



CITY OF BUENA VISTA PLANNING COMMISSION

AGENDA

7/14/2026 | 7:00 PM

Council Chambers – 2039 Sycamore Avenue

ADG #1: CALL TO ORDER

ADG #2: PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

ADG #3: REVIEW AND ADOPTION OF MINUTES

ADG #4: OLD BUSINESS

1. None

ADG #5: NEW BUSINESS

1. Conditional Use Permit – 600 bl Magnolia Ave

ADG #8: REPORT OF SECRETARY

1. Board of Zoning Appeals recent items
 - a. Variance at 322 E 17th St

ADJOURNMENT

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2028

Lynette Johnson, 6/30/2026

Kathryn Janiczek, 8/31/2029

Marolyn Cash, 6/30/2028

Sarah Henson, 9/30/2027

Melvin Henson, 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 | tom.roberts@buenavistava.gov | buenvistava.gov

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.



CITY OF BUENA VISTA PLANNING COMMISSION

REGULAR MEETING MINUTES

5/12/2026 | 7:00 PM

Council Chambers – 2039 Sycamore Avenue

Members Present

Thomas Roberts, Staff Secretary

Dennis Hawes, Chair

Bryson Adams

Marolyn Cash

Melvin Henson

Timothy Petrie

Sarah Henson

Kathy Janiczek

Members Absent

Wayne Handley, City Manager ex officio

Harold Kidd

CALL TO ORDER

PUBLIC HEARING

Zoning Map Amendment – 100 block Hazel Avenue

Mr. Hawes noted that he would also take public comment on the alley abandonment for this project. Then Mr. Roberts summarized the project. Mr. Hawes had some questions about the lot size shown on the plat, and Mr. Roberts responded that there is a typo on the area of one of the lots, but the others reflect the increased sized based on abandonment of the alley. He also clarified the location of the entrance to the new private street is where David Hickman's driveway entrance is now. They also discussed the location of the platted Evergreen Ave, and Mr. Roberts clarified that none of the proposed development is in the floodplain, although that does not mean there has not been flooding there.

Mike Phillips (developer)

- The housing market in Staunton is different and more competitive than Buena Vista, and he is trying to bring some affordable housing to Buena Vista.

Delmas Beverly, 107 South Hazel Ave

- Wants to confirm this will be single-family, not multifamily
- Does not want this to increase his taxes

Wayne Huffman, 94 South Hazel Ave

- Also wants this to remain single-family
- Traffic in this area is bad – if you are coming off Hazel Ave going into town, folks from the school will ignore stop signs and jump right out into the road
- Hazel Ave in front of the proposed development is not wide enough for a two-lane road
- The bottom area between Delmas Beverly and the creek does flood, in fact there was so much water coming through there that many years ago David Hickman actually built a dam, which is gone now. When you stand in Mr. Huffman's driveway after 4-5 inches of rain you can hear the creek running.
- Frustrated that he approached the City years ago about a conservation easement on 20 acres of his property in order to reduce his taxes, but the City said they did not do that and he did not get adequate resolution on this.
- The drainage ditch on Hazel Ave does not function properly and is clogged up

Mr. Hawes closed the public hearing.

Mr. Petrie asked whether this was the site plan, and Mr. Roberts replied no, this is just the plat and the site plan would be forthcoming. Mr. Petrie prefers to see landscaping features. Mr. Adams asked about the Hickman driveway and the private road surface, which will be gravel. The private street will end in a bulb or a T per the VDOT standards. Mr. Adams asked about why the alley at Lot 7 is not being abandoned, and Mr. Roberts replied that it was simpler and not needed. Mr. Adams suggested that it would be better if this were also replied. Mr. Hawes asked about the VDOT standards here, and Mr. Roberts said it would GS-4. Mr. Hawes asked if S Hazel Ave met those standards, and Mr. Roberts said he did not know. Mr. Roberts also clarified that there would be a deeded maintenance agreement that assigned responsibility to each of the six property owners in perpetuity. Mr. Hawes agreed that traffic in this area is dangerous when school lets out. Mrs. Janiczek asked who checked to make sure the deeds are recorded with the maintenance agreement, and Mr. Roberts replied that it was himself.

Mr. Henson asked about Evergreen Ave, first to confirm this is where the sewer will be laid, and second to ask whether it could be an alternate entrance to the project. Mr. Roberts replied yes on the sewer, and on the street, it is not a good entrance. Evergreen Ave is platted close to the creek so would be hard to get adequate width, there may be construction complexities, and it is not good practice to build a road in the floodplain. Additionally, the length of a street here would be longer (and thus more expensive) than the proposed private street. Finally, if the street were public, it would need to be to public standard; and if it were private, multiple property owners would need to be involved in abandoning the street.

Mr. Huffman asked whether he too could connect to sewer if it were installed. Mr. Beverly chimed in to say he paid to have sewer extended to him back in 1973. Mr. Roberts responded that from an engineering standpoint sewer to Mr. Huffman is possible, but a private easement would need to run through the proposed cul de sac. That would be something to work out with the developer. Mr. Huffman said his septic system has done well, but he would like to have availability if needed. Mr. Roberts went on to note that Mr. Hickman paid for the sewer main extension to serve the new houses, and the standard practice is for the developer to pay materials of extensions greater than 50'.

Mr. Henson asked if this was a subdivision, and Mr. Roberts replied that no it does not count as a subdivision. Mr. Henson pointed out that this development may need a fire hydrant, and Mr. Roberts agreed. He also asked if the work would be bonded, and Mr. Roberts replied that yes the Erosion & Sediment Control work would be bonded.

Mr. Hawes stated that he supports rezoning this to R3 from R2.

Mr. Petrie motioned to recommend approval of the ROW abandonment as shown, Mrs. Cash seconded, and all voted yes. Mrs. Janiczek motioned to recommend approval of the zoning map amendment as presented, Mr. Petrie seconded, and all voted yes.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

REVIEW AND ADOPTION OF THE MINUTES

For minutes of 4/14/2026 meeting:

Corrections: None

Motion to approve: Mrs. Cash 1st, Mrs. Henson 2nd, all voted yes

Abstentions: Mr. Adams

OLD BUSINESS

Mr. Hawes began by noting that for the Blue Ridge Abbey bed & breakfast ZMA, he did not think that Mr. Roberts clearly conveyed to City Council that the Planning Commission had taken a re-vote and more clearly recommended denial of the ZMA. Mr. Roberts replied that he was not sure that the re-vote was valid, and did not feel like it was necessary to muddy the waters because the outcome was essentially the same (Commission had not voted to approve the ZMA). Mr. Hawes stated that Roberts Rules of Order allow re-votes, and the Commission follows Roberts Rules, so the vote should be valid. Mr. Roberts noted that it is a little concerning that Council could go back and change its mind on a land use issue when there are investment-backed decisions at stake.

