signs.

Another important point is that all of the proposed signage is removable, and installation will not damage historic fabric.

This project is a good use of vacant space on the central corridor of the City. Staff recommend approval of the signage as presented.



Hanging Signs

SUBWAY

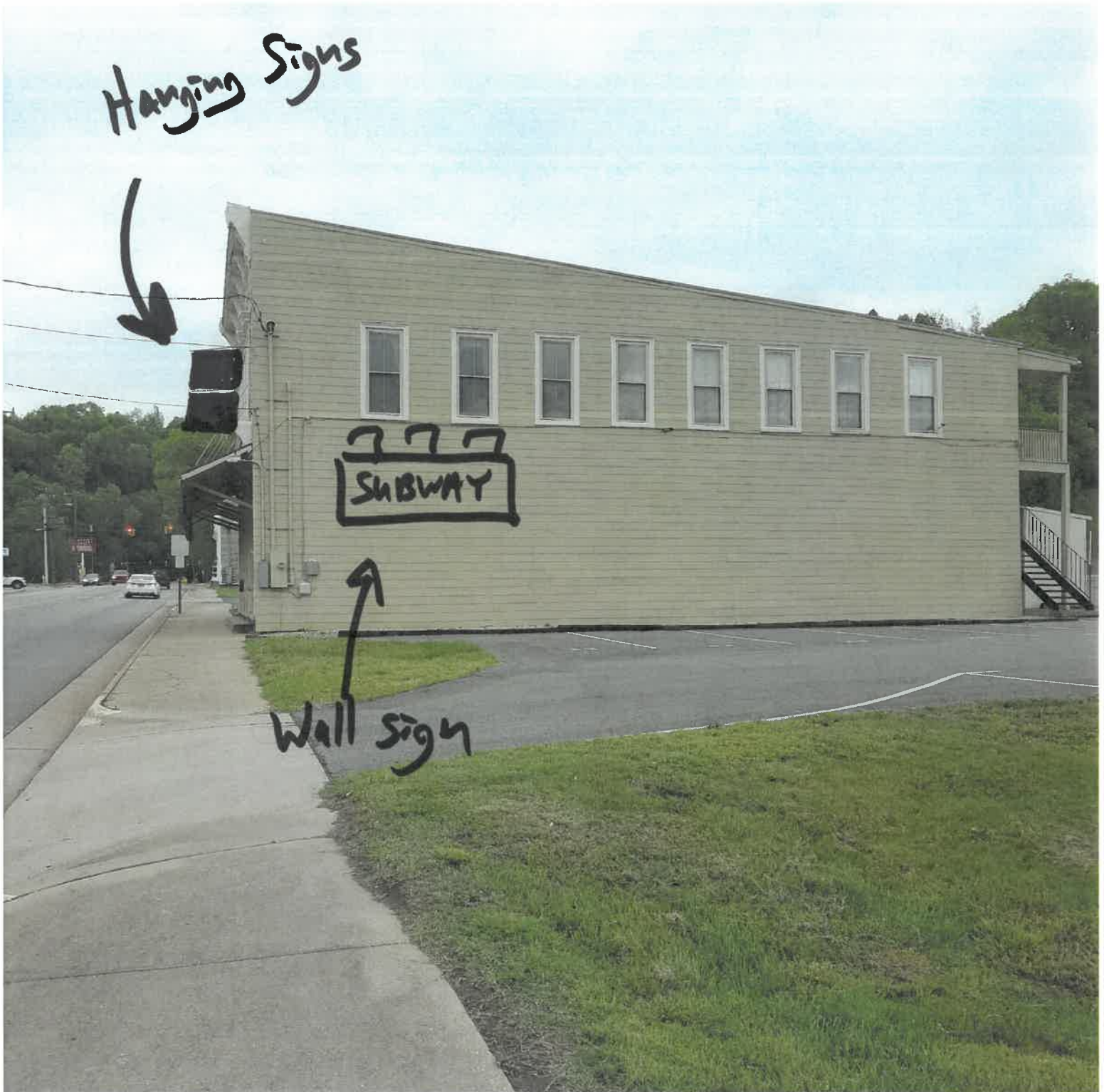
Wall Sign

Hanging Signs



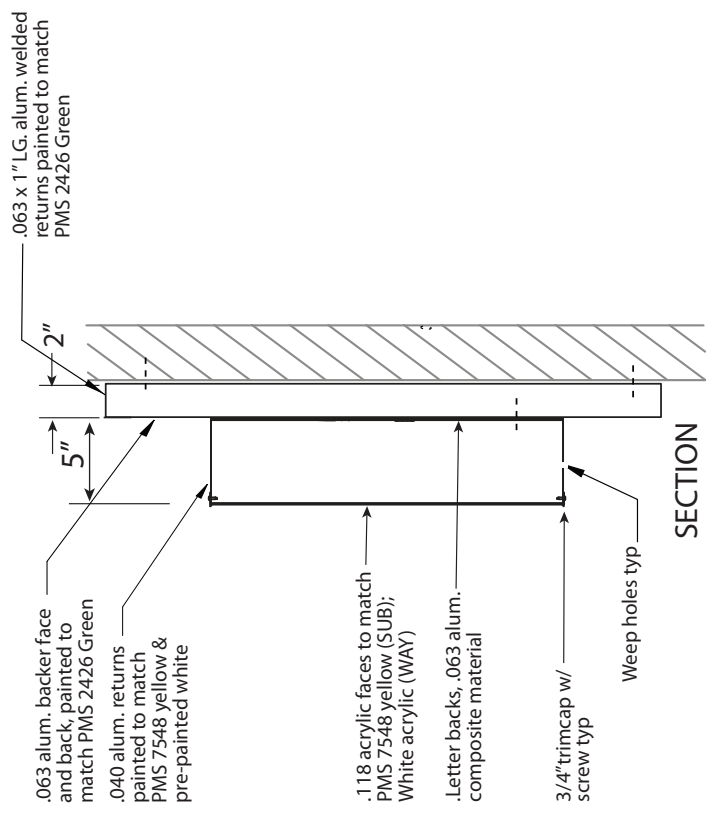
377
SUBWAY

Wall sign





24" LED CHANNEL LETTERS YELLOW/WHITE, IND. MT. ON BACKER



GENERAL SPECIFICATIONS:

