



PLANNING COMMISSION

AGENDA for March 11th 2025

AGENDA

PUBLIC HEARING

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

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 February 11th 2025

Old Business

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

New Business

None

Report of Secretary

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2028

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2028

Sarah Henson, 9/30/2027

Melvin Henson, City Council Representative,
9/30/2027

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 | 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 February 11th 2025

Meeting location: City Council Chambers

Meeting time: 7:00 PM

Members Present:

Dennis Hawes, Chairman

Bryson Adams

Sarah Henson

Harold Kidd

Marolyn Cash

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

For minutes of 12/10/2024 meeting:

Corrections: Mr. Hawes made an explanatory note on the record copy regarding his comments on 2500 Sycamore Ave.

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

Abstentions: Mr. Kidd

For minutes of 1/14/2025 meeting:

Corrections: none

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

Abstentions: Mr. Kidd

New Business

Site Plan – 1973 Sycamore Ave

Mr. Roberts began by noting that the car wash is now owned by Jeff Cash, owner of Pioneer Electric on Magnolia Ave. He then relayed an update from earlier that day that the new

projecting gables in front will extend 7' 4" instead of 6' 8". He explained that he has spoken with the owner about a landscaping/tree bed but does not want to lock him into a specific location. Landscaping is a good thing to include but he does not want to put a burden on the developer. Mr. Petrie asked about the wastewater collection system, and Mr. Roberts replied that he believed that it was OK. Mr. Hawes asked for a motion to approve the site plan with the understanding Mr. Cash would work with Mr. Roberts on landscaping. Mrs. Cash made the motion, Mr. Adams seconded, and all voted yes.

Zoning Map Amendment, Conditional Use Permit, Site Plan, ROW Abandonment – 600 block Magnolia Ave

Mr. Hawes asked Mr. Hunter Young, project engineer, to speak on the project. Mr. Young reviewed items that had been updated since the project first came to Planning Commission last summer. He noted the 20' front setback off Magnolia and that the front steps on those units will be kept small to reduce encroachment. The internal driveway is one-way. Mr. Hawes asked if this would require a VDOT permit, and Mr. Roberts replied that because Magnolia Ave is a City street they do not need a VDOT permit.

Mr. Young pointed out a discrepancy between the renderings and his site plan. The orientation of the bank of townhouses closest to 6th Street is shown differently. The garage doors will be opening north, but it is undecided whether to have front yards or back yards on the 6th Street side.

Mr. Young reviewed the stormwater management plan as shown on the plan. He noted that based on continued design, they will not need a sanitary sewer pump station but will be able to get gravity sewer. There will be a dumpster at the end of Driveway 2 instead of a trashcan corral at the intersection of the internal streets.

Mr. Bryson Adams, owners representative and member of the Planning Commission, spoke about the project and noted that one of the initial concerns of the project was density. The original concept had 32 units, the max for R4 on a site of this acreage, but they had taken this down to 22 units to allow for greenspace and the quality of the development they wanted. He also noted that Mr. Young has been working hard with FEMA on a flood map study of Pedlar Gap Run to get the mapped floodplain moved. The current mapping doesn't correspond to reality.

Mr. Hawes asked whether the materials and style show in the rendering would be actually built. Mr. Adams said while they were not final designs, the finished product would look similar. The owner really wants the development to look like Georgetown. Mr. Young noted that the trees shown on the rendering along Magnolia Ave probably cannot be installed as shown because they would block site lights for vehicles.

There was some discussion that a few neighbors are aware of the project, but not many, and there may be some concern or opposition. Mr. Roberts stated that the notification letters would go out shortly and there would be a sign on premises.

Mr. Hawes confirmed that the conditional use permit was for the setback and height. Mr. Roberts said yes, that he had discussed with Mr. Adams and Mr. Young at length about the front setback because he felt that was one of the major considerations of this proposal to fit the buildings on the site without slamming them right up to the sidewalk. The other houses along Magnolia are 30' or more from the street so it is a difference.

Mr. Hawes stated that the site plan is very thorough, and that the alley abandonment seems very logical and necessary.

Secretary's Report

- 120/122 Sunset Ridge project withdrew their CUP application and instead will build two detached single family houses.
- 2056/2068 Chestnut Avenue bed & breakfast was approved by City Council with two dissenting votes. One Council member voted no because of concern about street parking if they have events. The other member seemed to vote no because he is concerned about the B&B evolving into permanent apartment/boarding house occupancy. Mr. Roberts did explain to him that doing so would be a violation of the CUP and that the City could monitor lodging tax revenue on a monthly basis.
- The 2500 block of Sycamore Ave project was denied by City Council over density concerns. Mr. Roberts noted that he made it clear to the developer before the Feb 6th Council meeting that he had the opportunity to make changes to the proposal, but the developer chose not to.