Conditional Use Permit – Campground at Rockbridge Creative Institute (RCI), 801 Meridian Parkway

Mr. Hawes began by noting that he visited the site and had difficulty on the road—there was another vehicle coming down 32nd St and it was not wide enough for two to pass so he had to wait. He also wondered how soft the shoulders were on Meridian Pkwy, and thinks the road is not very safe. Mrs. Janiczek agreed, and said she was in a pickup truck and in two places her back slid. They are concerned about driving in general and especially if someone is towing a trailer to a campsite. Someone asked about tent sites versus RV sites, and Mr. Roberts noted that only 3 of the 20 spaces will be for RVs.

Mr. Hawes asked about the area that looked recently disturbed next to Meridian Pkwy, and Mr. Roberts explained that that was a borrow site area that had been seeded and stabilized just recently. Mr. Hawes continued about the road that he was particularly concerned about losing control near 32nd St at the curve and flying into Mr. Truslow's house. He opined that the roadside ditches are not adequate to handle runoff also, and noted that Mr. Truslow said mud had come onto his property twice during construction. Mr. Roberts replied that the mud had been a problem before all the erosion & sediment control measures were in place, partly because the contractor built the road in the wrong sequence, so the ditches and drain pipe weren't in place to deal with the runoff. He also stated that the ditches are designed to handle all of the flow that there is and have rock check dams periodically, and that he is not aware of any flooding problems since the drainage, ditches, and drop inlets were completed. He then pointed out what was in the staff report about the ESC measures not being completed.

Mr. Adams asked who inspected roads like this after they are built to ensure they meet standards and specifications. Mr. Petrie opined that even if Meridian Pkwy met standards, there should be a higher expectation for it because it is in the institutional zone and it is not just for a campground, but for an institution. Mr. Roberts responded that Mr. Rehl never said he would build Rome in a day, and that he has a long-term vision of building out the campus that eventually would include hard surfacing and a wider road. He added that the camping is an early phase of the project and is essential to getting the institution off the ground because students and faculty will be able to stay on campus. He already has interns enrolled for this summer to build the campground facilities. Mr. Petrie opined that he needs to start and do more robust basic steps before having students and people up on campus.

Mr. Adams expressed concerns about the road, noting that the road to the Fields at SVU has been gravel for 10 or 15 years and there are runoff and dust issues frequently there, and the road gets bumpy and may not be safe for an ambulance. He acknowledged that paving would cost a lot of money, but there needs to be some standard to hold developers to. There was discussion about what improvements he could make to the road when it had already been

designed to engineering standards, and how to determine when it was safe enough. Mr. Roberts asked about the Long Hollow Rd entrance, and Mr. Adams stated that that route is much worse.

Mr. Hawes brought up the dumpster proposed on 32nd St. He is not sure that a garbage truck could make it up Meridian Pkwy but is concerned about the enclosure around the dumpster. Mr. Rehl said he would make an attractive enclosure built by the students.

Mr. Roberts added that after writing the staff report, he spoke with Mr. Rehl and discussed planting a row of evergreens near the Truslows to better screen and possibly catch dust. Mr. Rehl also discussed molecular sprays to reduce dust. The Commission discussed Mr. Rehl possibly paving a shorter section of the road so that it is not as expensive. Then there was discussion of whether to prohibit RV camping, as a safety measure on the road. Mr. Roberts suggested specifying what improvements need to be made to the road.

Mr. Petrie motion to recommend approval of the conditional use permit for the campground with the condition that no RV/camper traffic be allowed on Meridian Pkwy until improvements have been made to the road. Mrs. Cash seconded, and all voted yes except Mr. Henson who voted no, and Mr. Adams who abstained.

Mr. Henson added that he is concerned about the width of the actual campsite access road for emergency vehicles. There was discussion that vehicles could use the shoulder of the road, although cars of campers might be parked here as well.

SECRETARY'S REPORT

Mr. Roberts reported on the short term rental revenue noted on the agenda.

Adjournment

8:45 PM

Approval by Chairman:

Signature

Date



CITY OF BUENA VISTA PLANNING COMMISSION

REGULAR MEETING MINUTES

6/9/2026 | 7:00 PM

Council Chambers – 2039 Sycamore Avenue

Members Present

Thomas Roberts, Staff Secretary
Dennis Hawes, Chair
Marolyn Cash
Melvin Henson
Timothy Petrie
Kathy Janiczek
Lynette Johnson

Members Absent

Bryson Adams
Sarah Henson
Wayne Handley, City Manager ex officio

CALL TO ORDER

Mr. Hawes introduced the new Commission member, Lynette Johnson.

PUBLIC HEARING

Zoning Text Amendment – Section 702 Accessory Dwelling Units

Mr. Hawes introduced this and noted that there is a state law which will require localities to allow ADUs, but Mr. Roberts noted that there is a delayed implementation of the state law to July 2027 and that this initiative began out of local Buena Vista concerns and the regional housing study, not just statewide legislation. Mr. Hawes then highlighted provisions of the ordinance.

Mrs. Janiczek asked about a property adjacent to one that she owns that has two units or possibly three. Mr. Roberts recognized the property, stated he was familiar with it and had looked at it before, and it was a pre-existing non-conforming two-family dwelling, therefore it is grandfathered.

The Commission briefly discussed the draft text's limit of one bedroom for ADUs, and Mr. Roberts explained that was part of the intent to limit the size and occupancy of ADUs. One of the members asked if an ADU could be used as a short term rental, and Mr. Roberts replied yes. There are not many limits on STRs – they are allowed in any zoning district and there is no maximum nights of occupancy. Mr. Hawes noted the requirement that either the main house or the ADU be owner-occupied and that this would prevent investors coming in and buying up

houses. Mr. Roberts agreed that this will likely be the greatest throttle on ADU permits. There was brief discussion about off-street parking and where that would be allowed for ADUs, and Mr. Roberts confirmed that could be off an alleyway because it would not be the sole vehicular access for a dwelling.

Mr. Petrie motioned to recommend approval of the text, Mr. Henson seconded, and all voted yes.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

REVIEW AND ADOPTION OF THE MINUTES

There was discussion of the Conditional Use Permit for 801 Meridian Parkway (Rockbridge Creative Institute) and how it was presented to Council and how it was reported in the News-Gazette. Mr. Roberts explained that he included in the staff report the Commission's recommendation and explained their concerns about the road condition, but he did not agree with the Commission's assessment of the road's danger and Council did not incorporate any limitations related to the road in the conditional use permit.

