



## **PLANNING COMMISSION**

AGENDA for November 12<sup>th</sup> 2024

### AGENDA

#### **PUBLIC HEARING**

- 1) Zoning Map Amendment – 486 S Magnolia Ave
- 2) Zoning Map Amendment, Conditional Use Permit – 2500 Block of Sycamore 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 the October 8<sup>th</sup> meeting

##### **Old Business**

- 1) Zoning Map Amendment – 486 S Magnolia Ave
- 2) Zoning Map Amendment, Conditional Use Permit, Site Plan Review – 2500 Block of Sycamore Ave
- 3) Zoning Map Amendment, Conditional Use Permit, and Site Plan Review - 4004 Catalpa Ave

##### **New Business**

- 1) Conditional Use Permit – 2056 and 2068 Chestnut Ave

##### **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

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 October 8<sup>th</sup> 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, October 8<sup>th</sup> 2024.

**Members Present:**

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

**Members Absent:**

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

**Staff Present:**

Tom Roberts, Director of Community Development

Meeting is called to order.

**Minutes**

For minutes of 7/9/2024 meeting:

Corrections: none  
Motion to approve: 1<sup>st</sup> by Mrs. Cash, 2<sup>nd</sup> by Mrs. Gibbons  
Abstentions: Mr. Wiseman because he was absent.

For minutes of 8/13/2024 meeting:

Corrections: Mrs. Stephanie McCoy lives on Middle Rd not Longhollow Rd.  
Motion to approve: 1<sup>st</sup> by Mr. Wiseman, 2<sup>nd</sup> by Mrs. Cash  
Abstentions: Mr. Kidd and Mrs. Henson, because they were absent.

For minutes of 9/10/2024 meeting:

Corrections: Mrs. Stephanie McCoy lives on Middle Rd not Longhollow Rd.  
Motion to approve: No motions but consensus, all voted aye with no nays.  
Abstentions: None

**Old Business:**

*4004 Catalpa Ave – Zoning Map Amendment, Conditional Use Permit, Site Plan Review, and ROW Abandonment*

Mr. Hawes asked if the ROW abandonment had been heard by City Council, and Mr. Roberts replied that no, he would take that to Council at the same time as the zoning map amendment.

He noted that the site plan presented now has not changed much. Mr. Roberts highlighted that the updated plan shows a grading plan and storm drainage details. He pointed out the retaining wall at the back of the site and that there is positive slope toward Catalpa Ave. He also explained that he misspoke at the previous meeting when he said that this site was over an acre and would require a Storm Water Management permit. This site will only require an Erosion & Sediment Control permit, which includes some permanent stormwater management features but only to manage quantity not quality. The site should discharge no more runoff than it currently does, if not less. The ESC plan has not been submitted.

Mr. Hawes stated that he still believes that 12 units is too many to fit on the site. Mr. Roberts stated that he spoke with the developer Mr. Holguin and the developer is open to changes including reducing the units. Mr. Hawes stated that he does not want to design the project for him, but suggested allowing six units.

Mr. Petrie offered the possibility of a basement and different design to make a three story building look less massive. Mr. Roberts stated that he does not have a strong opinion on whether three stories is too many for this location, but he does believe as designed there is too much on the site, and that three stories would be a significant change for the surrounding neighborhood.

Mr. Wiseman stated some concerns about how to make decisions about density in the R4 zone and being consistent and fair. He agrees with a limit of two stories. There was additional discussion and the consensus of the Commission was that it should be 6-8 units and two stories.

Mr. Roberts asked about the laundromat use, and the Commission discussed some of the factors to consider including Mr. Holguin's offer to limit hours. Mr. Wiseman asked about the allocation of parking spaces to the laundromat and to the apartments. He is required to have 18 spaces for the apartment and four for the laundromat, but after losing one space to an ADA spot he has 21 spaces. Mr. Petrie is also concerned about amount of parking for laundromat customers, and Mr. Roberts noted that there are not many options for parking on the street off the site. Mrs. Cash believes that the apartments have space for their own washer/dryer, and Mr. Roberts responded that the developer is more interested in operating a business for profit. Mr. Petrie does not support allowing a laundromat because it could conflict with residents. Mr. Wiseman would be more supportive of the laundromat if it were inside the building with the apartment.

Mr. Hawes suggested a motion to amend the site plan so that there are no more than eight units in a two story building, with no decision on the laundromat. Mrs. Cash motioned yes, Mr. Petrie seconded, and all voted yes.

### **New Business**

#### *Zoning Map Amendment, Conditional Use Permit, Site Plan Review – 2500 Block of Sycamore Ave*

Mr. Hawes stated that he expects to see some neighbors when they have the public hearing. Mr. Roberts then gave the background on the project and that City staff have maintained for years that City staff want to see redevelopment of multiple lots on this block in as comprehensive a manner as possible. He then reviewed the staff report.

Mr. Petrie asked whether there had been any city-led plans for this area, and Mr. Roberts replied no, there are not any formal plans that call for rezoning or redevelopment of this area. Mr. Petrie also asked about some of the adjacent properties on this block and whether those should be rezoned at this time, and Mr. Roberts replied that no, the City should wait until a particular development is proposed so that it retains the most control over that development review.

Although the Commission is not taking any action and wants to hear from the neighbors before making any decisions, Mr. Roberts asked initial opinions. Mr. Hawes asked how many units would be permitted here in R4, and Mr. Roberts replied 5.4 units while this proposal is for 13 units. However, Mr. Roberts noted that the City does not have a high-density residential zone. R4 is medium density and is geared more toward suburban townhouse or low-density apartment development, not to closer urban townhouses or denser apartments. Examples of projects where this is a challenge are the red apartments at Magnolia Ave and Park Ave or Mr. Holguin's proposed apartments at 40<sup>th</sup> St & Catalpa.

#### *Zoning Map Amendment – 486 S Magnolia Ave*

Mr. Hawes began that he did not remember this rezoning passing, and reviewed some of the background of this being zoned to Conservation. He asked whether it should be rezoned to Mixed Use like some of the other properties along Rt 501, but Mr. Roberts replied that he recommended waiting until there was a specific proposal for redevelopment to retain the most control.

Mr. Roberts explained that he could find no reason that keeping horses as an accessory use would require zoning to Conservation, although Conservation is the only zone that allows agriculture or keeping animals as a primary use.

#### **Secretary's Report**

- A recent issue with a home occupation business has brought the home occupation regulations into the spotlight for staff and City Council. At Council's request, Mr. Roberts will be researching and proposing changes. There was some discussion from the Commission of the details of this case and the regulations.
- Mr. Roberts is working with a team of WLU seniors this year to design a pedestrian bridge over the Maury River. They all have the understanding that this may never be built because of cost but it is a valuable exercise. Mr. Hawes pointed out that this has been known as the "Todd Jones Memorial Bridge."

#### **Adjournment 7:54 PM**

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



**PLANNING COMMISSION Staff Report**

Zoning Map Amendment  
 486 S Magnolia Ave  
 11/7/2024

**Synopsis**

Rezone approximately 5 acres from C1 Conservation to R1 Low Density Residential.

**Site Information**

<b>Address/Tax Map:</b>	486 S Magnolia Ave, Tax Maps 60-1---1C and 61-1---1C1	
<b>Existing zoning:</b>	C1 Conservation	
<b>Existing land use:</b>	Single-family residential	
<b>Proposed zoning:</b>	R1 Low Density Residential	
<b>Proposed land use:</b>	Single-family residential	
<b>Surrounding zoning and land use:</b>		
Single family residential, light industrial, vacant/agricultural R6 Residential PUD and LM Light Manufacturing		
<b>Size:</b>	5 acres	
<b>Staff Recommendation:</b>	Approve as presented	
<b>Tentative Timeline</b>	Preliminary Commission Discussion	10/8/2024
	<b>Planning Commission Public Hearing</b>	<b>11/12/2024</b>
	City Council Public Hearing	TBD
	City Council Adoption	TBD

**Overview**

This rezoning is not related to any change in land use, but rather to “clean up” a prior rezoning and conform the zoning to the actual land use.

*Background*

In 2002, the property owner desired to keep horses on his property. The City seems to have informed him that he could only do this if his property were zoned C1 Conservation. He applied for and was granted rezoning to C1. Due to family issues he only kept horses a brief time and has not since then.

*Zoning analysis*

Based on staff’s interpretation of the zoning ordinance and the City codes relating to keeping horses (both current and in 2002), there is no basis for requiring C1 zoning to keep horses.

Article IV of Chapter 6 of the Code of the City of Buena Vista lists requirements for keeping horses and ponies, and includes requirements for an adequate stable that receives a building permit, but it says nothing about zoning. In 2002, C1 was the only zone that allowed agriculture as a primary use; the code defines agriculture as including the “keeping of animals and fowl.” However, the property at 486 S Magnolia was not primarily agricultural in use—keeping horses was accessory to the residential use.

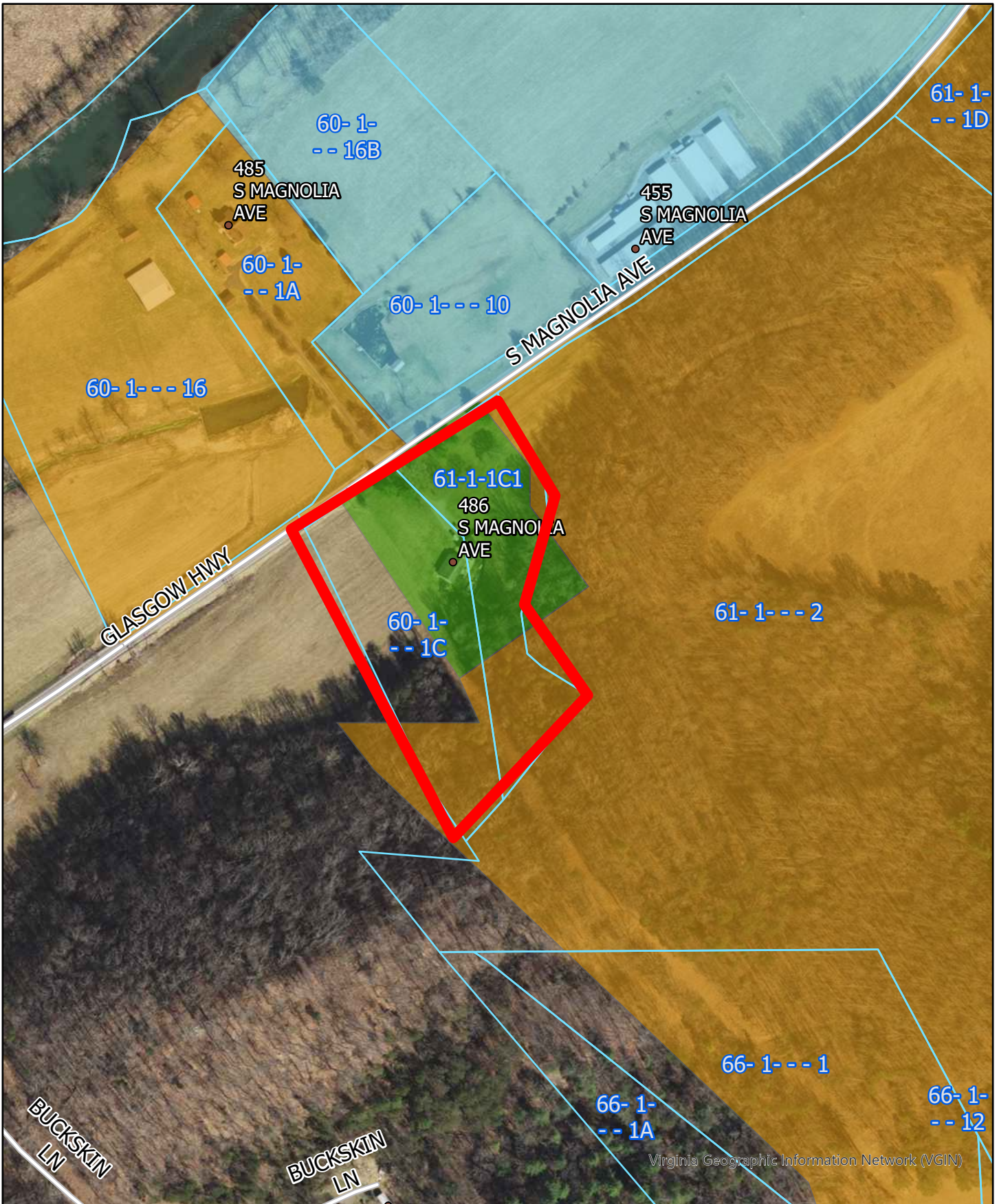
Most important of all, residential uses are not permitted at all in the C1 zone. The intent of C1 is “for the specific purpose of providing recreation and open space uses, conservation of water and other natural resources reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire.” The intent of the zone is contrary to residential use.