Adjournment 7:45 PM

Approved: _____



PLANNING COMMISSION Staff Report

Zoning Map Amendment, Site Plan, ROW Abandonment
 600 Block Magnolia Ave Townhouses
 2/21/2025

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

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	2/11/2025
	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 6th Street and 9th Street and Magnolia Ave and Woodland Ave. There is one existing unoccupied blighted house at 139 E 6th 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 6th 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 (6th 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 6th 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 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. 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 6th 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 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). 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 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 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. These market rate units are expected to attract interest from across the County among professionals and families looking for high-quality, low-maintenance rental housing.

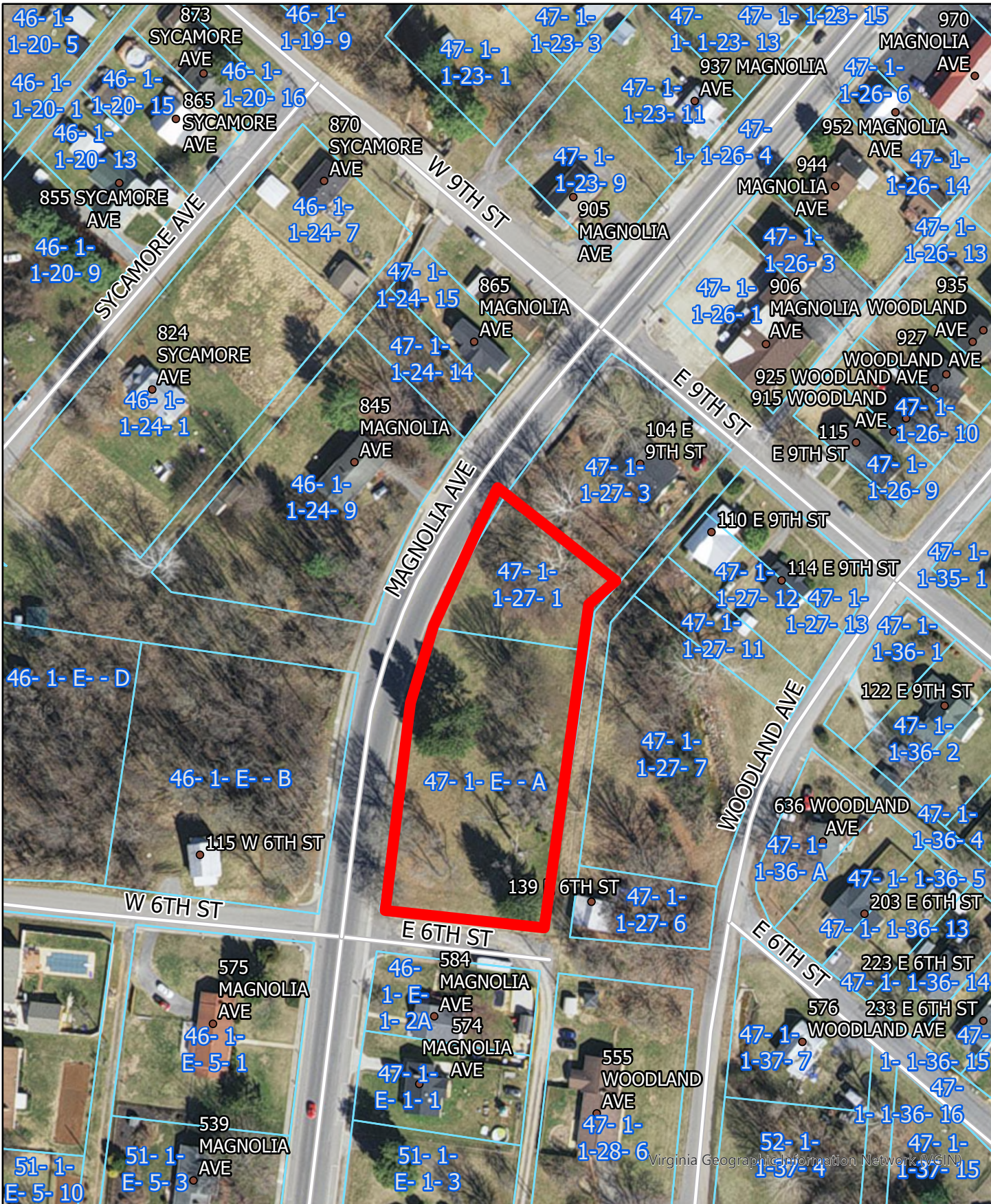
Architectural

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 6th 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.