Materials:

.040 aluminum returns pre-painted to match PMS 7548 Yellow (SUB); Pre-painted white (WAY); Backs are .063 aluminum composite material

Return Depth: 5"

Backer Depth: 2"

Faces:

(SUB) Yellow Acrylic Optix 1X91061A to match PMS 7548

(WAY) White Acrylic

Trimcap:

(SUB) 3/4" Pre-painted Yellow to match PMS 7548

(WAY) 3/4" Pre-painted Green to match PMS 2426

Area Squared: 34.24 Sq. Ft.

Wind Load: 35 psf

COLORS:

PMS 7548 Yellow

PMS 2426 Green

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Everbrite

Everbrite LLC
 4949 S 110th Street, Greenfield, WI 53220
 Phone: 414-529-3500 • Fax: 414-529-7191
 Website: www.everbrite.com

Part No:
 Description: 24" LED CHANNEL LETTERS YELLOW/WHITE ON GREEN BACKER

Project No: 427938
 Date: 3/24/20
 Drawn By: CH



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Product Details

The barn light style of this rustic outdoor wall light is enhanced by a deep black finish.

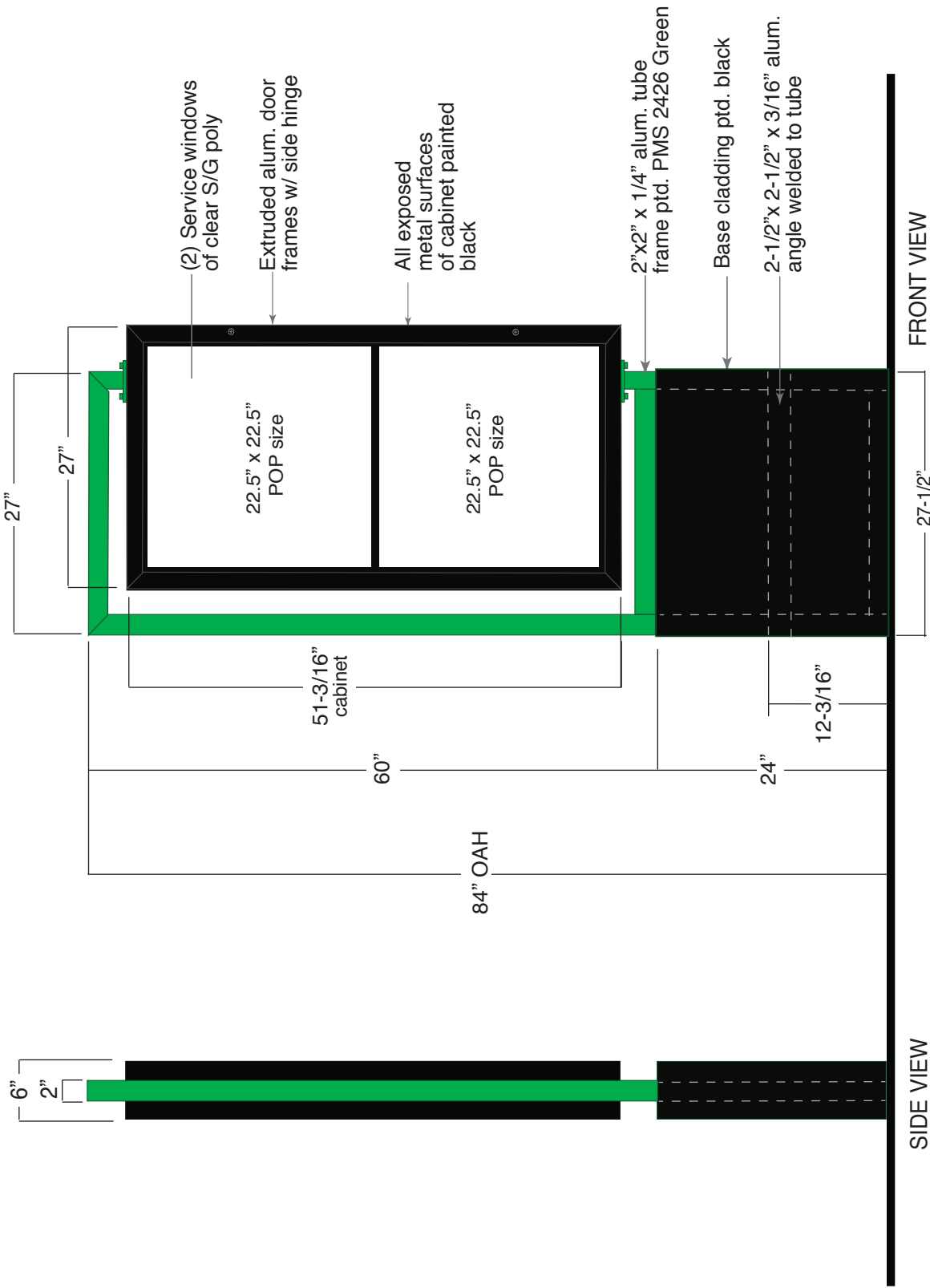
Additional Info:

This outdoor wall light is sure to improve the look of any home's exterior. A simple design with a curving downward arm and flared shade creates a farmhouse appeal. The black finish blends well with a variety of existing decor and color schemes. The design is inspired by classic RLM (reflector luminaire manufacturer) lighting, which uses a reflector shade to direct light downward.