The residential use predated the C1 zoning so can continue as a pre-existing non-conforming use. However, this status would prevent the owner from rebuilding if there were a catastrophic fire for example, and it would prevent him from putting an addition on his house. The residential use at this property is reasonable and consistent with the surrounding current land use and the surrounding future land use found in the Comprehensive Plan. (Because the future land use plan was based largely on existing zoning, the plan designates this parcel for Conservation use in the future.) While the City will accommodate agricultural uses in many locations, those are more appropriate for more rural locations in the County. Land in the City—especially on this important corridor—should be dedicated to more productive uses such as residential or Mixed Use Planned Development, which is the future land use designation for most of this southern undeveloped part of the City.

Staff recommend R1 Low Density Residential zone. The intent statement reads, in part, “This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur.” The minimum lot size in R1 is 12,500 sf, far smaller than this tract, but this is the City’s least dense residential zone. The owner has no plans for non-residential or mixed-use redevelopment. It would not be wise to zone to a mixed-use zone until there was a specific proposal for that type of development.

### **Recommendation**

The property owner would like to clean up this zoning history and have the zoning align with his use of the property. Staff recommend approval as presented.



60-1-  
-- 16B

485  
S MAGNOLIA  
AVE

60-1-  
-- 1A

60-1- - - 10

455  
S MAGNOLIA  
AVE

61-1-  
-- 1D

60-1- - - 16

GLASGOW HWY

61-1-1C1

486  
S MAGNOLIA  
AVE

60-1-  
-- 1C

61-1- - - 2

BUCKSKIN  
LN

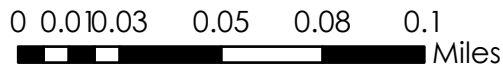
BUCKSKIN  
LN

66-1- - - 1

66-1-  
-- 1A

66-1-  
-- 12

Virginia Geographic Information Network (VGIN)



486 S Magnolia Ave

2024





**PLANNING COMMISSION Staff Report**

Zoning Map Amendment, Conditional Use Permit, Site Plan

2500 block Sycamore Ave

11/4/2024

**Synopsis**

Applicant Ryan Goodsell proposes renovation of existing building at 2517/2519 Sycamore Ave and construction of new townhouses and apartments on adjacent property for a total of 12 units in the southeast portion of the 2500 block of Sycamore Ave.

**Site Information**

<b>Address/Tax Map:</b>	2500 block of Sycamore Avenue, Tax Maps 27-1-26-19, 20, 21, and 23	
<b>Existing zoning:</b>	R3 Residential Limited	
<b>Existing land use:</b>	Duplex, single family residential	
<b>Proposed zoning:</b>	R4 Medium Density Residential	
<b>Proposed land use:</b>	Multifamily apartments and townhouses	
<b>Surrounding zoning and land use:</b> R3 Residential Limited single family dwellings		
<b>Size:</b>	Site: 15,625 sf, buildings about 13,400 sf	
<b>Staff Recommendation:</b>		
<b>Tentative Timeline</b>	Preliminary Commission Discussion	10/8/2024
	<b>Planning Commission Public Hearing</b>	<b>11/12/2024</b>
	City Council Public Hearing	TBD
	City Council Adoption	TBD

**Overview**

This block – bounded by Sycamore Ave on the east, Park Ave on the north, Ivy Ave on the west, and 25<sup>th</sup> St on the south – has been recognized for several years as a prime area for redevelopment. There have been several rezoning and redevelopment proposals over the years. The current proposal is to renovate an existing duplex into a four-plex and construct eight new units as a combination of townhouses and apartments, along with off-street and on-street parking.

Summary of request:

- A. Zoning map amendment from R3 Residential Limited to R4 Medium Density Residential.
- B. Conditional Use Permit for reduction of required setbacks in R4 and increase in allowed units per acre in R4.
- C. Site plan review for multifamily development.

## Analysis

### 1. Use and Zoning

- a. Redevelopment of this block - This neighborhood is zoned R3 Residential limited, and is primarily single-family residential. However, this block is recognized as a potential redevelopment location because it is at the transition between single-family residential buildings and commercial buildings on the Beech Ave corridor, and the institutional use across Park Ave to the north. Additionally, the western half of this block is entirely vacant except for one derelict and unoccupied house. The proximity of this block to the Beech Ave corridor and to SVU make it well suited for multifamily development, provided it appropriately transitions from the surrounding single-family dwellings.
- b. Existing use – the single family dwelling at 2507 Sycamore Ave and the two-family dwelling at 2517/2519 Sycamore Ave are both unoccupied buildings.
- c. 2517/2519 Sycamore background - In 2022, this building was granted a conditional use permit for use as a duplex. Long ago, the building had clearly been used for some sort of multifamily dwelling, but the most recent use had been as a single-family dwelling. It is in poor condition and the developer desired to convert it to a four-plex because it is about 5,000 sf. However, rezoning was not recommended by staff or approved because the project did not involve redevelopment of any other portion of the block. Staff have maintained that they desire to see comprehensive redevelopment of this block that involves as much of the block as possible.
- d. Multifamily use – The need for new housing in the City is well-established. Construction of new townhouses and apartments improves the diversity of housing options. This means that residents can live in the type of housing that best suits their needs and budget, rather than being forced to live in a detached single-family home with a yard—the primary housing type in Buena Vista.
- e. R4 Multifamily Residential proposed zoning – This project needs zoning that will allow greater density and be expressly residential. A zone that allows high-density residential zone and does not have deep setback requirements would be a better fit than R4 is, but Buena Vista currently does not have such a zone. As a result, a conditional use permit for reductions in setbacks and increase in allowed units is requested.

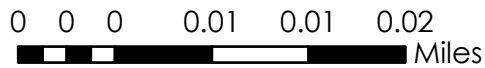
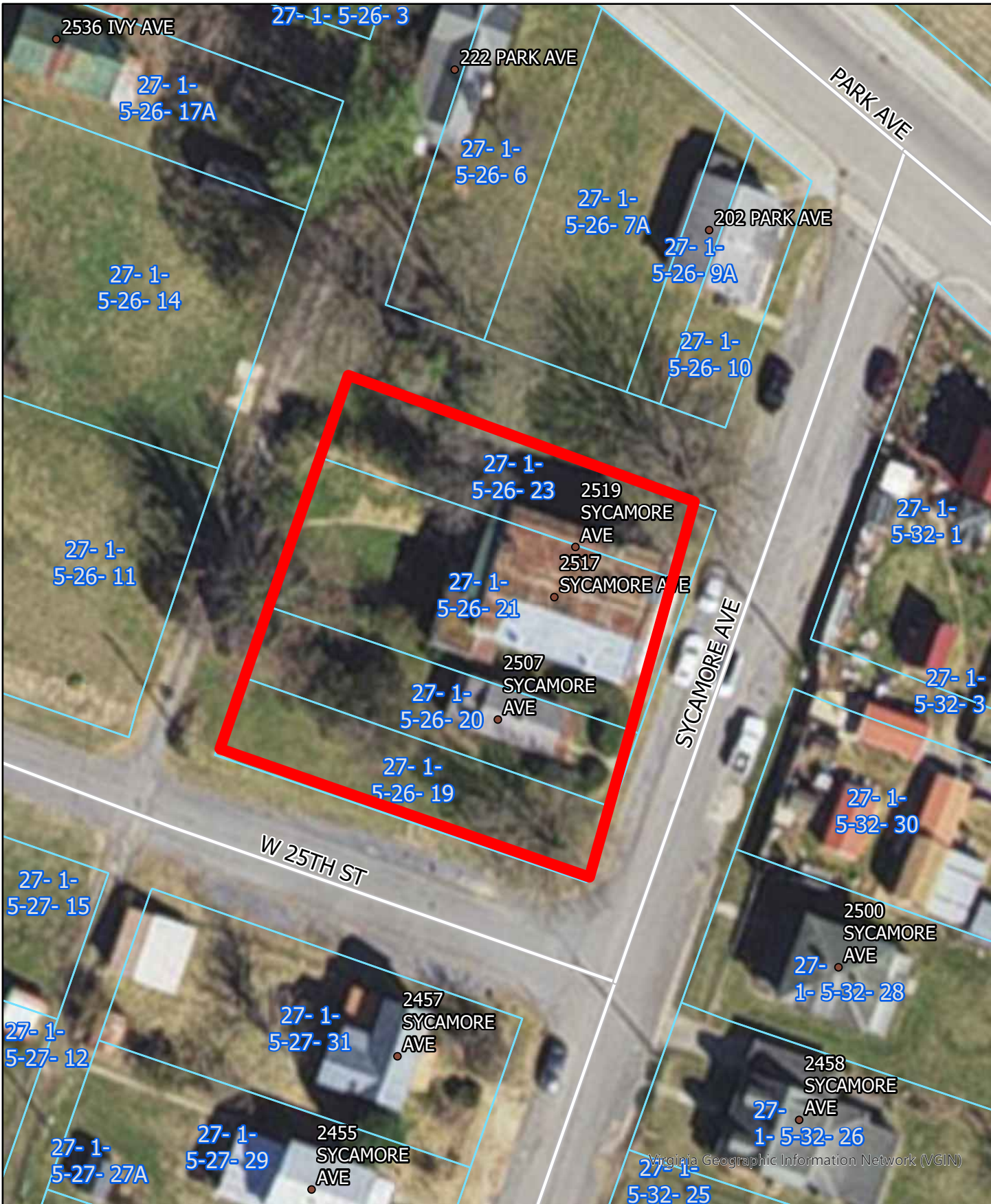
### 2. Overall Layout

- a. 2517/2519 Sycamore – The existing historic building will keep the same footprint but the interior will be reconfigured as four apartments. Each apartment will be two bedroom/two bathroom with roughly 1,250 sf each. Access to three of the units will be from the first floor front door, and the fourth will be from the rear exterior stairs.

- b. New apartment building – A four unit apartment building will face on Sycamore Ave. with two units on the first floor and two units on the second floor. Each unit will be one bedroom/one bathroom with about 840 sf. Each unit, including the second floor, will have both front and rear entrances. 12’ will separate the apartment building from the existing building at 2517/2519 Sycamore.
  - c. New townhouses block – Four attached two-story townhouse units will face on 25<sup>th</sup> Street. Each town house will be two bedroom/two bathroom with about 1088 sf. They will have front and rear doors.
3. Setbacks, Height, and Units
- a. Setbacks
    - i. The existing building at 2517/2519 Sycamore Ave has zero front setback; the front wall is on the property line. The footprint is not changing.
    - ii. Proposed apartment building – 2’ front setback from Sycamore Ave, 2’ side setback on 25<sup>th</sup> St.
    - iii. Proposed townhouses – 2’ front setback from 25<sup>th</sup> St, 5’ side/rear setback from alley.
    - iv. Based on standard City profile, the curb will be set 12’ within ROW from property line. A 3’ wide sidewalk will be constructed inside the sidewalk. Thus there will be 11’ between the front wall of the building and the back of the sidewalk. Front porches will be within this setback.
    - v. These reduced front setbacks would require a CUP, as the R4 front setback is 30’, side setbacks are 10’, and rear setback is 25’. A 30’ front setback would drastically reduce the developable area on the site.
  - b. The maximum units per acre in R4 is 15. This site is 0.36 acres, yielding a 5.4 unit max. This project proposes 12 units, so a CUP is required to increase the allowed number of units.
4. Vehicular Circulation and Parking - The site is favorable to offering parking, and the proposal is a good design in staff’s opinion.
- a. The site is within the district exempt from off-street parking requirements. However, parking may be required through the ZMA/CUP process. 12 units @ 1.5 spaces per unit = 18 spaces that would be required, using the Section 703 Off-Street Parking formula.
  - b. The design offers 19 off-street spaces plus 10 on-street spaces on Sycamore Ave and 25<sup>th</sup> Street. The site benefits from a corner location.
  - c. To the north of the property is an existing public alley, running perpendicular to Sycamore Ave, which has been unofficially opened by the residents of 222 Park Ave as a driveway in conjunction with renovations of that house. This project

would utilize that public alley and the primary alley (running parallel to Sycamore Ave) to access the parking areas. This provides a loop.