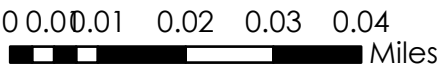
All townhouses will be three stories. The exterior materials and styles have not been finalized; the renderings reflect representative materials and styles similar to what will be built. Individual townhouse units will have different materials or styles, and materials may include brick, stucco, and fiber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



Virginia Geographic Information Network (VGIN)



600 Block Magnolia Ave

4/24/2023

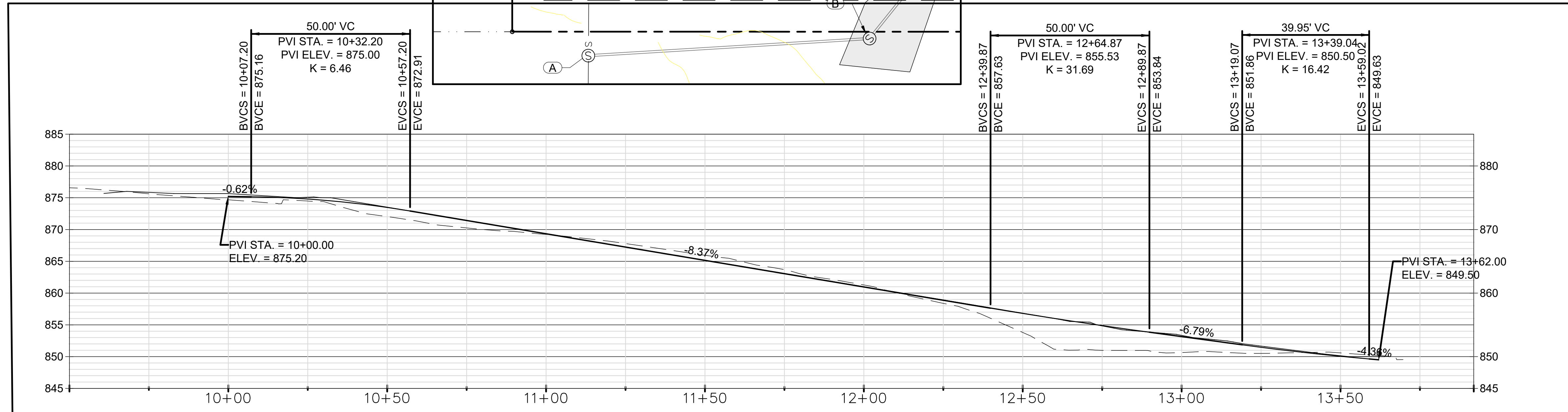
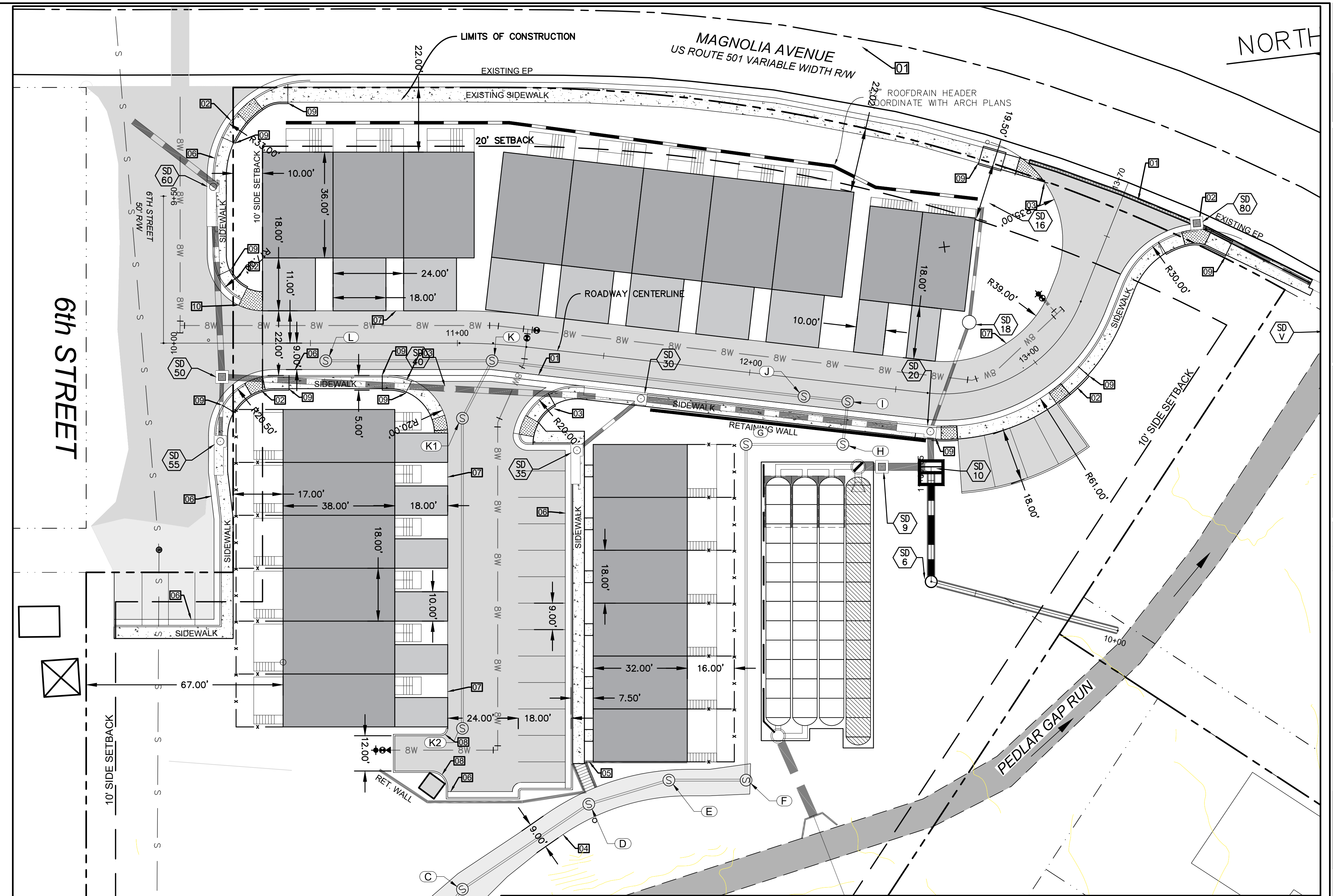
PLANIMETRIC NOTES