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- 18" high x 10 1/2" wide. Extends 17 1/2" from the wall. Backplate is 4 1/2" wide. Weighs 2 lbs.
- Shade is 10 1/2" wide at widest point. Mounting point to top of fixture is 7".
- Takes one maximum 100 watt standard-medium base bulb (not included).
- Neihart outdoor barn light from the Franklin Iron Works™ brand. Inspired by classic RLM (reflector luminaire manufacturer) lighting, which uses a reflector shade to direct light downward.
- Black finish. Aluminum construction. Curving gooseneck arm and open shade.



2-PANEL LED ILLUM'D PRESELL BOARD

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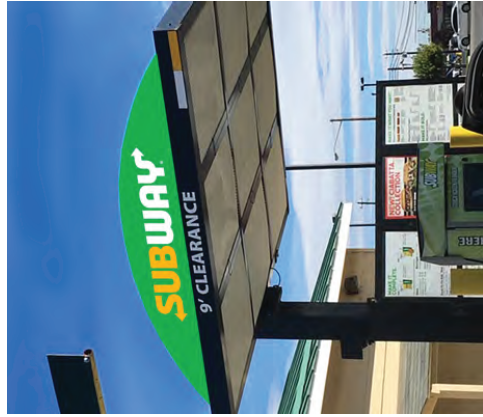
Part No:	Project No: 423224
Description: 2017 2-PANEL LED ILLUM'D PRESELL BOARD W/ BASE CLADDING	Date: 12/30/19
	Drawn By: CH

Everbrite LLC
 4949 S 110th Street, Greenfield, WI 53220
 Phone: 414-529-3500 • Fax: 414-529-7191
 Website: www.everbrite.com