OLD BUSINESS

None

NEW BUSINESS

Certificate of Appropriateness – Sign at 2522 Beech Ave

There was brief explanation of what the Seminary Hill District is and why the COA is before the commission. One member asked where the company is based and Mr. Roberts replied that it is home-based but this building is used for storage. There was a question about max size for signs and Mr. Roberts stated there is no limit to the size of wall sizes. Mrs. Janiczek stated she likes that it is not lit.

Mrs. Janiczek motioned to approve, Mr. Petrie seconded, and all voted yes.

ROW Abandonment – Alley in 300 block of Longhollow Rd

Mr. Roberts gave some more historical context explanation of the Forest Addition plat and the establishment of the Buena Vista Land Company. They expressed pleasant surprise that the surveyor and owner dug up so old a plat.

Mrs. Cash motioned to recommend approval of the abandonment, Mr. Henson seconded, and all voted yes.

SECRETARY'S REPORT

Mr. Hawes kicked off by reviewing the recent Board of Zoning Appeals meeting, including the frontage reduction request and electing officers. Then he explained the variance request near 17th St and Chestnut Ave which is on the upcoming BZA agenda. There was discussion of this request and the size of the lot. One member asked if a variance could be granted for a half-lot that measured 25' x 125', and Mr. Roberts responded yes.

Mr. Hawes asked about the status of the townhouses on 31st St, and Mr. Roberts replied that the abandonment had been re-approved and Mr. Whetstone was planned to move forward on those soon.

Mr. Roberts updated the Commission that Kristina Ramsey is leaving as Economic Development Director and taking a new job. Council will be interviewing for the new City Manager role in a few weeks.

Adjournment

8:15 PM

Mrs. Janiczek ended by encouraging the Commission to be proactively involved in planning efforts in the City, such as the school relocation and new uses for the middle school.

Approval by Chairman:

Signature

Date



STAFF REPORT

TYPE: Conditional Use Permit
PROJECT: 600 block Magnolia Ave – Two-family Dwellings with reduced front setback
DATE: 7/9/2026

SYNOPSIS

Applicant Bryson Adams proposes two (2) two-family dwellings located in the 600 block of Magnolia Ave, along with four single-family homes.

SITE INFORMATION

Address/Tax Map:	47-1-1-27-1, 47-1-E---A, 47-1-1-27-6 through 10, 600 block of Magnolia, addresses tentatively 604-644 Magnolia Ave
Zoning:	R3 Residential
Existing land use:	Vacant/undeveloped
Proposed land use:	Two-family dwellings and Single-family dwellings
Size:	Approximately 2 acres
Staff Recommendation:	Approve as presented

Overview

In 2025, the City approved development of 22 townhouses on this site. The developer subsequently determined that project was not feasible due to infrastructure costs and has scaled back the proposal to two (2) duplexes and four single-family homes, for a total of eight dwelling units on the site.

Approvals

- 1) Conditional Use Permit (CUP) for two-family dwellings in the R3 Residential Limited zone; and for reduced front setback for duplexes. Planning Commission will hold its public hearing on August 11th 2026 and make recommendation, and City Council will hold its public hearing on September 3rd 2026 with a vote on September 17th.
- 2) Site Plan – Staff will review and approve. Full plan set included.
- 3) Flood Hazard Review – Staff have reviewed and approved, see note below.
- 4) Erosion & Sediment Control – ESC plan has been reviewed and approved by AMT (3rd party engineer) and Staff.

Analysis

1. Overall Layout
 - a. Four two-story single-family homes on individual lots will be arranged facing Magnolia Avenue, accessed from the existing alley at the rear. Two two-story duplex buildings will be positioned at the back of the site, on the east side (Woodland Ave) side of the alley but facing toward Magnolia Ave, also accessed from the alley.

- b.** Note that 6th Street between the alley and Woodland Ave was abandoned several years ago and combined with one of the project lots.
- c.** Footprints and dimensions of the houses and duplexes are shown on the plans, but exact floorplans and elevations are not complete.

2. Setbacks and Height

- a.** Single-family houses on Magnolia Ave meet all dimensional regulations.
- b.** The two-family dwellings on the rear of the site have a 10' front setback from the alley property line. The "front" is determined by the orientation of the building, even though this is the alley side of the lots, which technically face on Woodland Ave. A CUP for reduction of minimum front setback is requested. The two-family dwellings meet other dimensional regulations.
- c.** The lot lines shown reflect boundary adjustments of existing lots of record.

3. Vehicular Circulation and Parking

- a.** The existing platted alley is undeveloped through the site. Unlike the previous townhouse proposal, the alley will remain a public alley and not be abandoned.
- b.** Developer proposes widening the alley ROW from 15' wide to 20' wide by dedicating 5' at the rear of the lots closest to Magnolia Avenue (adding 5' to the west side of the alley). This allows the travel way of the alley to be off-center (to the west) in relation to the existing platted alley, which is needed to fit the duplexes on the east side of the alley based on the topography.
- c.** The developer will grade and pave the alley with a 14' width, and it will be the primary means of access to the dwellings.
- d.** Typically, alleys are not allowed to be the primary means of access for a dwelling because they are usually gravel, are not plowed, are narrow, and not suitable for emergency vehicles. However, this alley will be paved with asphalt at a width of 14', and the multiple paved driveways provide opportunities for emergency vehicles to turn around.
- e.** The houses fronting on Magnolia Ave will not have driveways off Magnolia. They will have driveways off the alley, and each house will have a garage.
- f.** Each unit of the two-family dwellings will have two (2) parking spaces accessed from the alley. They will not have garages.
- g.** As discussed for the previous townhouse proposal, there will be no street parking on the east side of Magnolia Ave (the project's side) because it is the inside of the curve. There will be street parking on the west side of Magnolia Ave.