- d. Parking lot and driveway surfacing gravel.
5. Pedestrian Circulation
    - a. All but one unit opens onto the street. Staff recommend public sidewalk on 25<sup>th</sup> St and Sycamore Ave in front of the project to allow residents to walk to their vehicles, and walk in either direction (toward Park Ave or toward Beech Ave) from their residence in front of the property. Otherwise people would have to walk in the street between parked vehicles and traffic. In the future, there may be development (facing Ivy Ave or facing Park Ave) which connects into this sidewalk.
  6. Landscaping and Screening – No landscaping is proposed other than turf grass surrounding buildings. However, staff recommend requiring the following:
    - a. Preservation of the existing tree on Sycamore Ave at the alley driveway entrance next to the existing large building
    - b. Planting one new street tree on Sycamore Ave in front of the apartment building
    - c. Planting three new street trees on 25<sup>th</sup> Street in front of the townhouses & beside the apartment building.
    - d. New street trees should be small to medium size trees. Staff will provide developer with suggested species list.
  7. Trash Collection
    - a. Two trash can corrals/strips are proposed, one on the back side of the townhouse building along the alley; and the other next to the 2517/2519 Sycamore alley entrance. 12-14 cans total with pick up twice per week should provide adequate service.
  8. Water and Sewer
    - a. The existing sewer main in the alley is sufficient for the proposed development.
    - b. The existing water main in the alley is not sufficient. Staff propose a new 6" water main lateral tied into the main on the other side of Park Ave. The lateral would come south across Park Ave in the Sycamore Ave ROW and dead end at a new fire hydrant at the corner of 25<sup>th</sup> St and Sycamore Ave.
    - c. This block is currently not served by a fire hydrant. The nearest ones are at the corner of Magnolia & Park Ave and at Beech Ave & 25<sup>th</sup> St, both of which are too far away to be feasibly used.
  9. Storm Water Management – Site will be subject to Erosion & Sediment Control permitting. No details provided yet.



## 2500 Bl Sycamore Property

# GREENALL PLANNING ARCHITECTURE LANDSCAPE DESIGN

christine.greenall@gmail.com  
540.859.0070

PROJECT:

## SYCAMORE AVE. DEVELOPMENT PROJECT

SYCAMORE AVE & 25th ST  
BUENA VISTA, VA 24416

OWNER:

## RYAN GOODSELL

All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the express written permission of Christine Greenall.

DATE: OCTOBER 30, 2024

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:

1 OF 7

PROPOSED DRIVEWAY ACCESS

W 25TH STREET

PROPOSED ON-SITE  
PARKING  
(19 SPACES)

PROPOSED 8-UNIT  
RESIDENTIAL  
BUILDING  
(NEW STRUCTURE)

PROPOSED 4-UNIT  
RESIDENTIAL BUILDING  
(REMODEL OF EXISTING  
STRUCTURE)

PROPOSED DRIVEWAY ACCESS

SYCAMORE AVENUE

PARCEL 27-1-5-26-19

PARCEL 27-1-5-26-20

PARCEL 27-1-5-26-21

PARCEL 27-1-5-26-23

SITE PLAN

SCALE: 3/64" = 1' - 0"

# GREENALL PLANNING ARCHITECTURE LANDSCAPE DESIGN

christine.greenall@gmail.com  
540.859.0070

PROJECT:

**SYCAMORE  
AVE.  
DEVELOPMENT  
PROJECT**

SYCAMORE AVE & 25th ST  
BUENA VISTA, VA 24416

OWNER:

**RYAN  
GOODSELL**

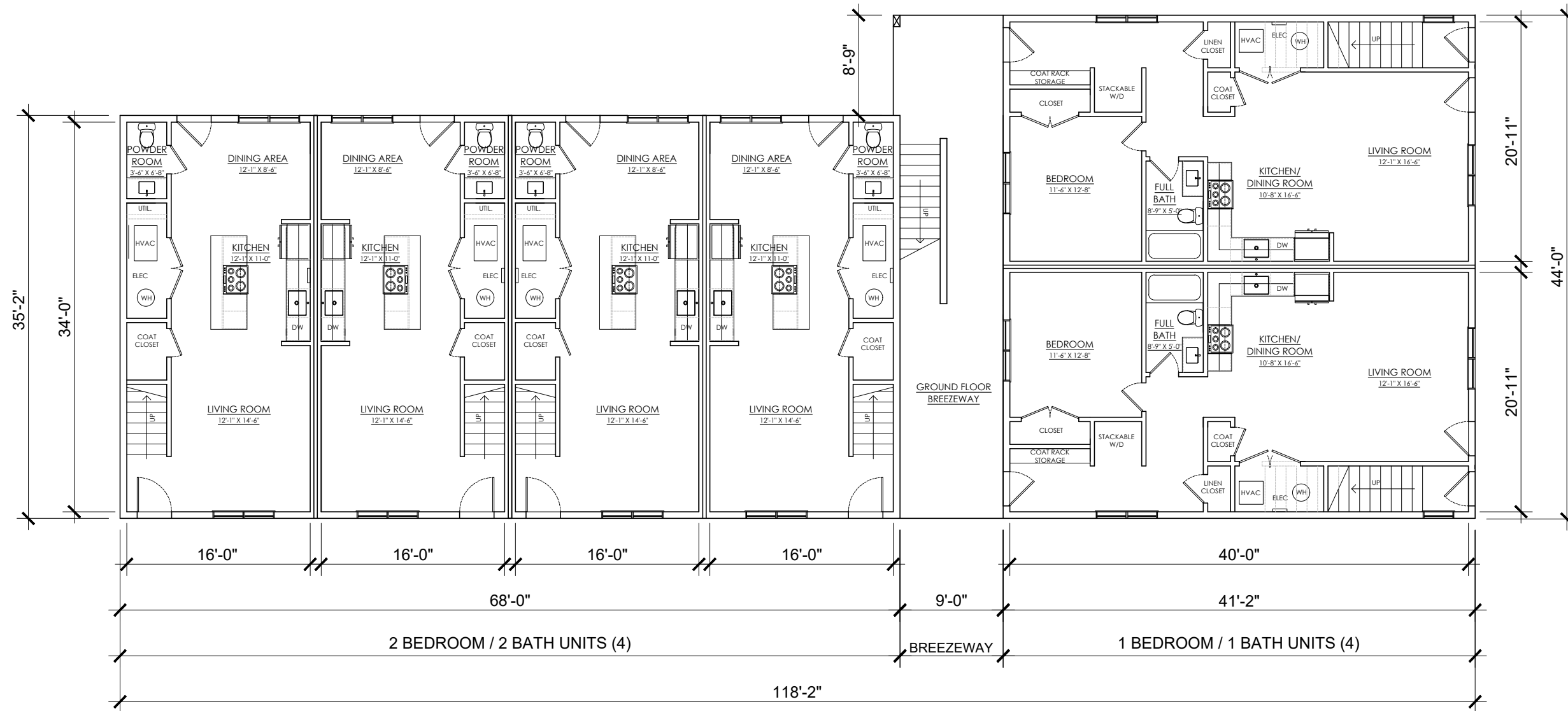
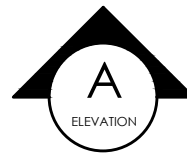
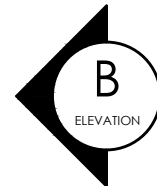
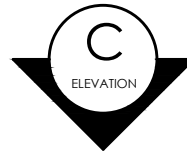
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DATE: OCTOBER 30, 2024

SHEET TITLE:  
**FLOOR PLANS**

SHEET NUMBER:

**2 OF 7**



FLOOR PLAN - NEW BUILDING MAIN FLOOR

SCALE: 3/32" = 1' - 0"

# GREENALL PLANNING ARCHITECTURE LANDSCAPE DESIGN

christine.greenall@gmail.com  
540.859.0070

PROJECT:

**SYCAMORE  
AVE.  
DEVELOPMENT  
PROJECT**

SYCAMORE AVE & 25th ST  
BUENA VISTA, VA 24416

OWNER:

**RYAN  
GOODSELL**

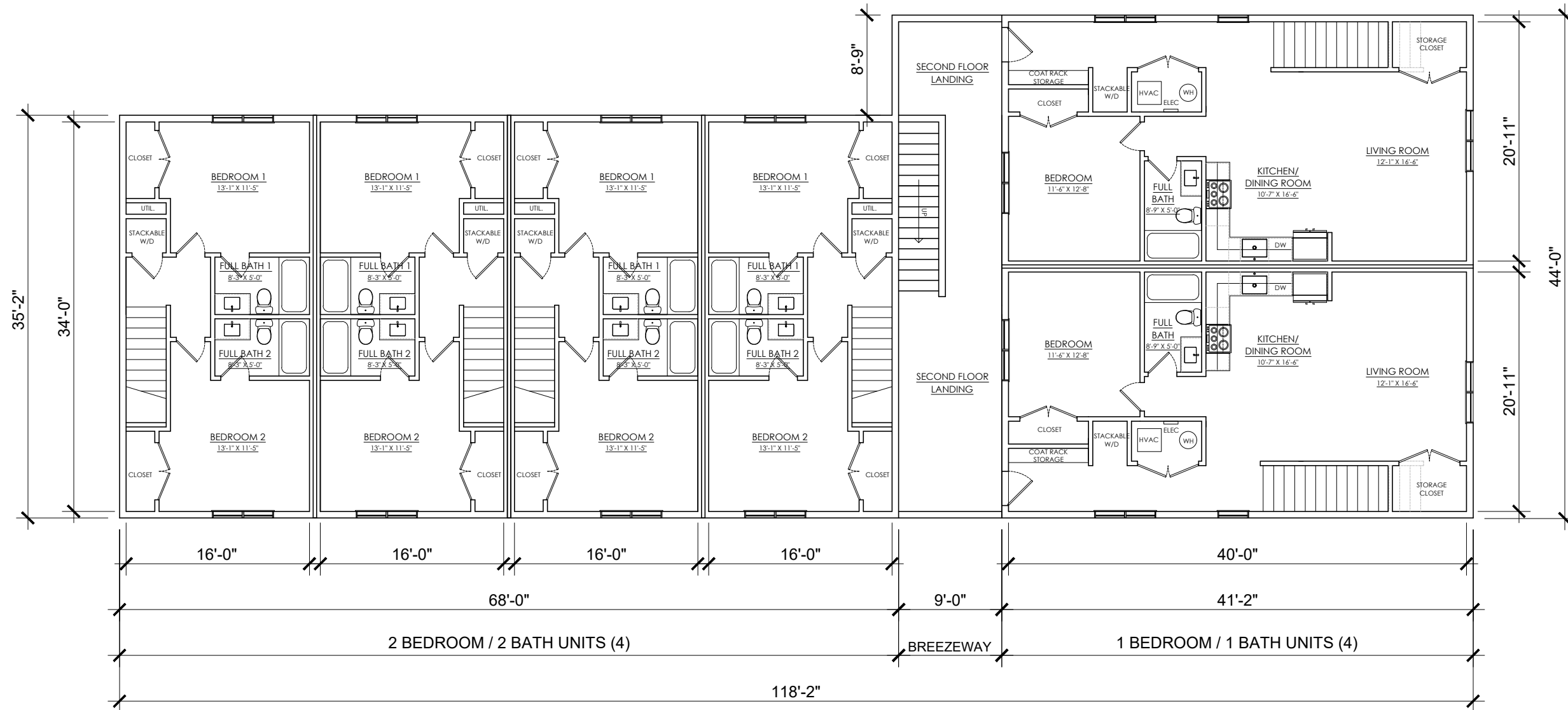
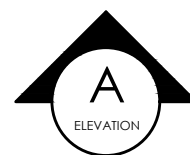
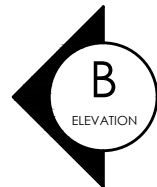
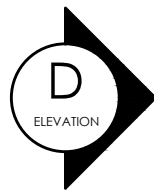
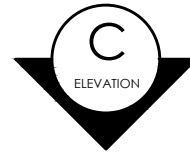
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DATE: OCTOBER 30, 2024