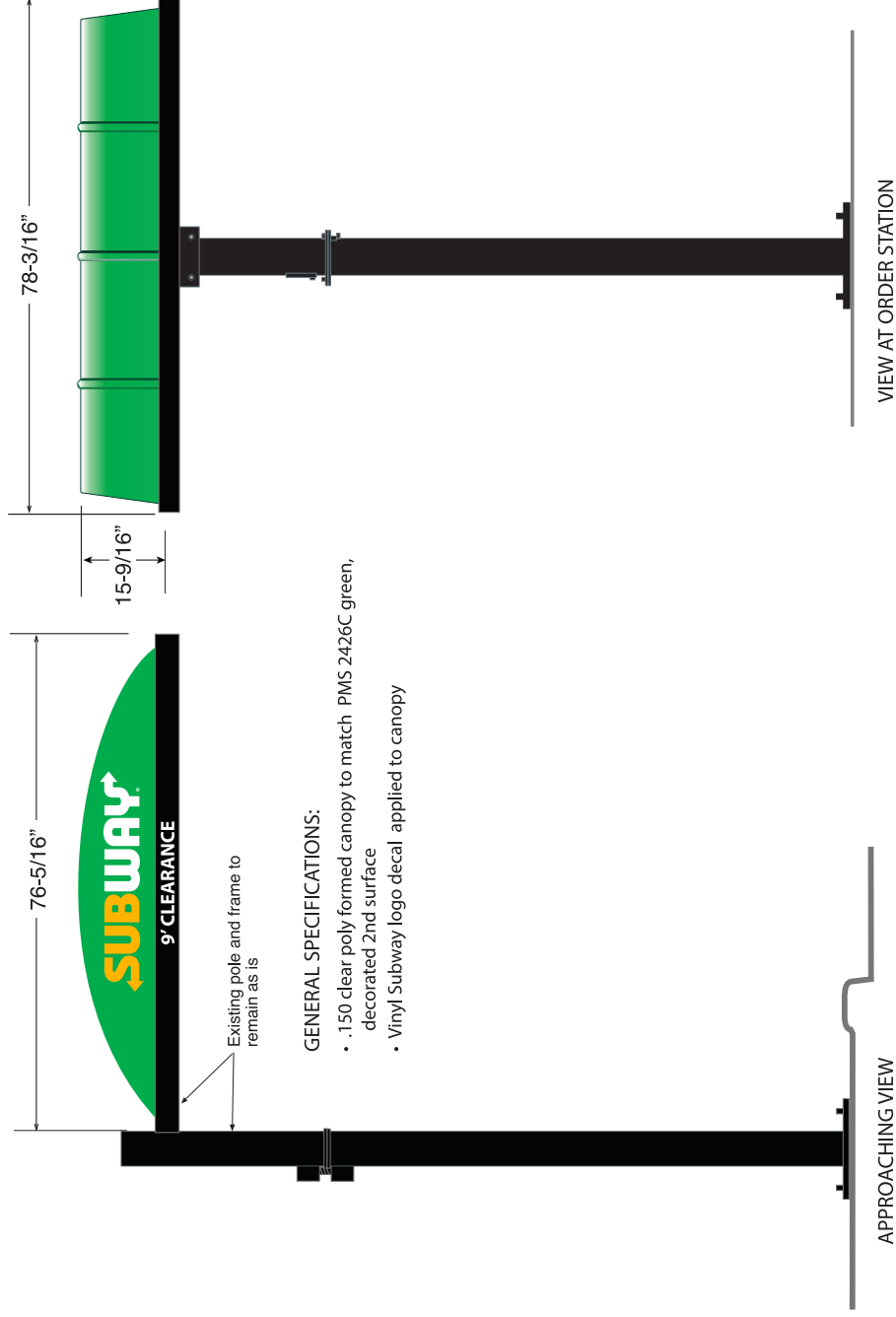




EXISTING



PROPOSED



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Everbrite

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Website: www.everbrite.com

Part No: E035171

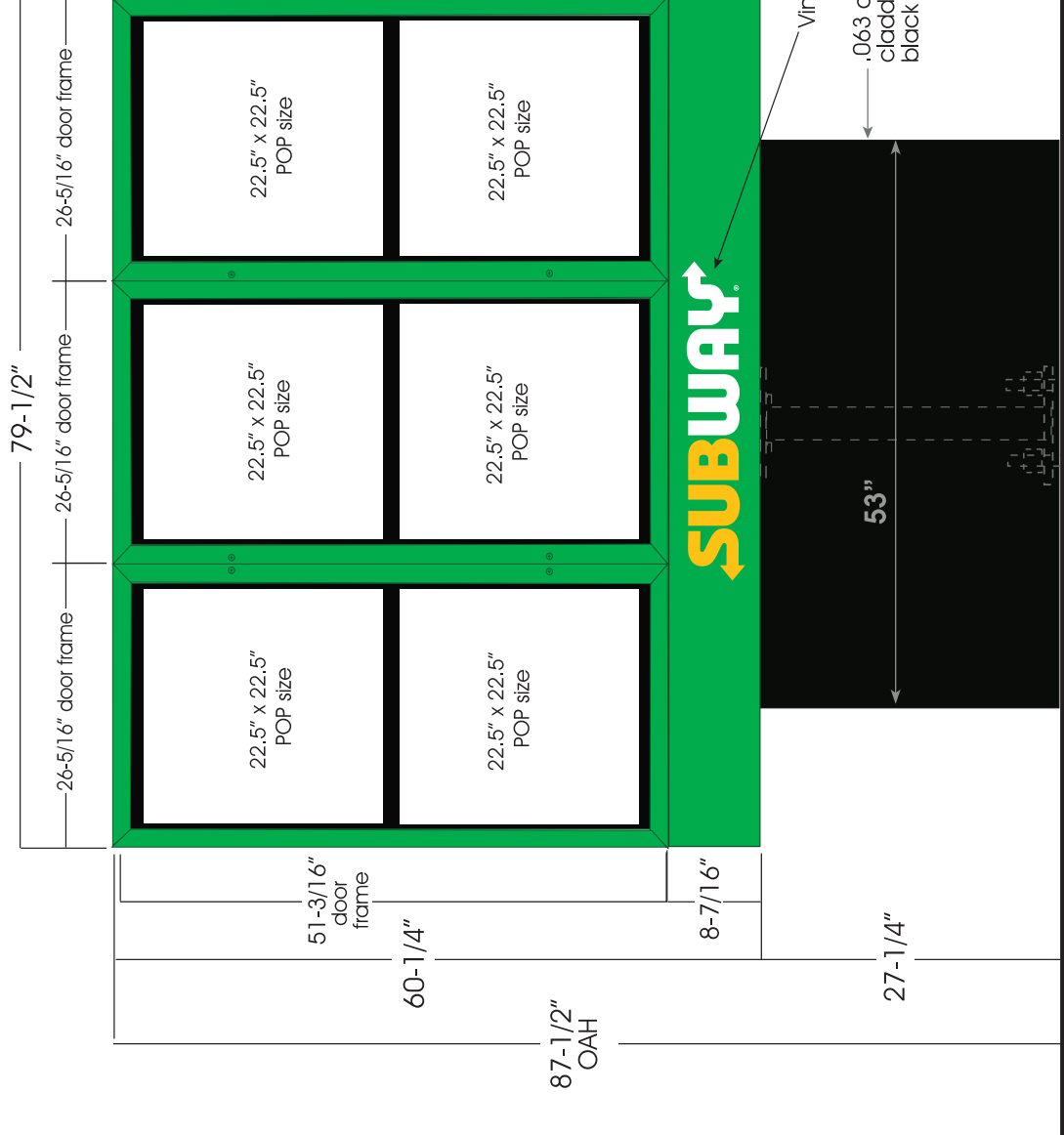
Description: Replacement plastic top only

Project No: 417864-2

Date: 2/10/2020

Drawn By: JK





E031208- 6-PANEL LED DT MENUBOARD
KT07366- WIDE CLADDING
KT07367- 6-PANEL MENUBOARD W/ WIDE CLADDING

GENERAL SPECIFICATIONS:

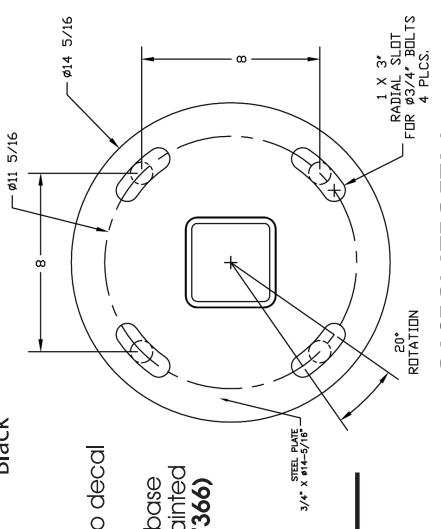
Materials:
 Extruded aluminum cabinet and door frames;
 Aluminum base cladding
 Clear S/G polycarbonate windows in side-hinged and locking doors
Area Squared: 33.26 Sq. Ft.
Wind Load: 90 mph