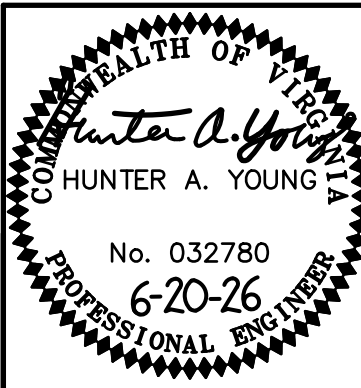
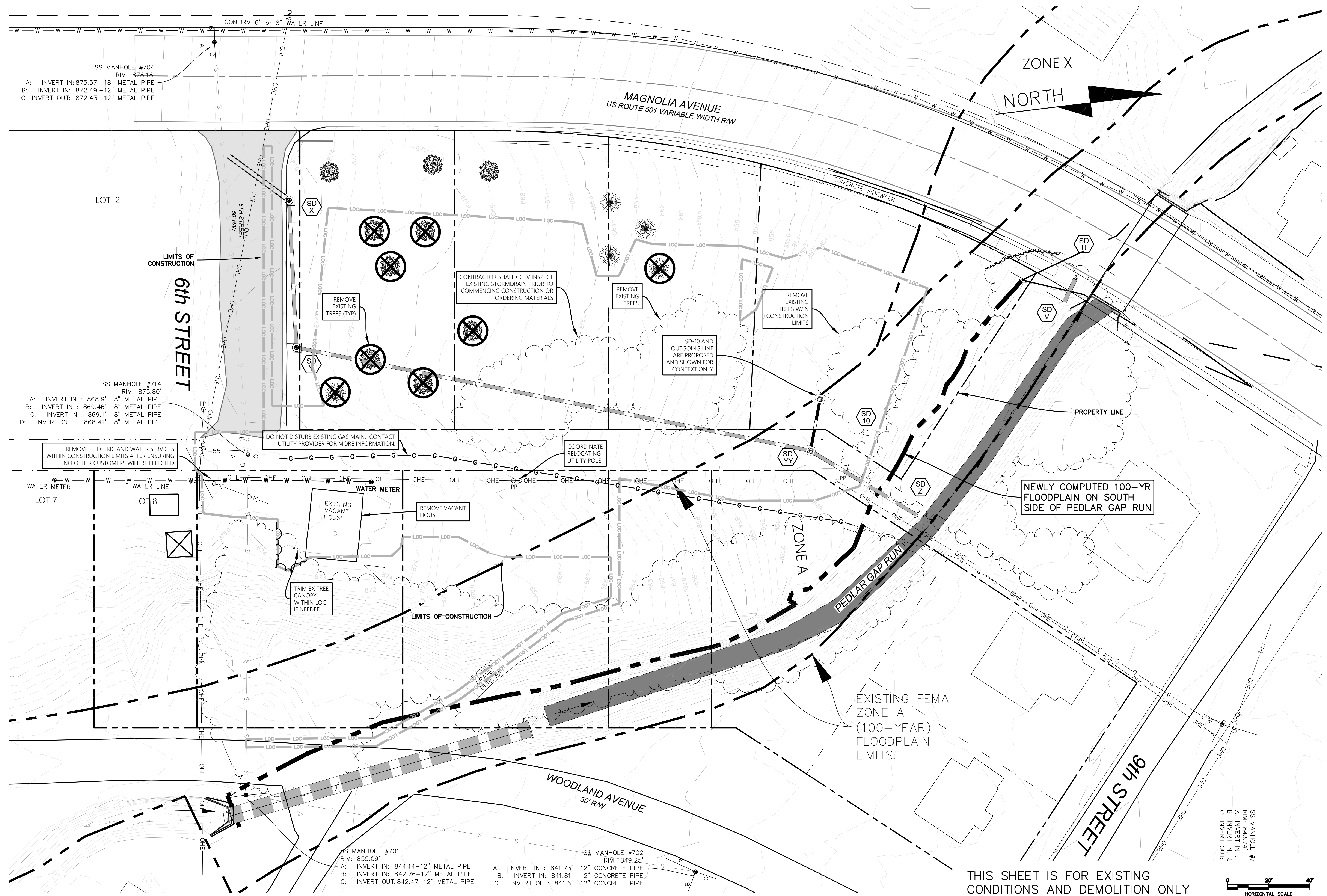
4. Pedestrian Circulation

- a.** Magnolia Ave has existing sidewalk which will serve the four houses.

- b.** A new five-foot wide sidewalk will be constructed in front of both two-family dwellings between the building and alley to provide pedestrian access.
- 5. Landscaping and Screening
 - a.** The land disturbance is limited as much as possible to retain trees, but many of the existing trees will be removed. Grass and new landscaping around the homes will be established.
- 6. Trash Collection
 - a.** Because the alley will remain public and will be paved, trash service will be to each driveway along the alley.
- 7. Water and Sewer
 - a.** Each dwelling unit will have separate public water meter and public sewer. A new water main will be extended down the alley from the main in 6th Street. The house and the duplex closest to 6th St will have gravity sewer, but the other houses and duplex will have individual grinder pumps. Gravity sewer was attempted but the topography of the site made it impossible.
 - b.** Because the water main will be located across several private lots due to topography, a maintenance easement will be recorded. The main will be City-owned.
- 8. Storm Water Management
 - a.** The project disturbs less than 1 acre so does not need a Stormwater Management Plan. It has an approved Erosion & Sediment Control plan.
- 9. Flood Hazard
 - a.** The northern edge of the site along Pedlar Gap Run is in the mapped A zone floodplain, but the mapping was poorly done and does not correspond well to true topography and elevations. Civil Consulting Group conducted extensive hydraulic and hydrologic modeling to determine where the 100-year floodplain should be. The City's Special Flood Hazard zone regulations allow staff use an engineer's hydrologic report instead of the FEMA mapped zones for the purposes to permitting development, which staff did. As shown on page C-19 of the plans, the corner of one house and the corner of one duplex encroach on the mapped Zone A floodplain.

Recommendation

Staff recommend approval as presented. This design is carefully executed and will provide attractive new housing using new and existing infrastructure in an efficient and sustainable manner.



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

 3688 Country Club Road
Troutville, VA 24175

Voice 540-992-2242
Fax 540-992-3463

Issued JUNE 20, 2026		Designed HAY	
Drawn HAY			
Revisions	Date		
1	6-20-26	REVISE GRAVITY SEWER TO 6TH STREET AND INCREASE NUMBER OF PRIVATE PUMP STATIONS	

MAGNOLIA AVENUE
SINGLE-FAMILY & DUPLEXES
EXISTING CONDITIONS AND
DEMOLITION PLAN
BUENA VISTA, VIRGINIA

Horizontal Scale
AS SHOWN

Vertical Scale
AS SHOWN

Commission Number
1233

Sheet Number

C-03

THIS SHEET IS FOR DIMENSIONAL LAYOUT ONLY.