SHEET TITLE:  
**FLOOR PLANS**

SHEET NUMBER:

**3 OF 7**



FLOOR PLAN - NEW BUILDING SECOND FLOOR

SCALE: 3/32" = 1' - 0"

# GREENALL PLANNING ARCHITECTURE LANDSCAPE DESIGN

christine.greenall@gmail.com  
540.859.0070

PROJECT:

## SYCAMORE AVE. DEVELOPMENT PROJECT

SYCAMORE AVE & 25th ST  
BUENA VISTA, VA 24416

OWNER:

## RYAN GOODSELL

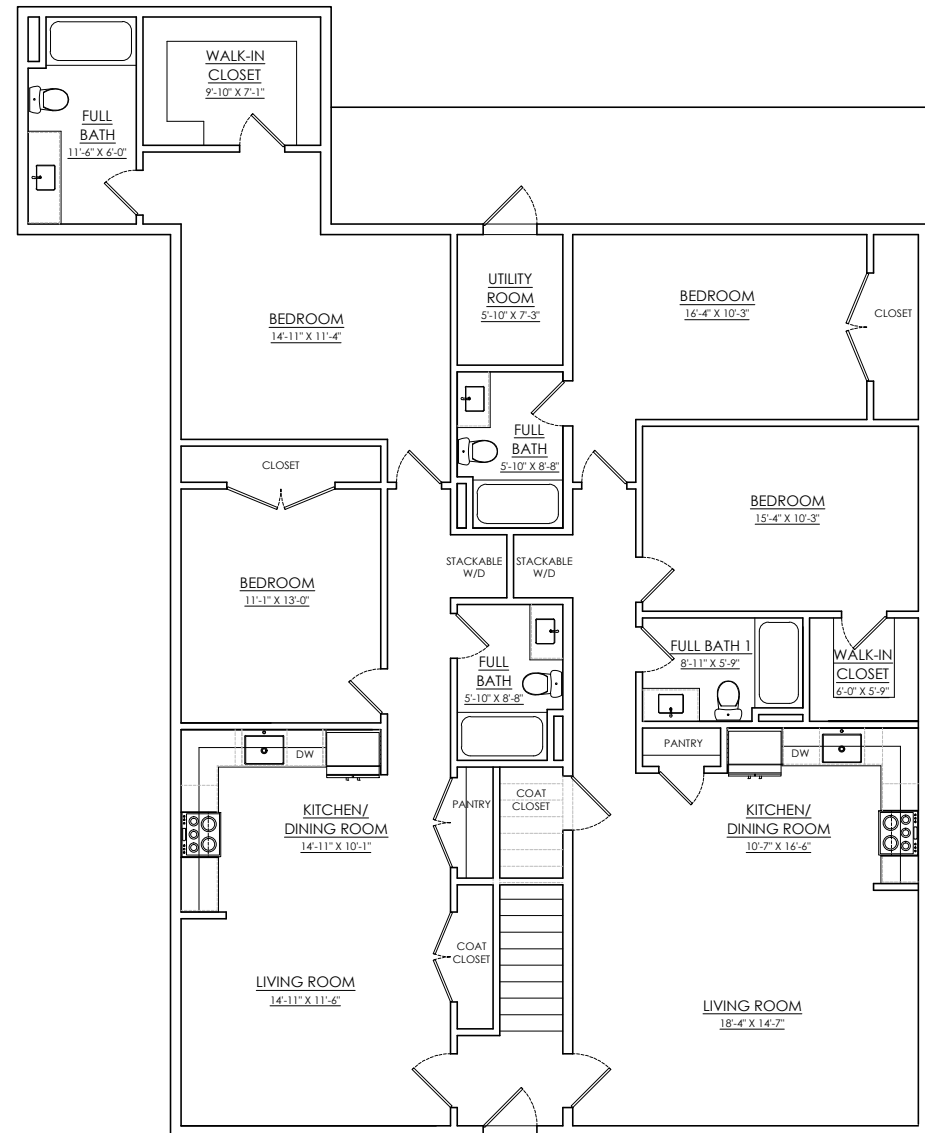
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DATE: OCTOBER 30, 2024

SHEET TITLE:  
FLOOR PLANS

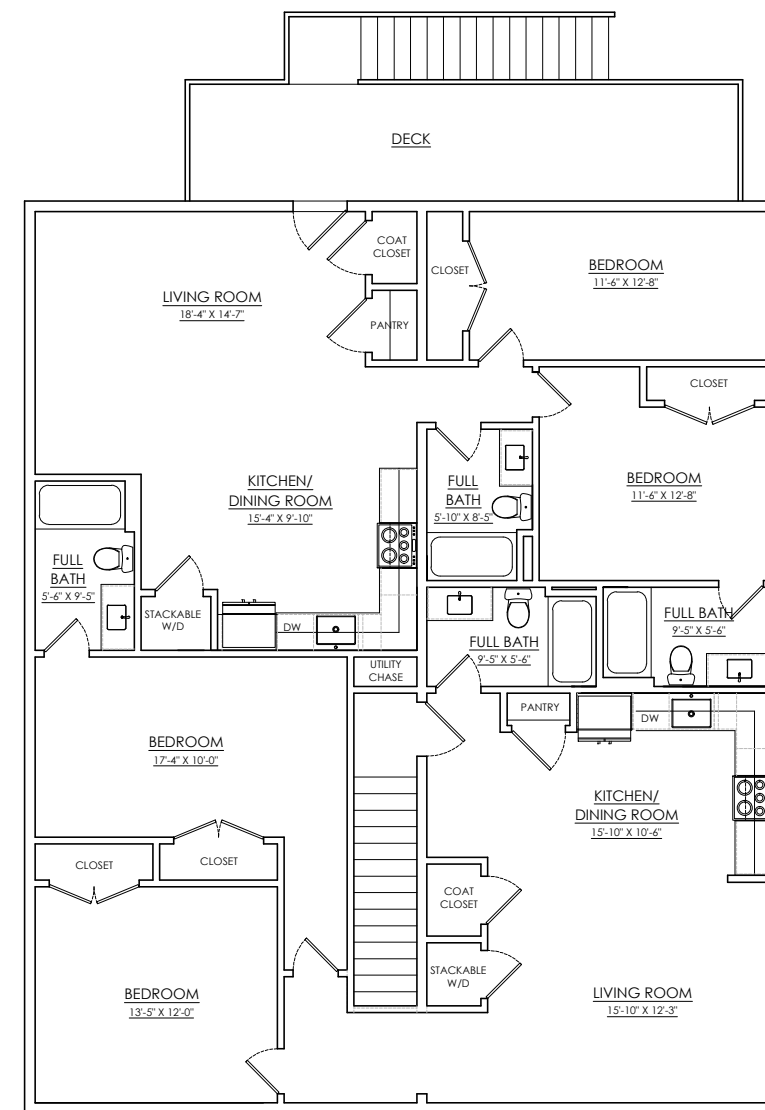
SHEET NUMBER:

4 OF 7



FLOOR PLAN - EXISTING BUILDING REMODEL MAIN FLOOR

SCALE: 3/32" = 1' - 0"



FLOOR PLAN - EXISTING BUILDING REMODEL SECOND FLOOR

SCALE: 3/32" = 1' - 0"

GREENALL  
PLANNING  
ARCHITECTURE  
LANDSCAPE  
DESIGN

christine.greenall@gmail.com  
540.859.0070

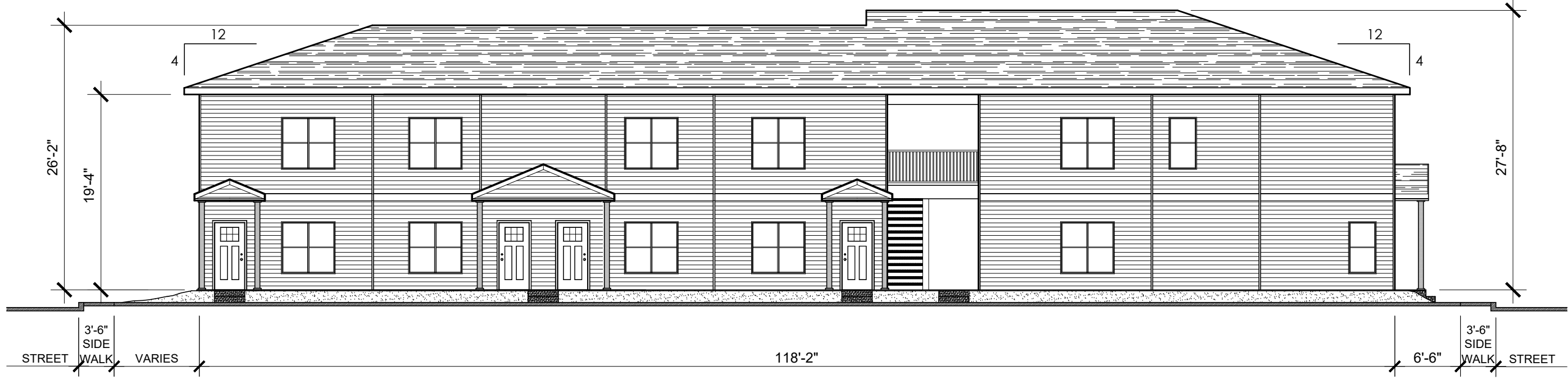
PROJECT:

SYCAMORE  
AVE.  
DEVELOPMENT  
PROJECT

SYCAMORE AVE & 25th ST  
BUENA VISTA, VA 24416

OWNER:

RYAN  
GOODSELL



All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the express written permission of Christine Greenall.

DATE: OCTOBER 30, 2024

SHEET TITLE:  
BUILDING  
ELEVATIONS

SHEET NUMBER:

5 OF 7

BUILDING ELEVATION A - 25TH STREET VIEW

SCALE: 3/32" = 1' - 0"

GREENALL  
PLANNING  
ARCHITECTURE  
LANDSCAPE  
DESIGN

christine.greenall@gmail.com  
540.859.0070

PROJECT:

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GOODSELL

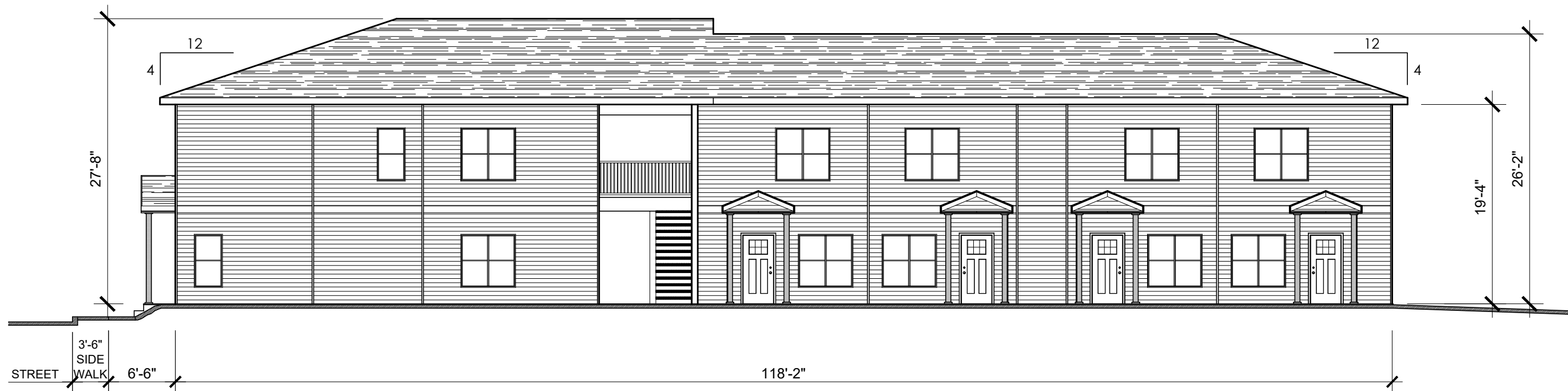
All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the express written permission of Christine Greenall.