ELECTRICAL:

Illumination:
 Agilight white LEDs
Electrical:
 Total Load: 1.5 amps
 Circuits: (1) 20V 20 amp

COLORS:

PMS 2426C Green
 Black



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<p>Everbrite LLC 4949 S 110th Street, Greenfield, WI 53220 Phone: 414-529-3500 • Fax: 414-529-7191 Website: www.everbrite.com</p>	Project No: 406842-1 Date: 05/13/19 Drawn By: CH
	Part No: E031208; KT07366; KT07367 Description: 6-PANEL LED ILLUM'D DT MENUBOARD W/ WIDE CLADDING







PLANNING COMMISSION Staff Report

ROW Abandonment

Pine Avenue in front of 1125 Pine Ave

6/8/2022

Synopsis

Paul Eppard requests abandonment of undeveloped portion of Pine Avenue adjacent to his property.

Summary:

- Area to be abandoned is 150' x 30' (4500 sf)
- The undeveloped end of Pine Avenue past the entrance to Reservoir Hollow trailhead
- Would not impact accessibility of Reservoir Hollow
- Total price using new pricing formula is \$3,375

Analysis

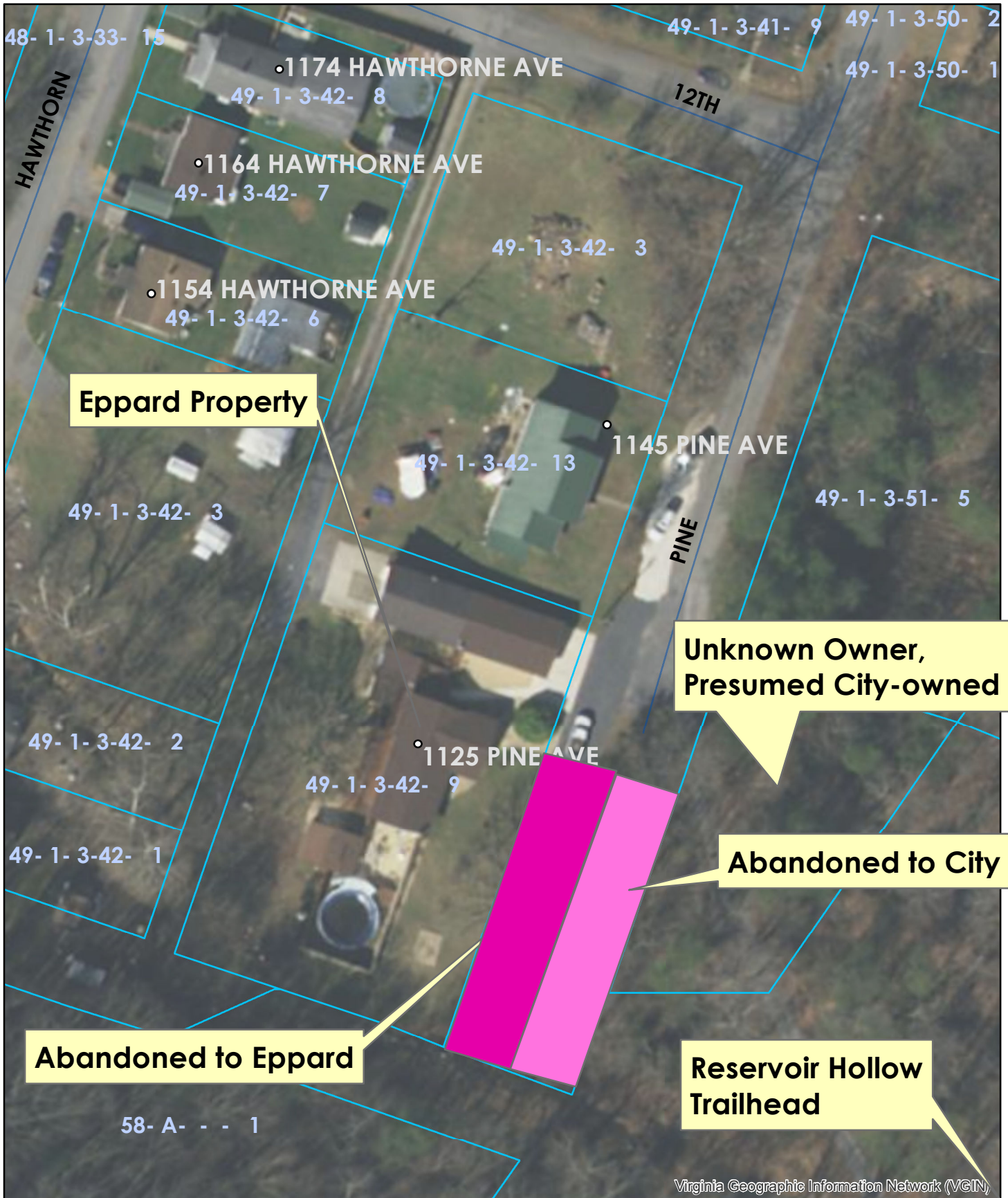
Mr. Eppard is seeking additional yard space to build a car port for a new recreational vehicle. The proposed vacated street area would be immediately adjacent to his yard, and most of the area to be abandoned is already grass mowed by Mr. Eppard. He owns four lots (200' of frontage); the abandonment would start more or less at the end of the pavement of Pine, for the southern 150' of his frontage.

When a street or alley is abandoned, the property owners on each side get half, split down the centerline of the ROW. The owner on the opposite side of Pine Ave is the City. The City would add their abandoned half of the street to the existing tax parcel that includes the well, shooting range, etc.