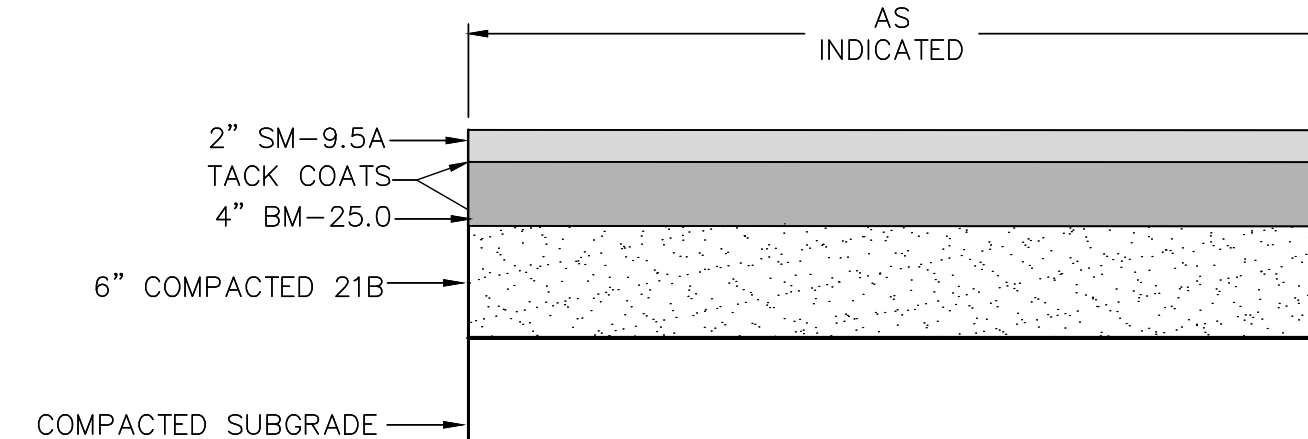
6th STREET

MAGNOLIA AVENUE
US ROUTE 501 VARIABLE WIDTH R/W

NORTH

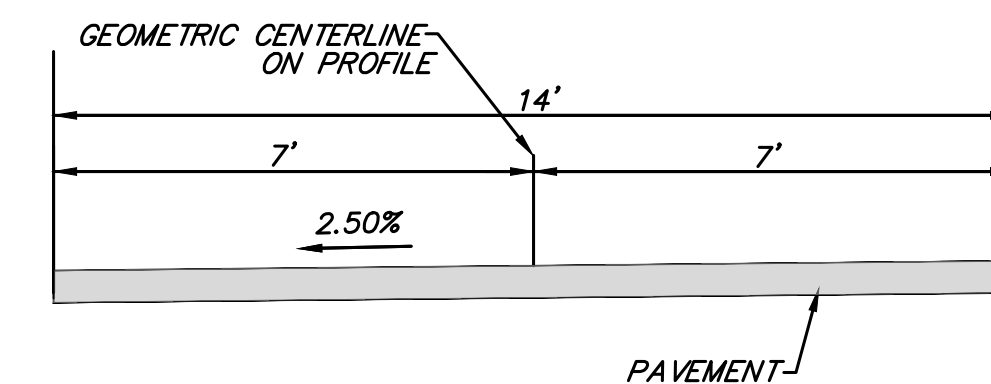
DIMENSIONAL PLAN NOTES

- [01] 4' LONG (MINIMUM) CONCRETE PADS AT END OF STEPS.
- [02] COORDINATE UTILITY POLE RELOCATION WITH UTILITY PROVIDER.
- [03] SEVERAL LOT LINES APPEAR PARALLEL BUT ARE NOT. SEE PLAT FOR ACTUAL DIMENSIONS.
- [04] NEW BOLLARD BESIDE UTILITY POLE.

ALLEY TRAVELWAY AND PARKING SPACES
TYPICAL PAVEMENT SECTION
NO SCALE

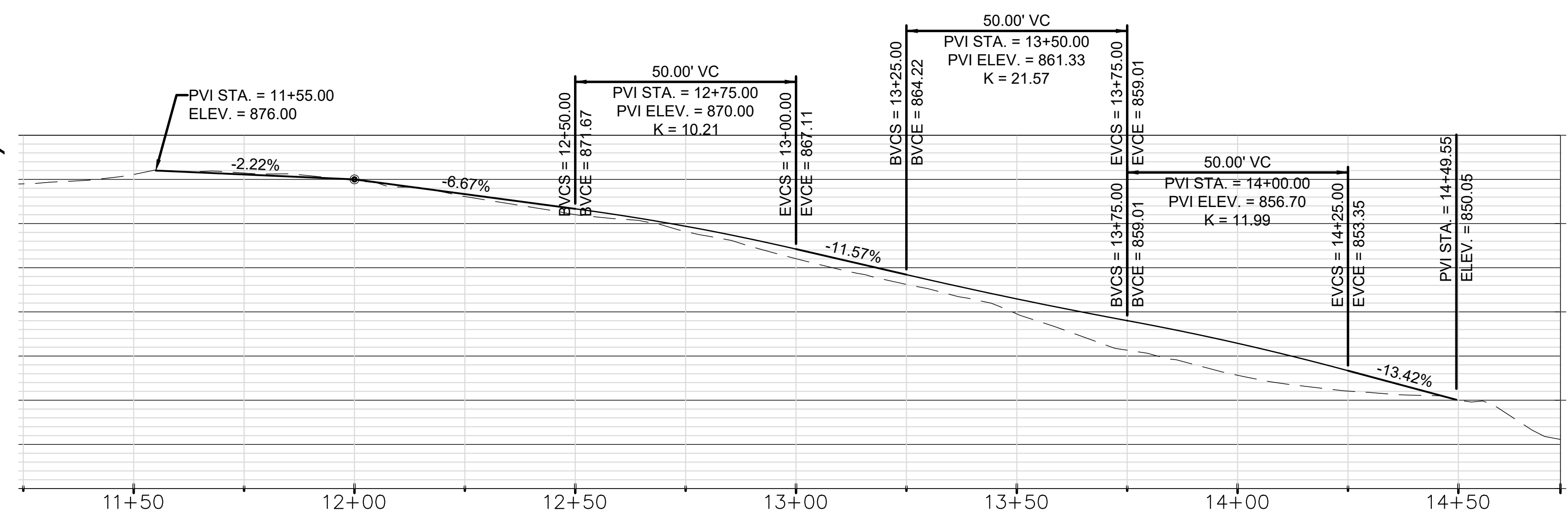
NOTES:

- CONTRACTOR SHALL SAWCUT ALL EXISTING PAVEMENT EDGES WHERE REMOVAL IS REQUIRED.
- DAMAGED CURB AND GUTTER SHALL BE REMOVED AND REPLACED TO NEAREST UNDAMAGED JOINT.
- CONTRACTOR SHALL CLEAN THE EDGES OF EXISTING PAVEMENTS THAT ARE TO BE ADJACENT TO NEW PAVEMENT TO PERMIT ADHESION OF ASPHALT.
- APPLY TACK COATS BETWEEN ASPHALT COURSES AND AT EDGES WHERE NEW ASPHALT ABUTS EXISTING ASPHALT.