DATE: OCTOBER 30, 2024

SHEET TITLE:  
BUILDING  
ELEVATIONS

SHEET NUMBER:

6 OF 7



BUILDING ELEVATION C

SCALE: 3/32" = 1' - 0"

**GREENALL  
PLANNING  
ARCHITECTURE  
LANDSCAPE  
DESIGN**

christine.greenall@gmail.com  
540.859.0070

PROJECT:

**SYCAMORE  
AVE.  
DEVELOPMENT  
PROJECT**

SYCAMORE AVE & 25th ST  
BUENA VISTA, VA 24416

OWNER:

**RYAN  
GOODSELL**

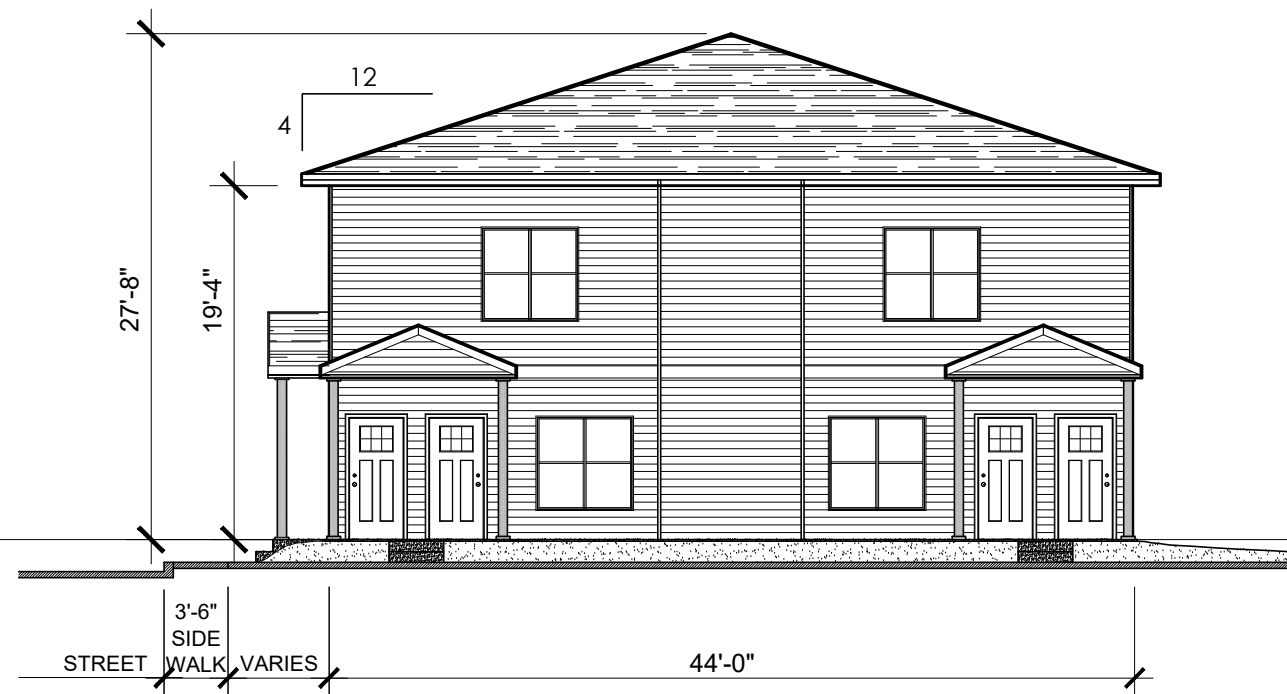
All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the express written permission of Christine Greenall.

DATE: OCTOBER 30, 2024

SHEET TITLE:  
**BUILDING  
ELEVATIONS**

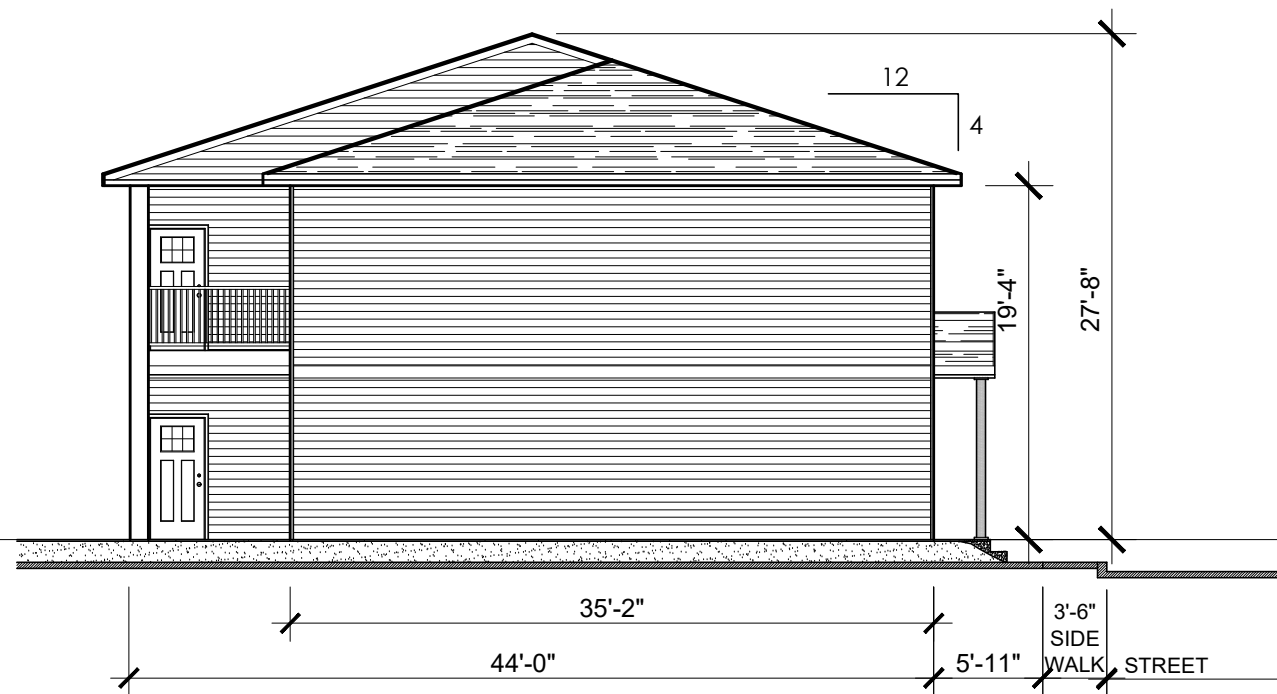
SHEET NUMBER:

**7 OF 7**



**BUILDING ELEVATION B - SYCAMORE AVENUE VIEW**

SCALE: 3/32" = 1' - 0"



**BUILDING ELEVATION D**

SCALE: 3/32" = 1' - 0"









**PLANNING COMMISSION Staff Report**

Zoning Map Amendment, Conditional Use Permit, Site Plan, ROW  
 Realignment  
 4004 Catalpa Ave  
 11/7/2024

**Synopsis**

Applicant Raymon Holguin proposes 8-unit apartment building in the 4000 block of Catalpa Avenue, with accessory laundromat building open to the public.

**Site Information**

<b>Address/Tax Map:</b>	6-1-6-25-2, to be addressed 4004 Catalpa Ave	
<b>Existing zoning:</b>	R3 Residential Limited	
<b>Existing land use:</b>	Vacant/grass	
<b>Proposed zoning:</b>	R4 Medium Density Residential	
<b>Proposed land use:</b>	Apartments and laundromat	
<b>Surrounding zoning and land use:</b> R3 Residential Limited		
North and East: Hillside Mobile Home Park		
South and West: Single family detached residential		
<b>Size:</b>	Approximately 19,000 sf	
<b>Tentative Timeline</b>	Preliminary Commission Discussion	8/13/2024
	Planning Commission Public Hearing	9/10/2024
	Planning Commission Discussion	10/8/2024
	<b>Planning Commission Discussion</b>	<b>11/12/2024</b>
	City Council Public Hearing	TBD

**Overview**

This project would construct eight apartments and a laundromat on a vacant site at the corner of 40<sup>th</sup> St and Catalpa Avenue, where it transitions to Longhollow Rd. There are four land use approvals on which Planning Commission must weigh in:

- 1) Zoning Map Amendment – the current zoning (R3 Residential Limited) does not allow multifamily; staff propose R4 Medium Density Residential zone
- 2) Conditional Use Permit – required for the laundromat use in R4, the number of units, and a reduction in the minimum setbacks for the R4 zone
- 3) Site Plan – required for multifamily and commercial development

- 4) Right of Way Realignment – the current site plan proposes realigning a portion of the alley along an existing road access that runs across the applicant’s property. The City would swap the platted alley for the right-of-way of the new alley alignment. At the September 10<sup>th</sup> 2024 meeting, Planning Commission voted to recommend approval of the abandonment.

Following, or concurrent with, the zoning approval process, the site will be subject to Erosion & Sediment Control permitting.

### **Updates Since 10/8/2024 Meeting**

The discussion at the 10/8/2024 meeting zeroed in on the appropriate number of units. The developer has made the following revisions to the proposal:

- 1) Apartment building to be two stories with eight units. Footprint will remain the same and the design will remain the same other than height.
- 2) Laundromat remains as shown.
- 3) Parking lot remains as shown.

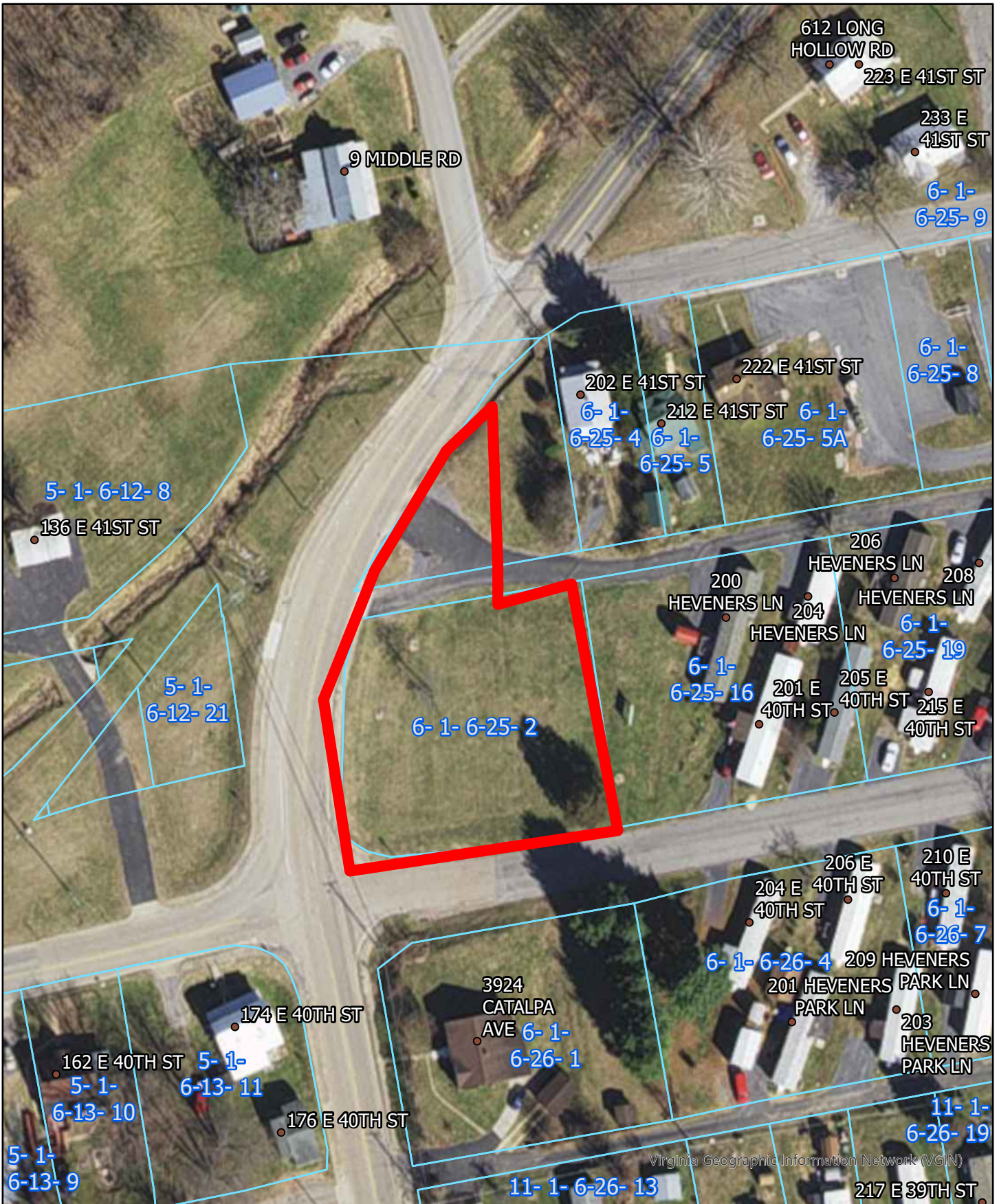
### **Action to Take**

The following items are requested:

- 1) Approval of the site plan, with requirement that outdoor lighting be fully-shielded, meaning all light is shining down below the horizontal plane (to reduce light trespass on neighbors).
- 2) Zoning Map Amendment from R3 Residential Limited to R4 Medium Density Residential
- 3) Conditional Use Permit for
  - a. Reduced setbacks
    - i. 25’ rear setback reduced to 5’ for laundry building and 15’ for apartments
    - ii. Side setback reduced from 15’ to 5’ for laundry building and to 10’ for apartment building
  - b. More units than maximum units per acre (8 units instead of 6.5)
  - c. Laundromat use (code text below)
    - i. *603.03-3 Commercial operations which will: (1) Not adversely affect the health or safety of persons residing in the neighborhood of the proposed use; (2) Not be detrimental to the public welfare or injurious to property or improvements; (3) Not be in conflict with the intent of this district; and (4) Comply with all other provisions regulating such uses;*
    - ii. Staff recommend limiting hours of operation to 6:00 AM to 8:00 PM to ensure safety etc.