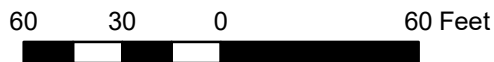
There would be no change to the Reservoir Hollow access. Mr. Eppard's half of the abandoned street does not include any of the access road, though the City's half of the abandoned street may include a small portion of it.

Recommendation

Staff recommend approval of this abandonment as presented.



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



1125 Pine Ave Pine Ave abandonment

6/8/2022





PLANNING COMMISSION Staff Report

Zoning Map Amendment
 300 block South Magnolia Ave - Dickinson
 6/9/2022

Synopsis

Property owner Robert Dickinson requests rezoning a portion of his property between South Magnolia Ave and the Maury River from Light Manufacturing to R1 Low Density Residential for future construction of a house.

Site Information

Address/Tax Map:	Portion of 61-1---2, no address	
Existing zoning:	LM Light Manufacturing	
Existing land use:	Agricultural/vacant	
Proposed zoning:	R1 Low Density Residential	
Proposed land use:	Future house construction	
Surrounding zoning and land use:		
North: Dickinson Well & Filtration Plant, Munters Corporation East: Beverly Brothers log yard, agricultural/vacant Savernake Tract and former drive-in South: Agricultural (Snider property), 501 Self Storage West: Maury River		
Size:	Approximately 23 acres	
Staff Recommendation:		
Tentative Timeline	Preliminary Commission Discussion	6/14/2022
	Planning Commission Public Hearing	7/11/2022
	City Council Public Hearing	8/4/2022
	City Council Adoption	8/18/2022

Overview

Mr. Dickinson would like to build a house for his daughter on some of his land near the river. The site and plans for the house are not part of the rezoning proposal.

Environmental Characteristics

Much of the proposed area to rezone is located in the 100-year floodplain. The portion of the proposed rezoning that is outside either the 500 or 100 year floodplain is only about 3 acres. As a result, the area has limited potential for significant manufacturing development; there is really only about a 4 or 5 acre usable area that is outside the 100 year floodplain.

Vegetated buffer zones along rivers and streams (the northern edge of the proposed rezoning is Bennet's Run, a small creek) are important for mitigating erosion from runoff and stabilizing the landscape. The presence of the floodplains as development constraints is good for the surrounding land because the subject property helps to manage runoff and drainage.

Comprehensive Plan Conformance

The Future Land Use Plan calls for this area to remain light manufacturing. However, the future land use chapter recommends for industrial use types that, "New industrial growth should be located in areas to best preserve the natural environment."

Surrounding Land Uses

The surrounding land is a mix of residential, agricultural, and industrial.

Infrastructure and Access

This site is served by public water, but not sewer. A 6" water main is adjacent to this site, running on the same side of S Magnolia Ave, which currently serves several houses south of this location. The nearest sewer is in the industrial park, at least 1200' north of the proposed rezoning. Any sewer would need to be pumped up from the site to the industrial park, from which point it runs through another pump station.

This site has excellent road frontage on South Magnolia Ave (Rt 501).

Analysis and Recommendation

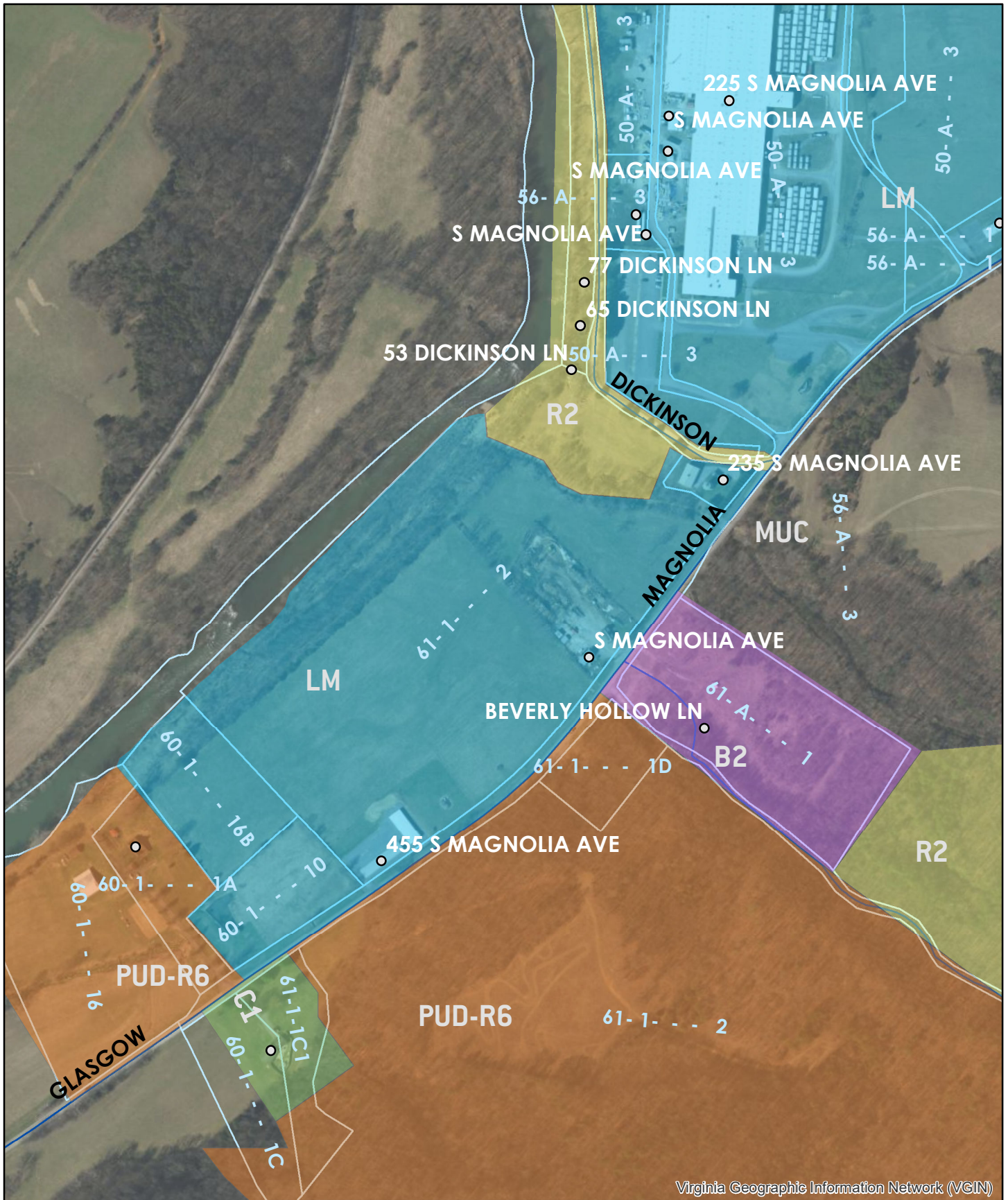
Downzoning industrial land to a less intense use such as residential should be considered very carefully. The City has limited industrial-zoned land, and when this land is occupied, it has a high return to the local economy and in taxes. There is more land zoned for residential uses than industrial, and it is harder to find or create more industrial land. Generally, upzoning land to industrial from residential or other use is not supported by adjacent owners because industrial uses can generate nuisances such as trucks, traffic, lights, noise, smells, etc.