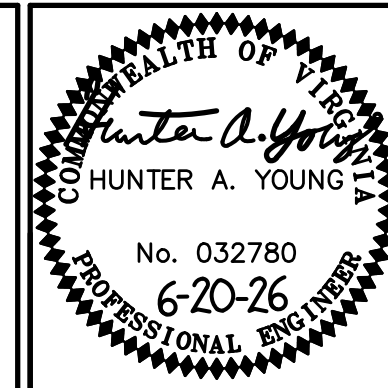
TYPICAL ALLEY TRAVELWAY SECTION
NO SCALE

NOTES:

- CROSS SLOPE WILL VARY FROM TYPICAL SECTION DUE TO PARKING AND DRIVEWAY ENTRANCES, ALONG WITH OTHER FACTORS. UTILIZE ALLEY CENTERLINE DRAWING FOR CENTERLINE ELEVATIONS AND ADJUST CROSS SLOPE ACCORDING TO GRADING PLAN.



Single-Family-Alley-CL



Civil Consulting Group, P.C.
ENGINEERING DESIGN & ANALYSIS
3688 Country Club Road
Troutville, VA 24175
Voice 540-992-2242
Fax 540-992-3463

Issued JUNE 20, 2026
Designed HAY
Drawn HAY

Date 6-20-26

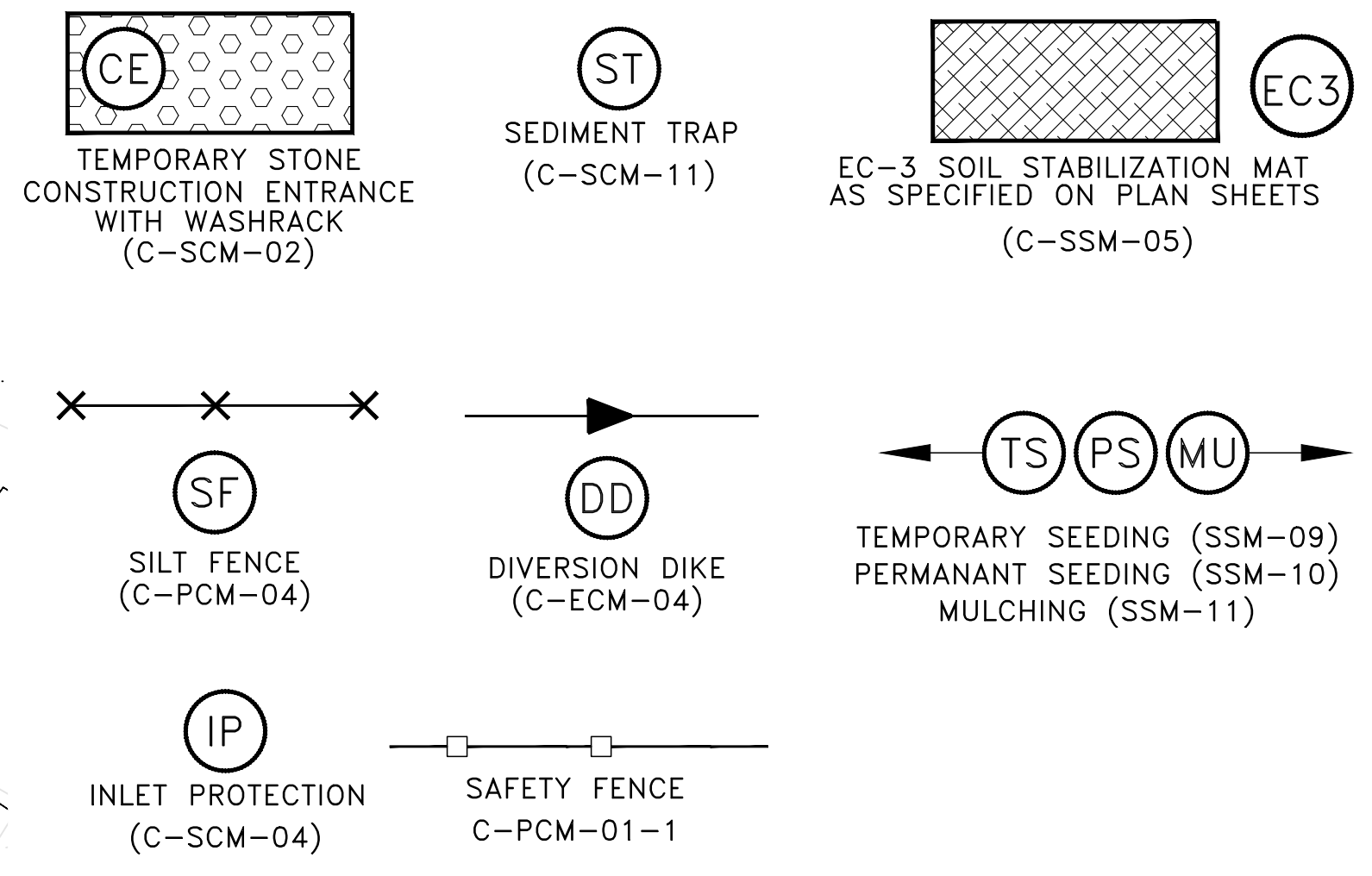
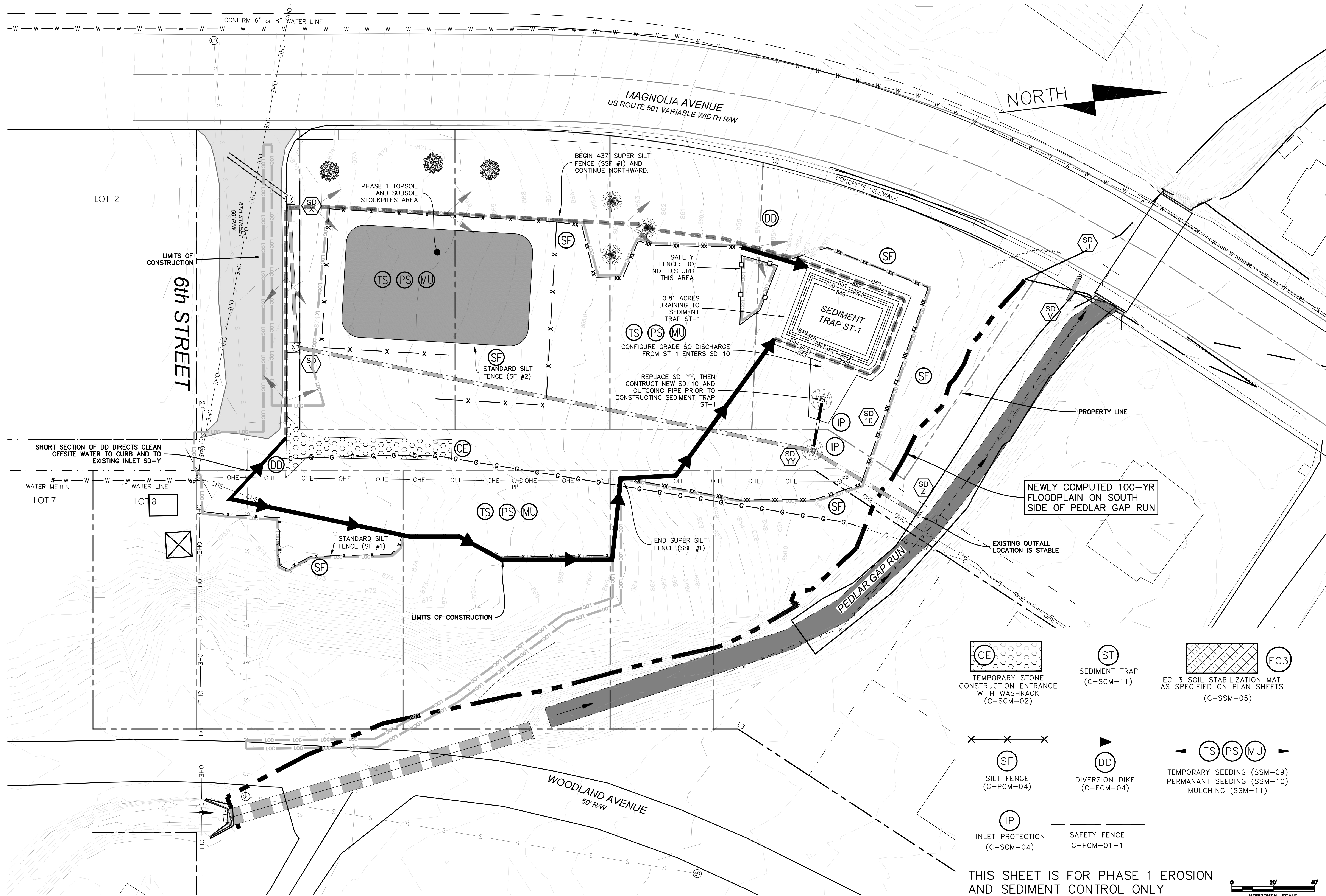
Revisions	1	2	3	4
REVERSE GRAVITY SEWER TO 6TH STREET AND INCREASE NUMBER OF PRIVATE PUMP STATIONS				