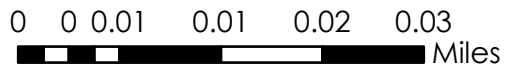
### *Staff Recommendation*

Staff recommend approval of the eight apartments and parking. Staff do not have a recommendation for or against the laundromat; if approved, see recommendations above.



# 4004 Catalpa Ave Site

8/7/2024







1 TYPICAL FLOOR PLAN

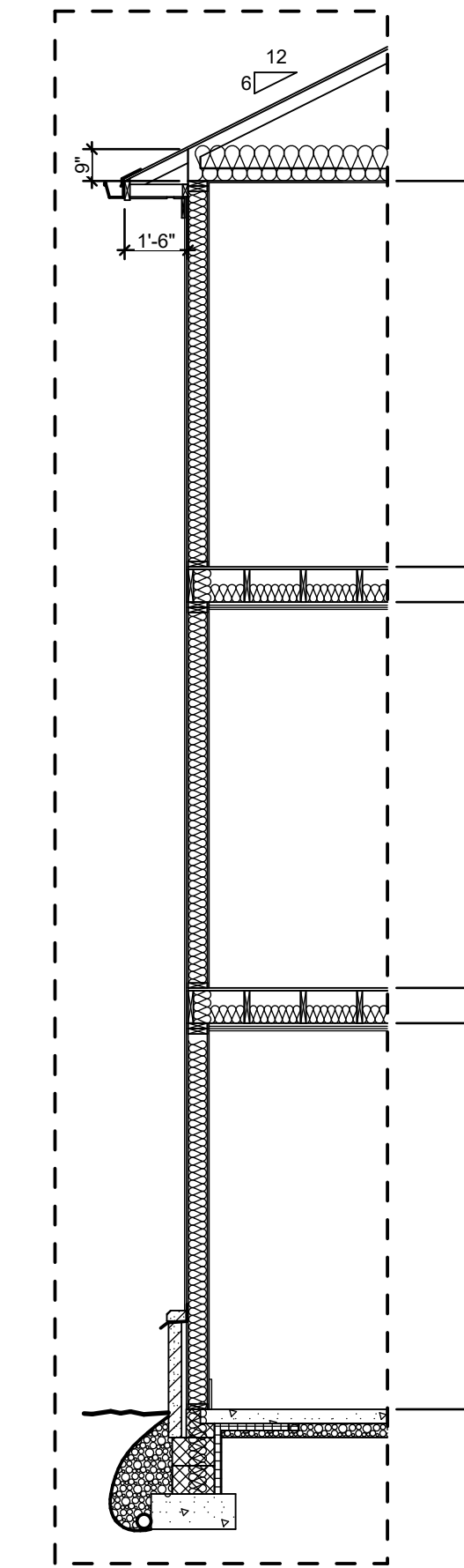
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	09/26/2024	CONCEPTS

# REVISED TO TWO STORIES



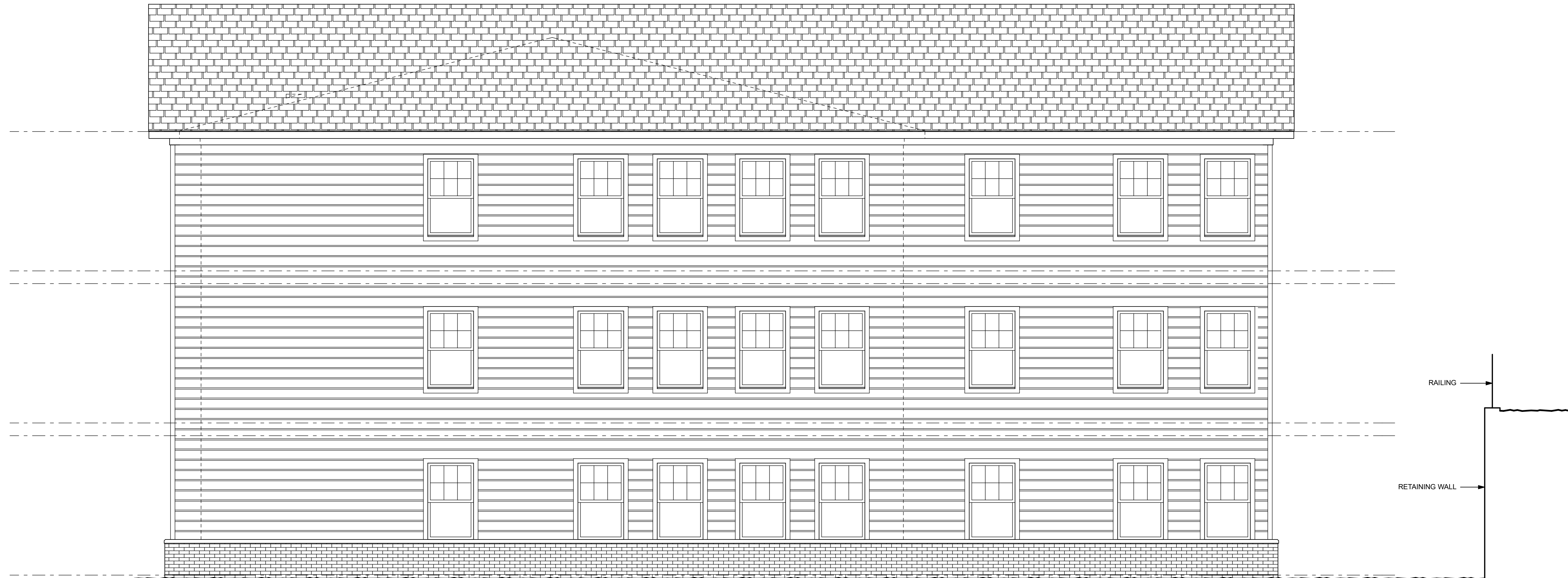
**1** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



**2** TYPICAL WALL SECTION  
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	09/26/2024	CONCEPTS

# REVISED TO TWO STORIES



1 SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	09/26/2024	CONCEPTS



**PLANNING COMMISSION Staff Report**

Conditional Use Permit

2056-2068 Chestnut Ave Bed & Breakfast Inn

11/6/2024

**Synopsis**

Applicant Daniel DeSouza proposes two adjacent Bed & Breakfast Inns at 2056 and 2068 Chestnut Ave. A Bed & Breakfast Inn requires a Conditional Use Permit.

**Site Information**

<b>Address/Tax Map:</b>	2056 Chestnut Ave (34-1-2-57-3 and 34-1-2-57-5) and 2068 Chestnut Ave (34-1-2-57-7)	
<b>Existing zoning:</b>	R3 Residential Limited	
<b>Existing land use:</b>	Multifamily residential (2056 Chestnut) and Single-family residential (2068)	
<b>Proposed zoning:</b>	R3 Residential Limited with CUP for B&B	
<b>Proposed land use:</b>	Bed & Breakfast	
<b>Surrounding zoning and land use:</b> Single family residential		
<b>Size:</b>	37,500 sf land	
<b>Staff Recommendation:</b>	Approve	
<b>Tentative Timeline</b>	<b>Preliminary Commission Discussion</b>	<b>11/12/2024</b>
	Planning Commission Public Hearing	12/11/2024
	City Council Public Hearing	TBD
	City Council Adoption	TBD

**Overview**

2068 Chestnut Ave is a grand single-family frame home with nine bedrooms. 2056 Chestnut Ave is two-story brick garage with apartments above and is architecturally and functionally accessory to 2068 Chestnut, although they are on separate parcels. Mr. DeSouza is applying for two Bed & Breakfast Inns on behalf of two business partners who will be owner-occupants of the premises.

*Bed & Breakfast Zoning*

Bed & Breakfast establishments are governed by Section 714 Residential Transient Occupancy of the Land Development regulations, which also governs short-term rentals and which was updated in 2022. The key difference between bed & breakfast establishments and short-term rentals is that B&Bs offer breakfast and are regulated by the Virginia Department of Health. Under the City’s long-standing B&B regulatory regime, those with 1-2 guest rooms (bed &

breakfast homestay) are by right uses in residential zone, whereas those with 3-5 guest rooms (bed & breakfast inn) require a conditional use permit. Section 302.02-4 reads, “*Bed and breakfast inn* means a single-family dwelling occupied by the owner which provides more than two, but no more than five bedroom accommodations and meals to transients.”

The host of a B&B must be the owner of the property. The owners of 2056 Chestnut Ave will be Mason and Brook Ludgate, and the owners of 2068 Chestnut Ave will be Kevin and Claudia Kleinman.

### *Site and Operation*

1. Overall Layout & function
  - a. 2056 and 2068 will each have five guest rooms. With separate owner-occupants, they are thus separate B&Bs. However, they will operate jointly and breakfast will be served in the dining room of 2068.
2. Vehicular Circulation and Parking – This is a large corner site with sweeping paved driveways and a large grassy lawn. There are nine off-street spaces and 16-18 on-street spaces.
  - a. 2056 offers seven off-street parking spaces, four in front of the main building and three under a covered carport. Although the driveway has two entrances and a deep space in front of the buildings, the capacity is realistically seven vehicles without blocking in vehicles.
  - b. 2068 offers two off-street parking spaces in the semi-circular driveway off 21<sup>st</sup> Street. The driveway is wide enough only to accommodate one vehicle, only two can be parked without one being blocked in.
  - c. There are 16-18 on-street parking spaces on the 21<sup>st</sup> St and Chestnut Ave frontages of this property.
  - d. B&Bs are required to provide one space per guest room, but this is not required to be off-site (See 714.03-10). In this case, the ample on-street parking should be considered.
  - e. The layout of the site and the driveways lends itself to expanding off-street parking easily if needed.
3. Trash Collection
  - a. Trash collection is at the rear of the property on the alley. There are several existing trash can clusters (they happen to be overflowing when photos were taken but this is not a reflection on the future owners or proposed B&B operation). These can be used and expanded to accommodate additional cans as needed with minimal impact.
4. Water and Sewer – no changes to the utilities proposed.
5. Signage

- a. A freestanding post & panel sign is proposed near the corner of 21<sup>st</sup> St and Chestnut Ave. It will measure 30” tall x 42” wide and read, “Victorian Abbey Bed & Breakfast.” This sign meets sign regulations of Section 706.
6. Special events – Per 714.03-6, if a B&B desires to host special events such as receptions, parties, weddings, concerts, etc. this must be included in a CUP application. This B&B does not propose any special events.

## **Analysis and Recommendation**

Section 714 provides criteria for Planning Commission & City Council’s review of CUP applications for B&Bs:

714.08-2.1 On- and off-street parking available.