However, this property is not prime industrial land. Although it has good road frontage on S Magnolia Ave, the contiguous developable area outside the 100 year floodplain is very small for industrial uses. Water is available, but sewer would require significant investment to construct. The two existing adjacent industrial uses, 501 Self Storage and the Beverly Brothers log yard, have very light infrastructure needs.

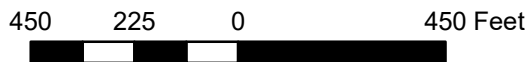
From infrastructure and environmental perspectives, low-density residential use is a much better fit. Although there are two small industrial uses, the predominant character is rural agricultural/residential, so low-density residential zoning would be compatible. The City's industrial land is valuable, but there are multiple available industrial properties with better infrastructure, chiefly in the industrial park just north of here. Although currently the owner envisions a single house here, depending on septic system constraints, there may be acreage for multiple high-quality river-front homes which would benefit the City.

Finally, prior to annexation of this part of the City in 1984, this land was zoned Agricultural. Mr. Dickinson asserts that he did not want it zoned for manufacturing to begin with, and would have preferred it remain agricultural. (There is no agricultural zone in the City.)

Staff recommend approval of the rezoning as presented.

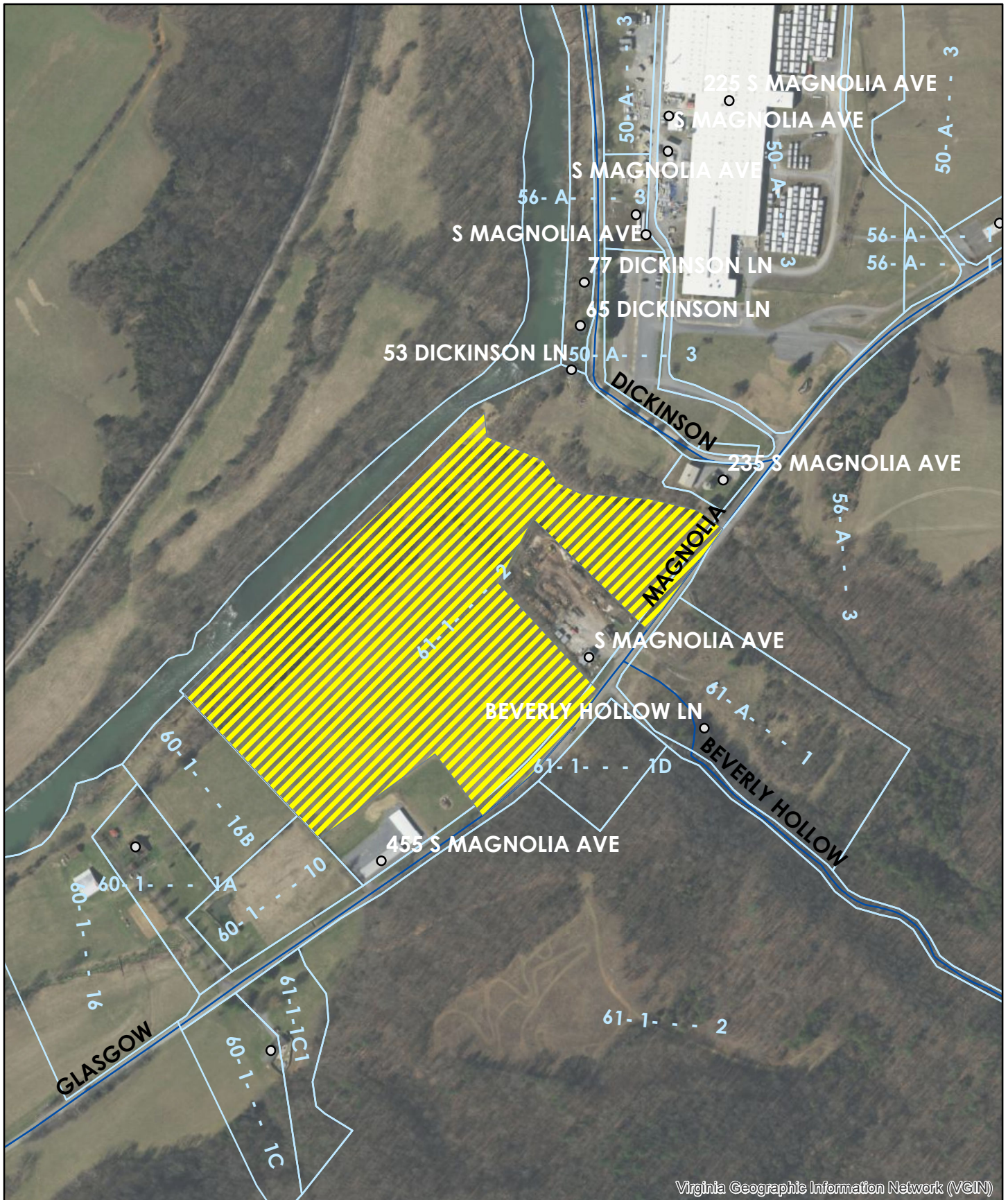


Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



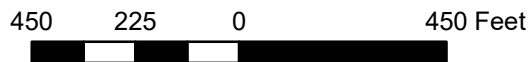
Dickinson Property Existing Zoning

6/9/2022



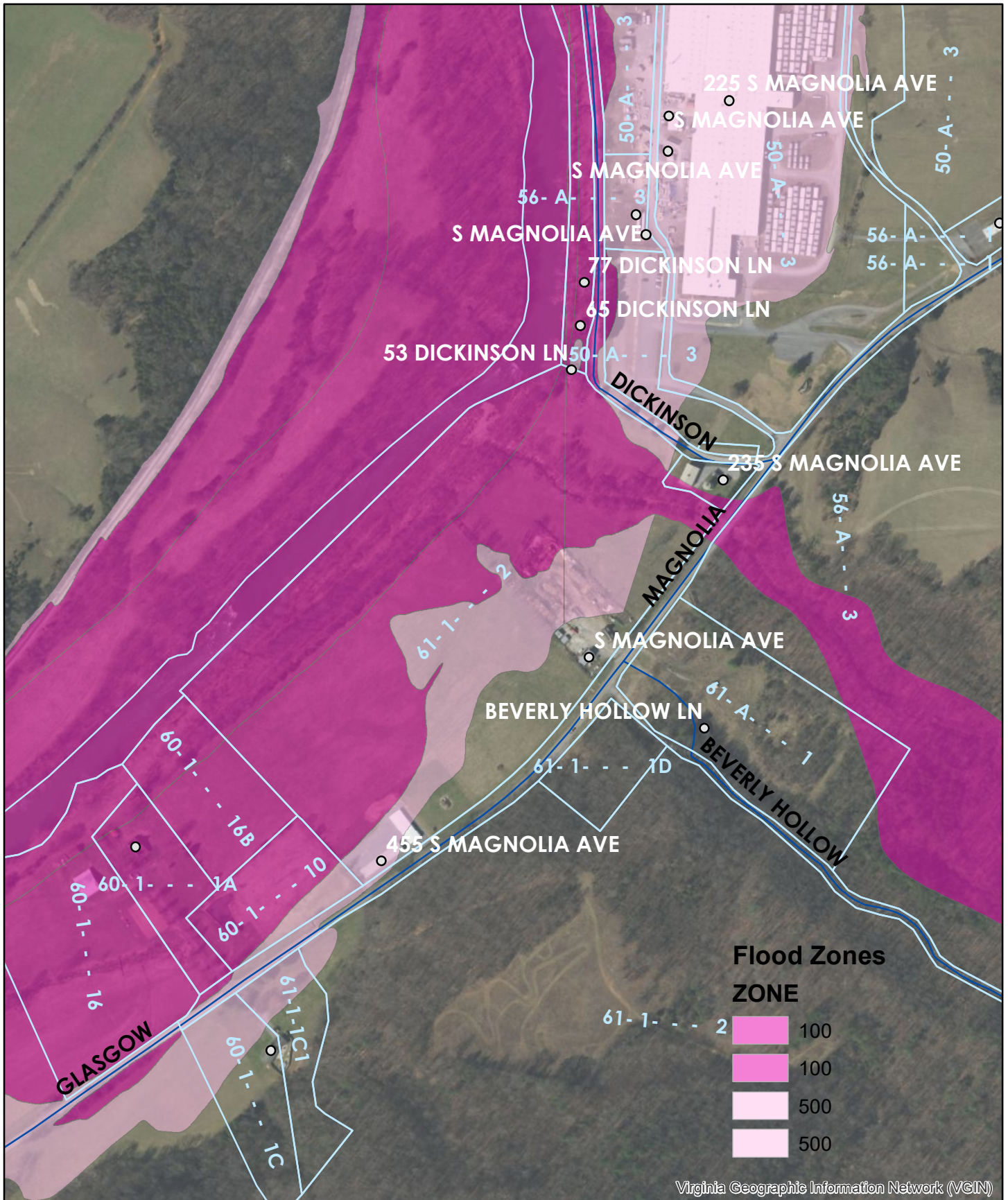
Virginia Geographic Information Network (VGIN)

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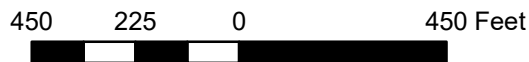


Dickinson Property Proposed Rezoning

6/9/2022



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Dickinson Property Flood Plains

6/9/2022