PLANIMETRIC NOTES

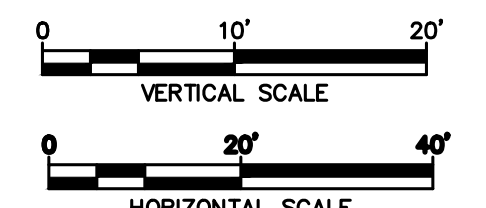
- 01 MODIFIED VDOT CG-11 WITH TRENCHDRAIN..
- 02 MODIFIED CG-12B WITHIN CURVE.
- 03 TAPER SIDEWALK DOWN TO EP AS WITH CG-12B THEN CONTINUE SIDEWALK TO AGGREGATE CROSSING AREA.
- 04 PAVED PEDESTRIAN AND MAINTENANCE ACCESS ROAD. FLARE ENDS.
- 05 RETAINING WALL AND STEPS MEET BUILDING. BUILDING MAY NEED 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.



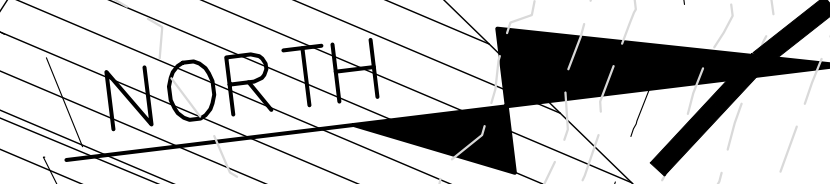
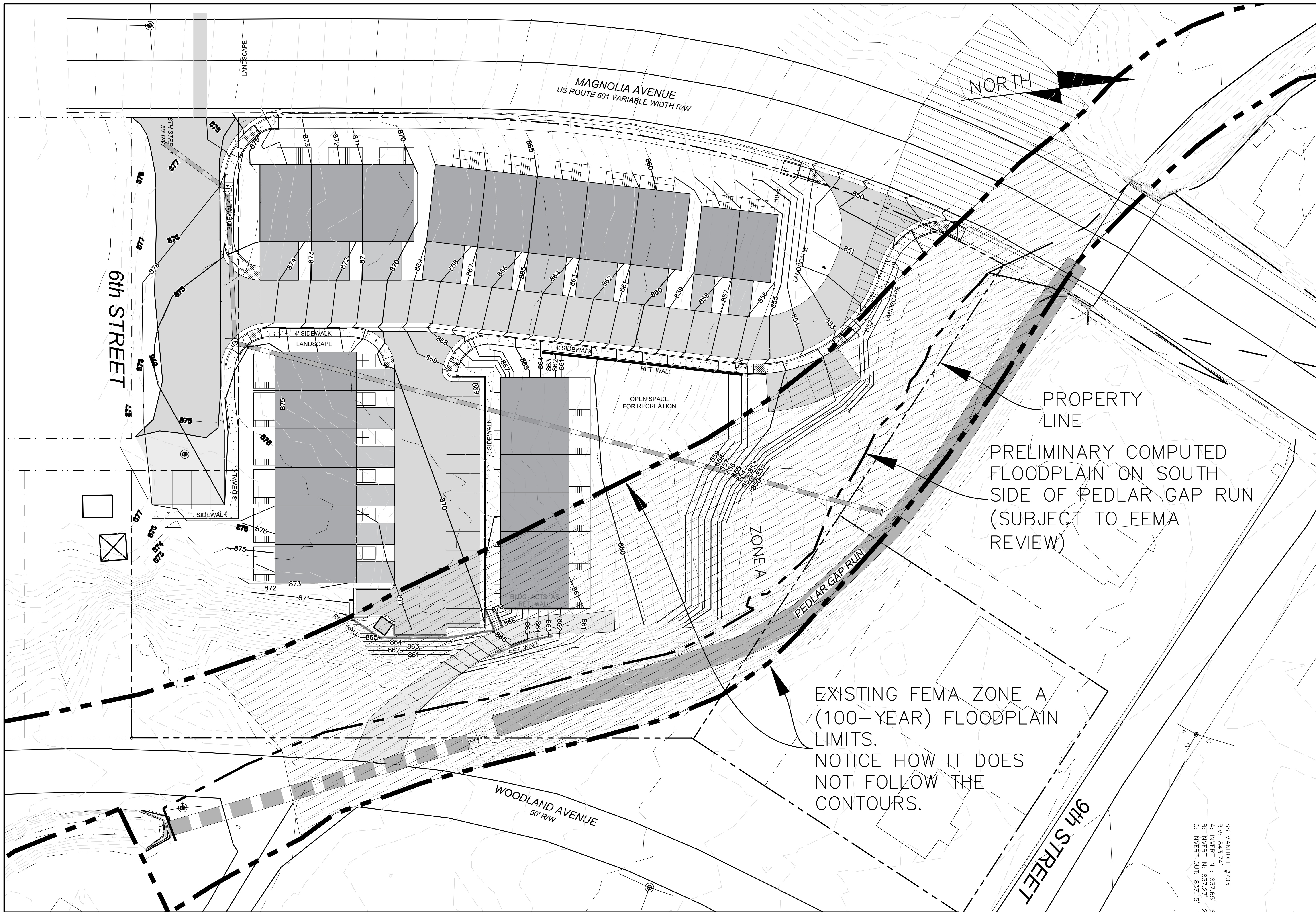
Civil Consulting Group, P.C.
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Issued: OCTOBER 2023
Designed: HAY
Drawn: HAY

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

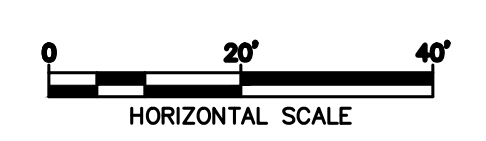


PROPERTY LINE
 PRELIMINARY COMPUTED FLOODPLAIN ON SOUTH SIDE OF PEDLAR GAP RUN (SUBJECT TO FEMA REVIEW)

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

SS MANHOLE #703
 RM: 843.74'
 A: INVERT IN: 837.65' B
 B: INVERT IN: 837.27' 12"
 C: INVERT OUT: 837.15'

THIS SHEET IS NOT FOR CONSTRUCTION.



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

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Issued	OCTOBER 2023	Designed	HAY
Date		Drawn	HAY

Revisions	
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MAGNOLIA AVENUE TOWNHOMES
 FLOODPLAIN EXHIBIT
 BUENA VISTA, VIRGINIA

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



FROM MAGNOLIA AVE LOOKING SOUTH



FROM ACROSS MAGNOLIA AVE LOOKING NORTHEAST



ON SITE LOOKING NORTHWEST TOWARD MAGNOLIA AVE



ON SITE LOOKING NORTH TOWARD CREEK, FROM ALLEYWAY