As noted above, there should be adequate off- and on-street parking to accommodate the residents and guests.

714.08-2.2 Suitability of the buildings and grounds for the proposed use.

The home at 2068 is one of the City’s grandest Victorian houses, with numerous bedrooms. The building and setting lend themselves to a B&B in the opinion of staff. Additionally, the size and scale of the property makes it challenging to afford purchase and upkeep as a single-family home.

714.08-2.3 Impact of vehicular and pedestrian traffic.

The site is within a couple blocks of downtown on the main east-west street (21<sup>st</sup> St).

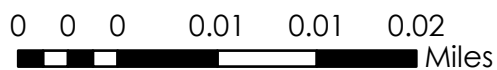
714.08-2.4 Impact on visual and functional character of the neighborhood.

The visual character will remain the same. There will be additional activity at the property as guests arrive and depart.

714.08-2.5 Availability of similar establishments in the neighborhood and the area.

The City lacks transient occupancy options, and has set as an economic development goal establishment of a hotel. This proposed B&B will meaningfully enhance accommodation options in the City.

Staff recommend approval of this proposal.



## 2056 - 2068 Chestnut Ave

Sign

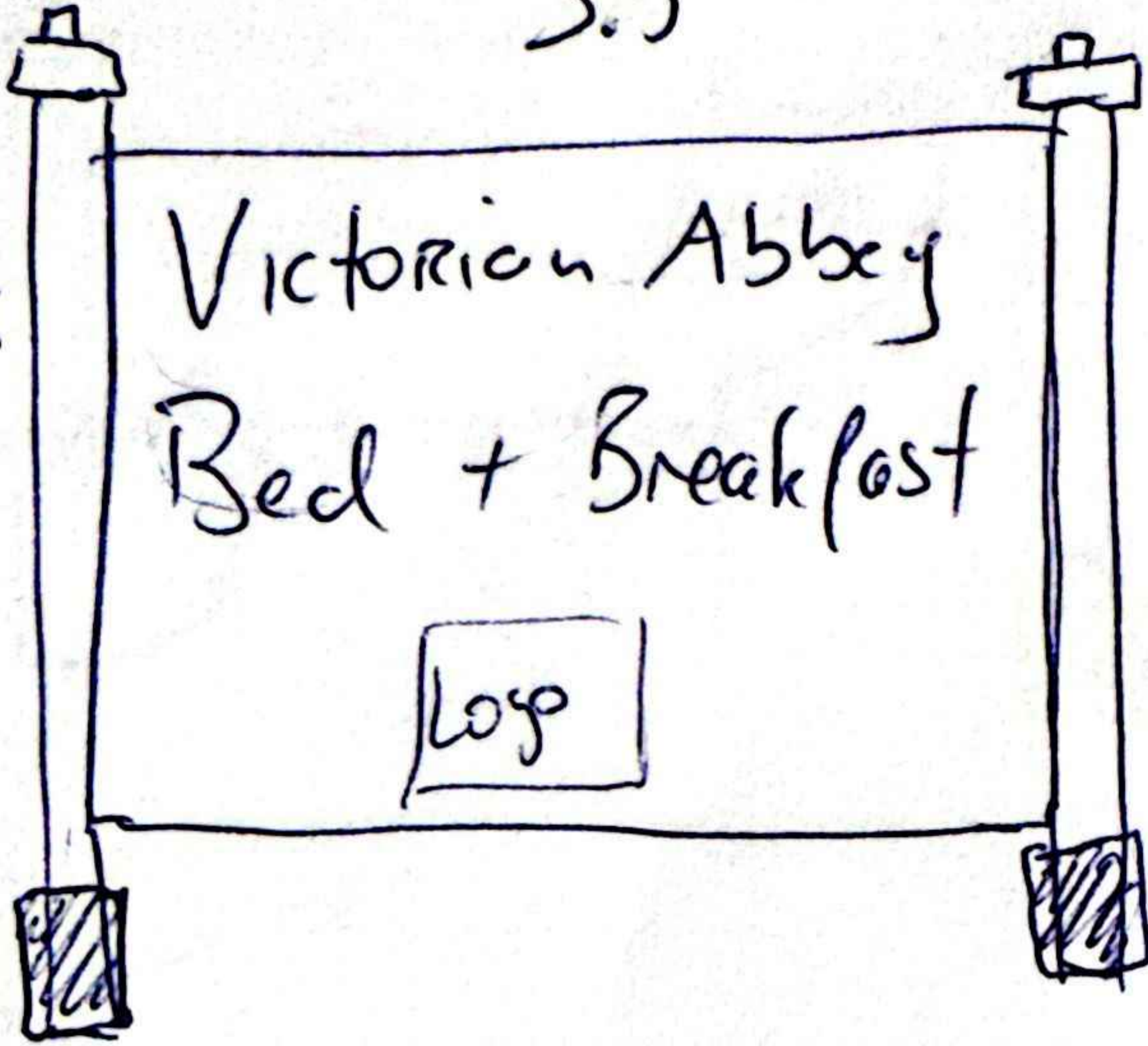
3.5 ft

2.5 ft

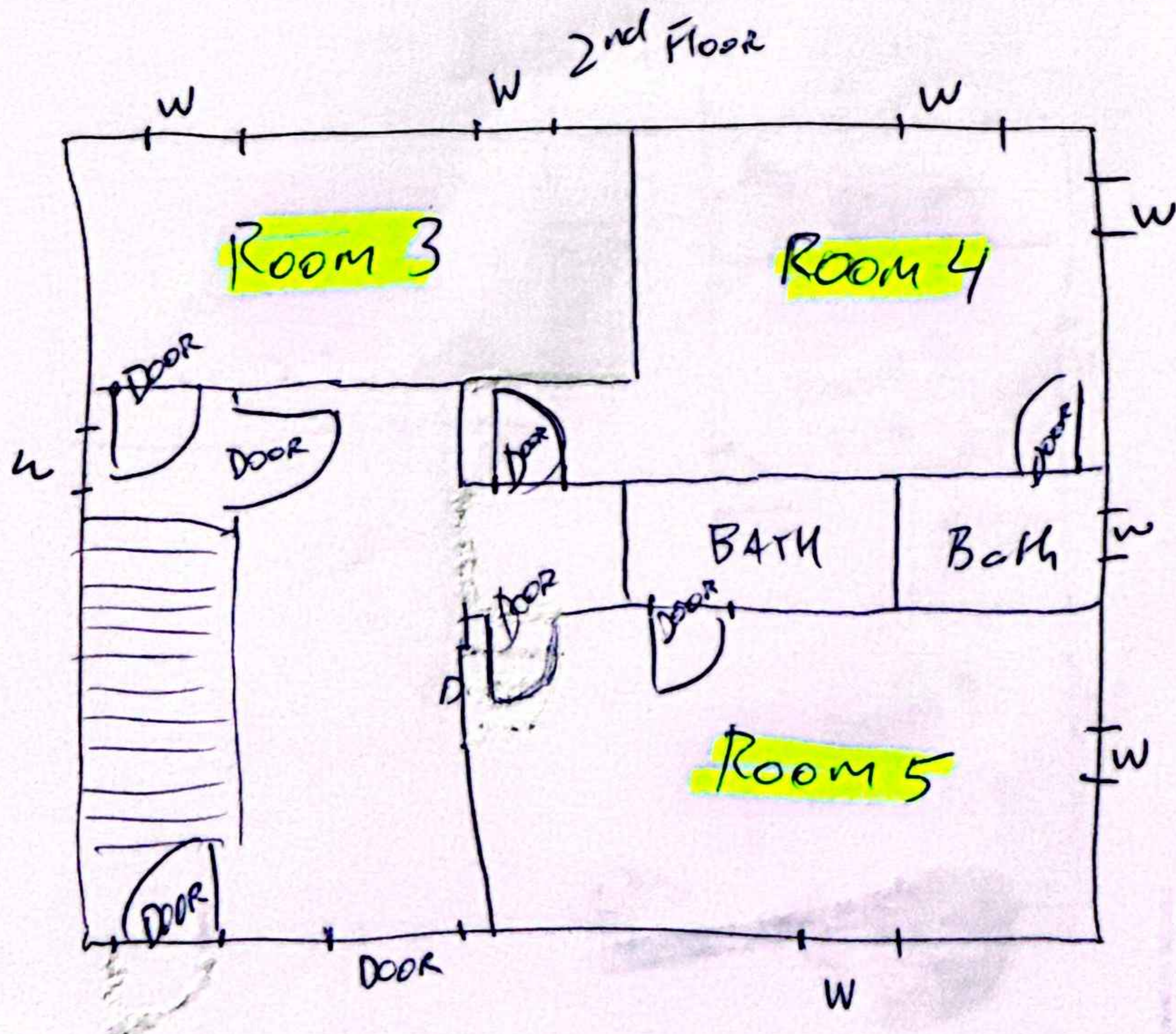
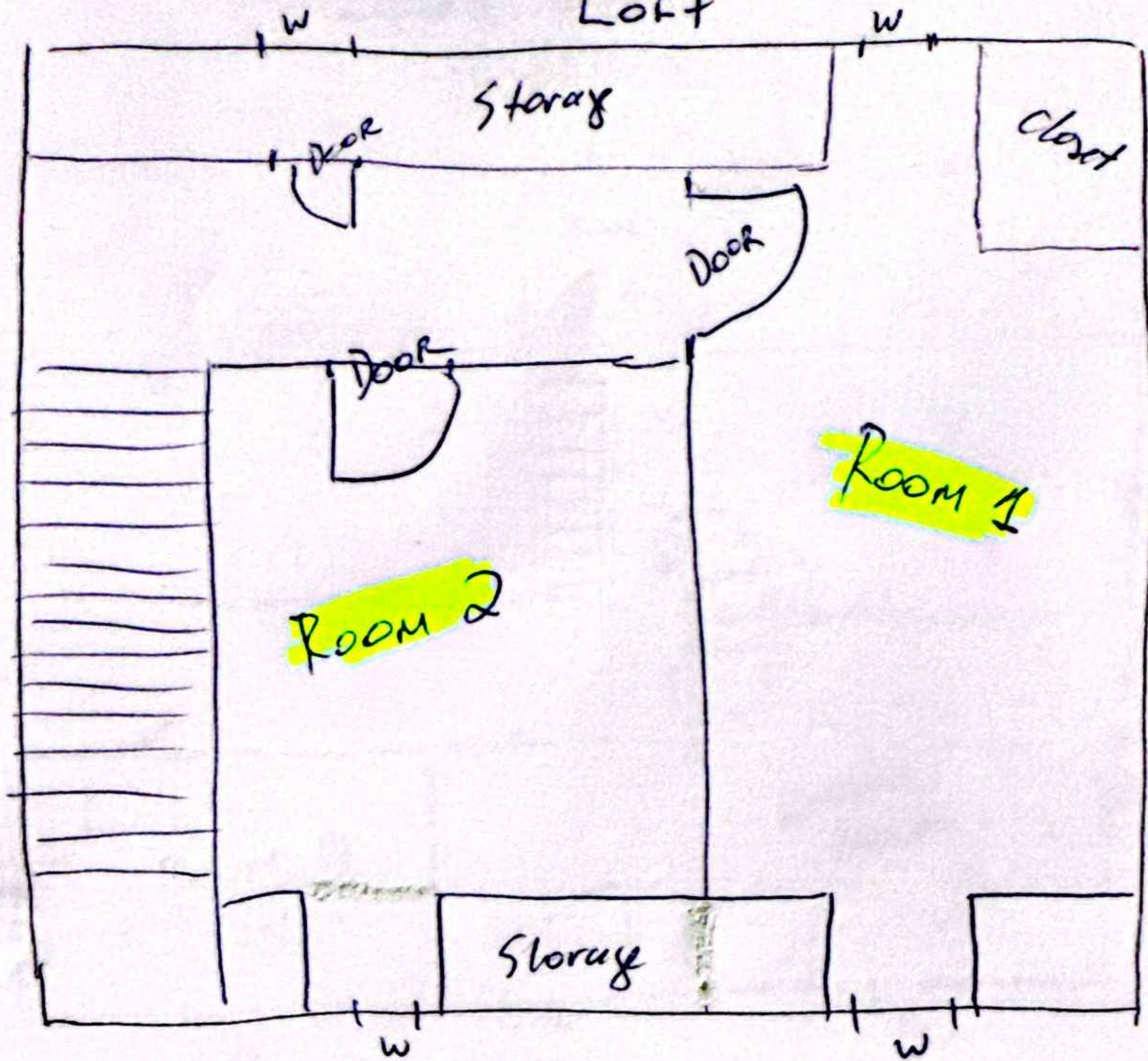
Victorian Abbey  
Bed + Breakfast