MAGNOLIA AVENUE
SINGLE-FAMILY & DUPLEXES
SINGLE FAMILY AND DUPLEX
DIMENSIONAL LAYOUT PLAN
BUENA VISTA, VIRGINIA

Horizontal Scale
AS SHOWNVertical Scale
AS SHOWNCommission Number
1233A

Sheet Number

C-04



THIS SHEET IS FOR PHASE 1 EROSION AND SEDIMENT CONTROL ONLY



COMMONWEALTH OF VIRGINIA
Hunter A. Young
No. 032780
6-20-26
PROFESSIONAL ENGINEER

Civil Consulting Group, P.C.
ENGINEERING DESIGN & ANALYSIS
3688 Country Club Road
Troutville, VA 24175
Voice 540-992-2242
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Issued
JUNE 20, 2026

Designed
HAY

Drawn
HAY

Date
6-20-26

Revisions
1
REVISE GRAVITY SEWER TO 6TH STREET AND INCREASE NUMBER OF PRIVATE PUMP STATIONS

MAGNOLIA AVENUE
SINGLE-FAMILY & DUPLEXES
EROSION AND SEDIMENT CONTROL
PHASE 1
BUENA VISTA, VIRGINIA

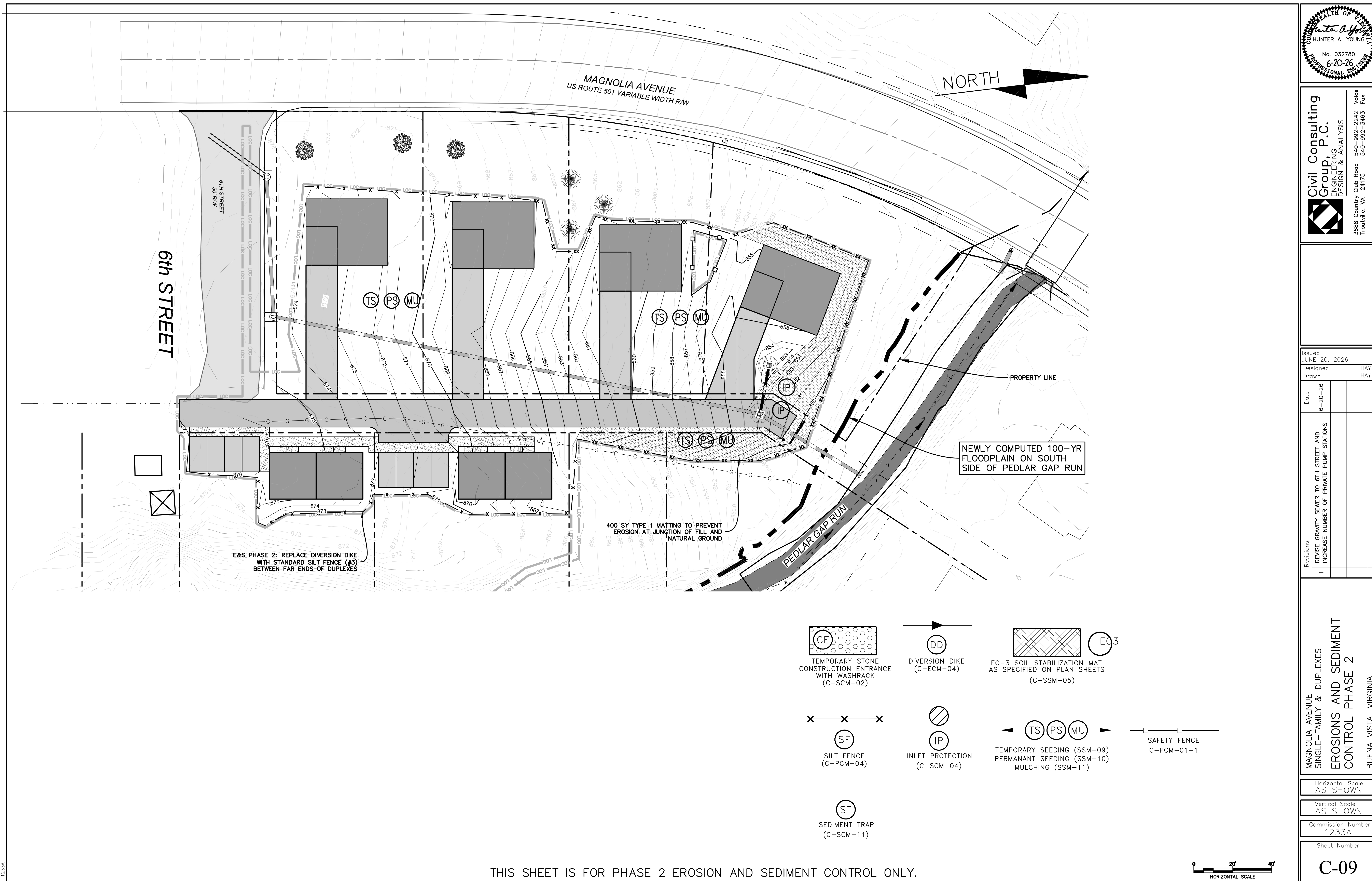
