



PLANNING COMMISSION

AGENDA for May 14th 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

April 9th 2024

Report of Secretary

- Town Square high school volunteer tree planting was Friday 5/10

Old Business

New Business

- 1) Site Plan review of 533 W 29th St
- 2) Zoning Map Amendment for 962/982 Linden Ave (first presentation)

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2024

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2024

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 | 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 April 9th 2024

Note: Minutes are abbreviated because there was no audio recording due to an equipment malfunction.

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, April 9th 2024.

Members Present:

Dennis Hawes, Chairman
Melvin Henson, City Council Representative
Sarah Henson
Justin Wiseman
Marolyn Cash
Harold Kidd

Members Absent:

Jason Tyree, Ex Officio member
Kristie Gibbons
Timothy Petrie

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Minutes

Mr. Wiseman motioned to approve the minutes as presented, Mr. Kidd seconded, and all voted yes except for Mr. Henson and Mr. Hawes who abstained because they were absent.

New Business

Certificate of Appropriateness for 264 E 29th St

Mr. Roberts summarized the staff report, then the applicant, Larry Tolley, spoke and summarized his intentions for the property. There was no substantive discussion. Mrs. Cash motioned to approve as presented, Mr. Wiseman seconded, and all voted yes.

Site Plan for Buena Vista Pentecostal Holiness Church

Mr. Roberts summarized the staff report, noting the site plan review items with which he had no concerns and then the few items that needed more discussion, namely the lights on the sports field and landscape screening-related concerns.

Adam Williams, pastor of the church, spoke and emphasized that their goal is to build a facility that can be used by the whole community. They will offer the pavilion for event rentals, and will

partner with RARO for use of the sports fields. This new location will allow them to have facilities they cannot now, and will be more convenient for drawing members from across the Rockbridge area as it is closer to the interstate.

Mr. Hawes agreed with Mr. Roberts's concerns about the sports lighting.

John Brodie, project engineer, spoke. He noted that the field lighting is likely to be cut from the project because it is too expensive. They agree to creating a photometric plan of the lighting. Mr. Brodie stated that it will be very difficult to leave the existing tree line on the south side of the site, as requested in Mr. Roberts's comments, because they have to grade this to the edge in order to get correct slopes. The church does not want this to be a firm requirement.

Mrs. Cash asked about security for the campus, and whether they would have gates on the entrances to prevent possible vandalism of the fields. Mr. Williams responded that they could look at this, but want to have an inviting feel and are concerned gates would deter visitors.

One of the commissioners asked if these fields would be competition for Glen Maury Park. Mr. Roberts opined that no; there is demand for additional sports fields in the community, and these would complement and benefit the City.

Mr. Hawes proposed a motion to approve with the following conditions:

- That construction may not begin until an Erosion & Sediment Control plan is approved
- That athletic field lighting (whether installed with phase 1 or in the future) protect nearby residential properties to the greatest extent possible from glare and light trespass
- That the clearing and grading preserve existing vegetation along the south property line to the greatest extent possible
- That existing trees along the north property line be retained for screening
- That the proposed vegetation screening along the west property line near Forge Road be thickened with additional trees
- That the vehicular entrances have 50' or more asphalt transitions

Mr. Henson made the motion, Mr. Wiseman seconded, and all voted yes.

Old Business

None

Adjournment 7:55 PM

Approved: _____



PLANNING COMMISSION Staff Report

Site Plan Review

533 W 29th St Moore’s Road Repair and Wrecker

5/9/2024

Synopsis

Construct 1,500 sf metal building on car storage lot.

Site Information

Address/Tax Map:	18-1-5-9-3, 533 W 29 th Street	
Zoning	B1 General Business	
Land use:	Junk car lot	
Size:	New building 1,500 sf Approximately 9,000 sf lot	
Staff Recommendation:	Approve	
Tentative Timeline	Planning Commission Review	5/14/2024

Moore’s Road Repair and Wrecker has had a vehicle storage lot on this property for many years.

- Vehicle storage lot is a permitted use at this location.
- There is an existing carport with open sides, which will be removed.
- Access to site is through gate on 29th Street side of property on the alley, which runs parallel to 29th St and is accessed from Alleghany Ave.
- The new building will provide an enclosed space for tow trucks, equipment, and a few damaged vehicles. It is a metal building with 14’ walls. It will have a bay door centered on the front facing 29th Street, and a door on the west side.
- He is roughing in plumbing but not connecting to public water/sewer at this time.
- Curb and gutter not required because there is none on this block and no logical way to install.
- Existing fence surrounding the property provides adequate screening so no additional screening or landscaping required.