Logo

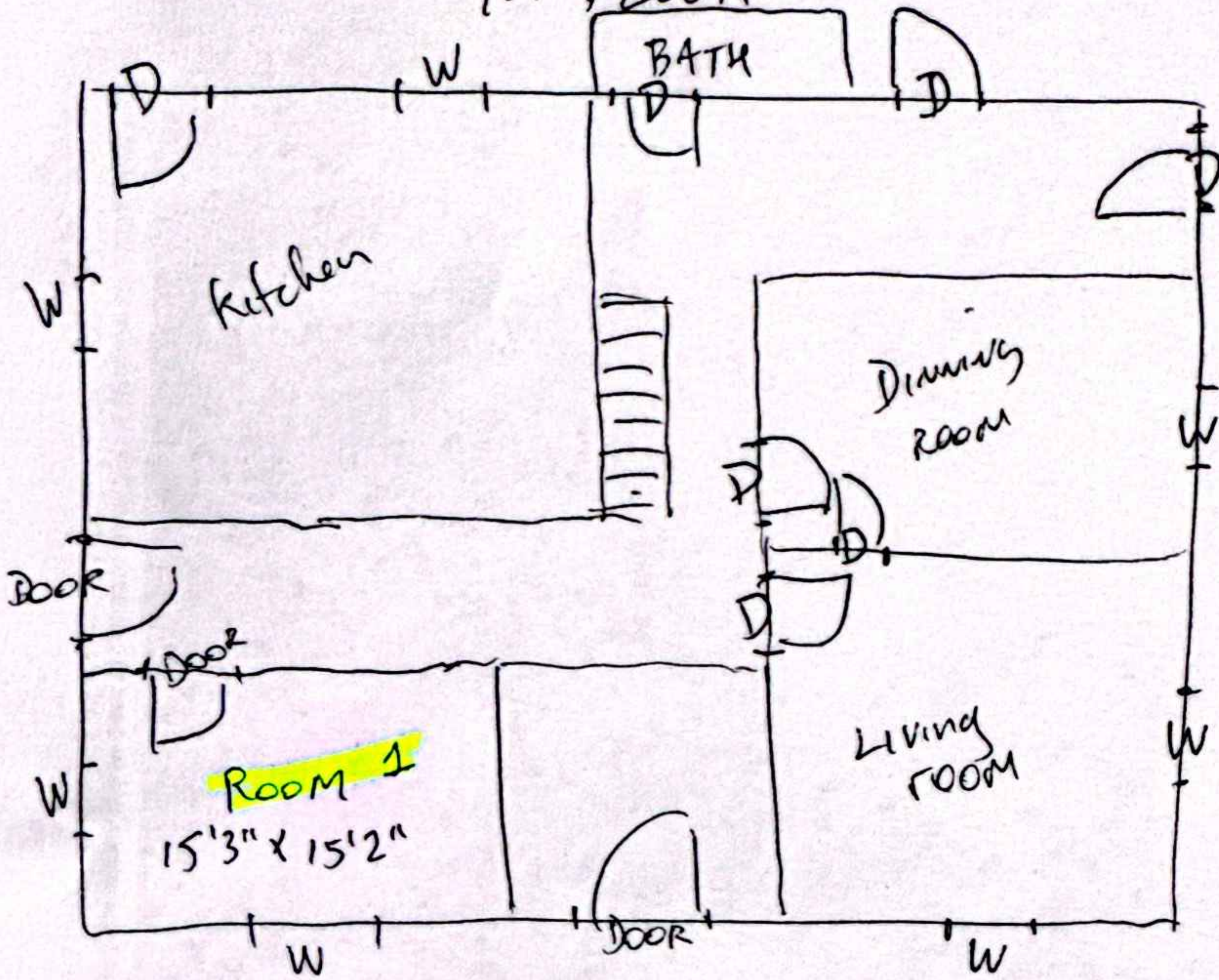
2 posts



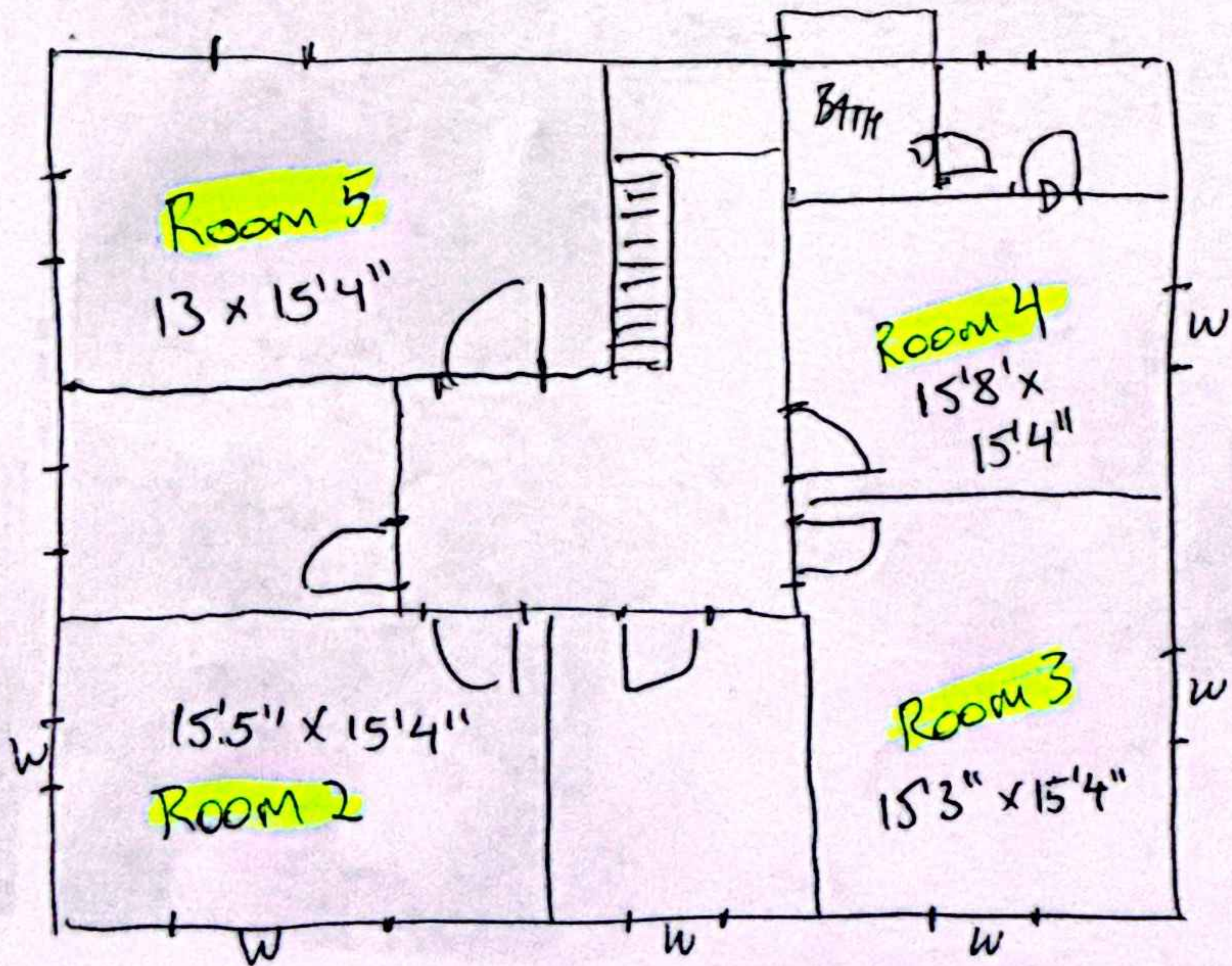
# 2056 Chestnut Loft

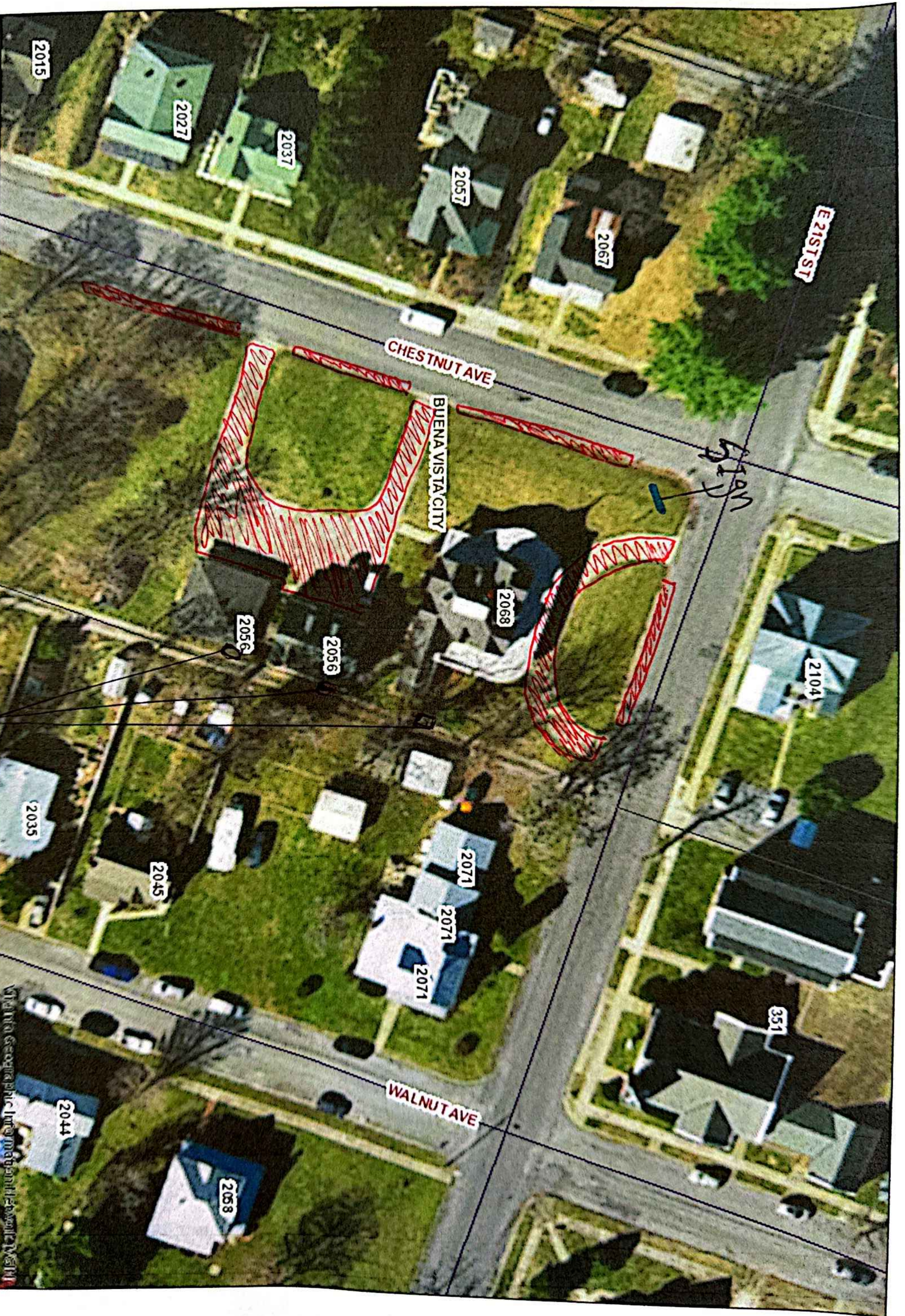


2068 Chestnut  
1st FLOOR



2ND FLOOR





Disclaimer: The information contained on this page is NOT to be construed or used as a survey or legal description. Map information is believed to be accurate but accuracy is not guaranteed.

*Parking in Red*

*Trash Locations in Trash Bins*

Approx. Scale 1:887  
0 74 ft 148 ft