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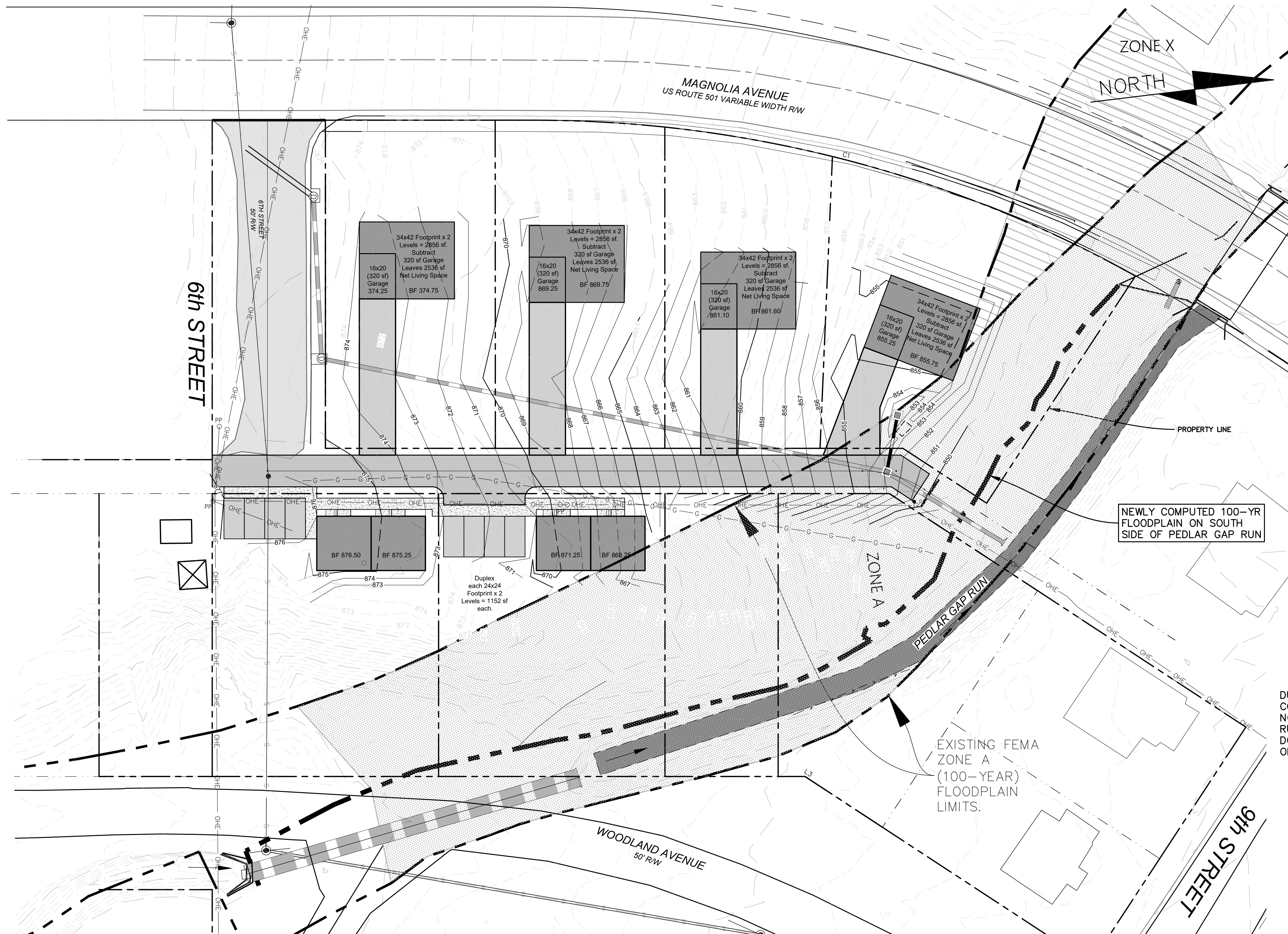
Vertical Scale
AS SHOWN

Commission Number
1233

Sheet Number
C-08

1233A





THIS SHEET SHOWS THE APPROXIMATE RELATIONSHIPS BETWEEN THE PROPOSED PROJECT AND THE EXISTING AND RE-COMPUTED FLOODPLAINS. IT IS NOT FOR CONSTRUCTION.



COMMONWEALTH OF VIRGINIA
Hunter A. Young
No. 032780
6-20-26
PROFESSIONAL ENGINEER

Civil Consulting Group, P.C.
ENGINEERING DESIGN & ANALYSIS
3688 Country Club Road
Troutville, VA 24175
Voice 540-992-2242
Fax 540-992-3463

Issued JUNE 20, 2026
Designed HAY
Drawn HAY
Date 6-20-26
Revisions
1 REVISE GRAVITY SEWER TO 6TH STREET AND INCREASE NUMBER OF PRIVATE PUMP STATIONS

MAGNOLIA AVENUE
SINGLE-FAMILY & DUPLEXES
FLOODPLAIN EXHIBIT
BUENA VISTA, VIRGINIA

Horizontal Scale AS SHOWN
Vertical Scale AS SHOWN
Commission Number 1233A
Sheet Number C-19