Recommendation

Approve as presented.



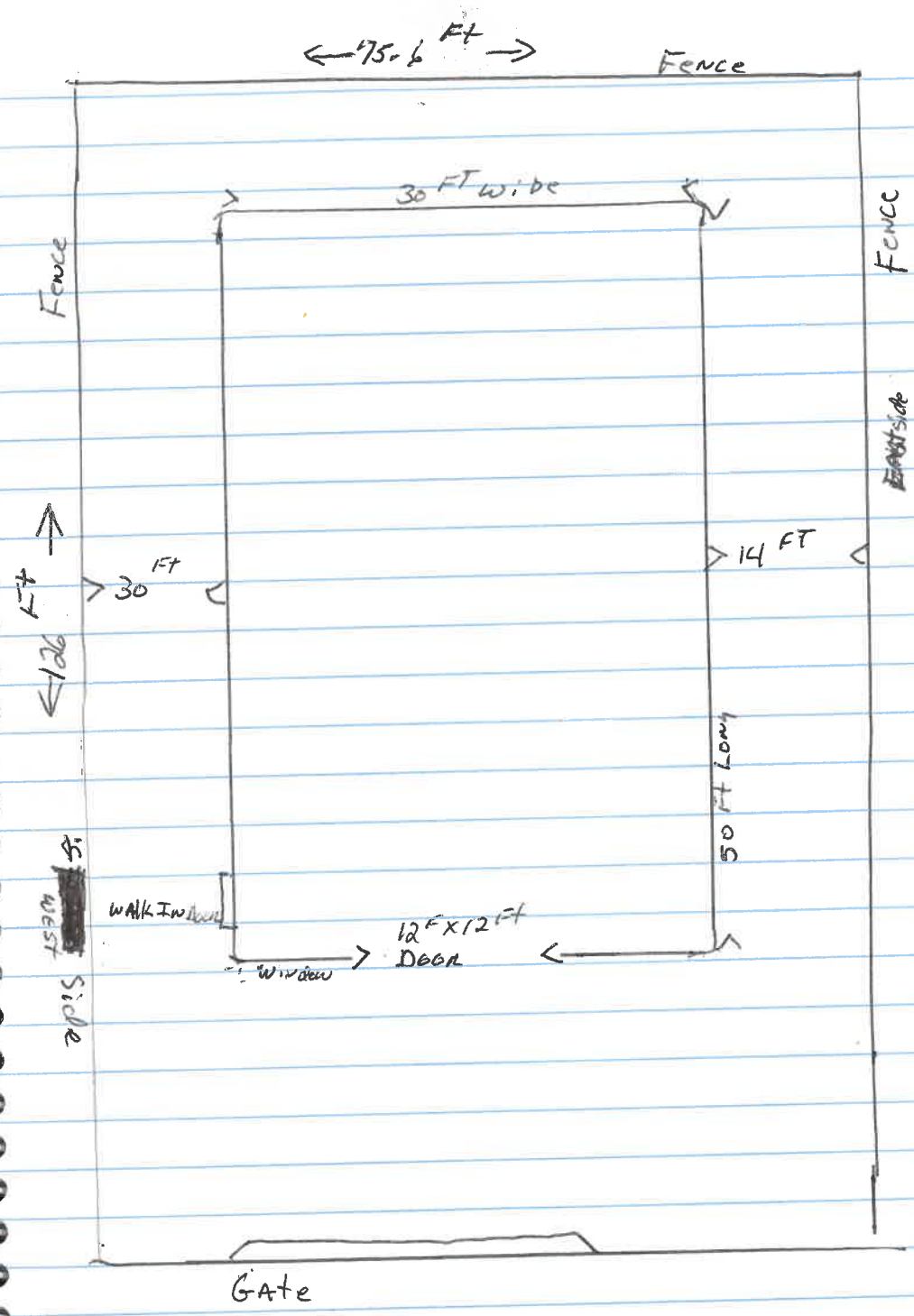
Virginia Geographic Information Network (VGIN)



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533 W 29th St

5/10/2024







PLANNING COMMISSION Staff Report

Zoning Map Amendment

982 Linden Ave

5/9/2024

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

Address/Tax Map:	46-1-1-19-6 (962 Linden) and 46-1-1-19-8 (982 Linden)	
Existing zoning:	R3 Residential Limited (962) and MB Mixed Business (982)	
Existing land use:	Single family residential (962) and cabinetry shop (982)	
Proposed zoning:	MU Mixed Use	
Proposed land use:	Single family residential and cabinetry shop	
Surrounding zoning and land use:		
Single family residential to south, industrial to west, recreational to north		
Size:	15,000 sf	
Staff Recommendation:	Approve	
Tentative Timeline	Preliminary Commission Discussion	5/14/2024
	Planning Commission Public Hearing	6/11/2024
	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 10th 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 29th 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 10th 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 10th 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 10th 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)

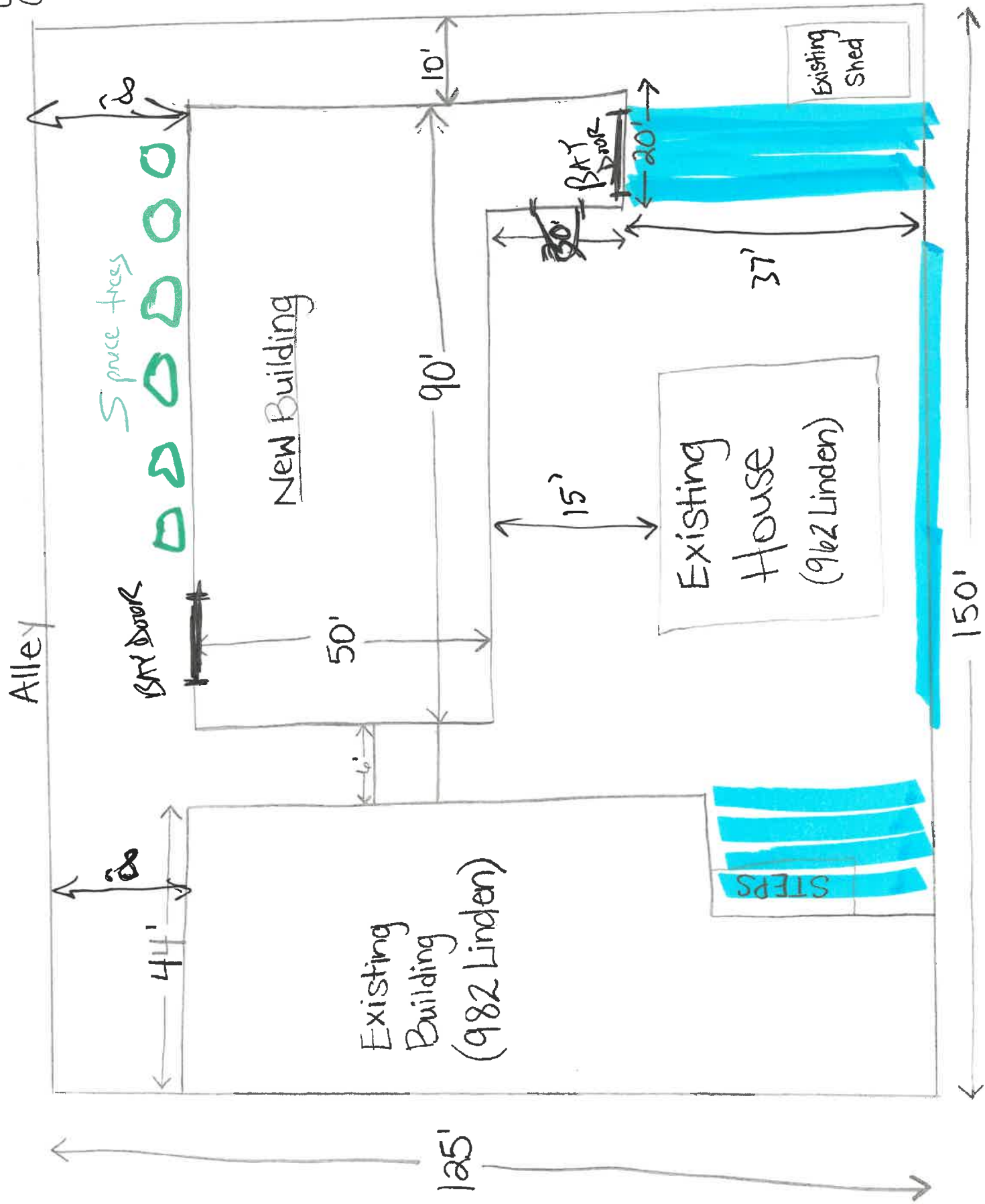


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962/982 Linden Ave

5/10/2024

Chrisbarger - Barger's Custom Cabinets



Spruce trees

New Building

Alley

Back Door

50'

90'

15'

Existing House

(962 Linden)

STEPS

37'

Existing Shed

Back Door

20'

44'

Existing Building (982 Linden)

125'

150'



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