



**City of Buena Vista
Planning Commission
Minutes of May 8th 2018
Regular Meeting**

**CITY OF
BUENA VISTA**
Planning and Zoning
2039 Sycamore Avenue
Buena Vista VA 24416
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Members of the Buena Vista Planning Commission met in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on May 8th 2018. Roll was called and a quorum was established.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Sandy Burke
Lucy Ferrebee
Melvin Henson, City Council Representative
Guy Holstein

Members Absent:

Guy Holstein
Preston Manuel
Jay Scudder, Ex Officio member
Bradyn Tuttle

Staff Present:

Tom Roberts, Director of Planning & Community Development

New Business

Site Plan Review, 524 West 29th Street, John Ruff applicant

Mr. Roberts explained that the proposal is for prefabricated building sales at this site, which is currently vacant. It requires a site plan because Mr. Ruff will use one of the buildings as an office with a temporary foundation and will be served with electricity, but will not have plumbing. There will be no water/sewer to the site. The intent of the proposal is to use the site but limit development costs and impact on the site to maintain flexibility for a different future use.

Mr. Roberts pointed out that the only changes he discussed with Mr. Ruff from the submitted site plan were the location of one of the buildings that appeared to cross the property line; and to remove a proposed car port in the middle of the driveway/parking lot.

Mr. Ruff rose to address the Commission. He said that he agreed with staff recommended changes to the location of two buildings. He provided the Commission with a copy of his flyers to show the type of buildings he sells.

Mr. Ohleger asked to clarify about restrooms, and Mr. Ruff responded that he had checked with several surrounding businesses and could use the restroom at the car lot next door or the Exxon down the street.

Mr. Henson asked about the development potential of the unopened Tannery Street that runs between the proposed site and the railroad. Mr. Roberts responded that yes, that street could be vacated and added to the subject parcel with additional survey and investigation to ensure it does not encroach on the rail road.

There was further discussion of the car port proposed in the middle of the driveway/parking lot. Mr. Roberts explained that he was most concerned with free flow of vehicles through the lot. Mr. Ruff said that he did not want people to cut through or turn around in his lot, and that the car port would discourage that but allow passage for customers. Mr. Ruff also pointed out that there are projecting pipes/conduit from the former gas pumps that he wanted to protect. Mr. Hawes suggested that he could use large planters. Mr. Ruff agreed to not place the car port there and look into planters.

Mrs. Burke motioned to approve the site plan, Mr. Ohleger seconded, and all approved.

Public Comment

None.

Review and Adoption of Minutes

Mr. Hawes noted an issue with the April public hearing minutes. The minutes indicated that Melissa Smith stated that she lived at the house at 171 E 31st Street. Mr. Roberts said that he understood that the Smiths lived at that house, but that he would go back and review the recording to confirm what Ms. Smith stated.

Mrs. Burke pointed out a typo on page 3 of he/she. Mr. Hawes called a vote to approve the minutes of the April 10th Public Hearing and regular meeting. Mr. Ohleger motioned to approve the minutes as corrected, Mr. Henson seconded, and the motion passed unanimously. Mrs. Burke abstained because she had been absent.

Report of Secretary

Mr. Roberts reported on several items.

- Preston Manuel was appointed to Planning Commission at the last City Council meeting, and Mr. Roberts will reach out to him and provide him with background information
- Mr. Roberts hopes to have a beginning draft of some occupancy regulation changes soon
- City Council public hearing for the Ramsey rezoning application was last week, Council did not have any questions

Committee Updates

None

New Business

None

Old Business

Zoning Text Amendments to Mixed Use zone

Mr. Hawes introduced this item, which is specific text amendment proposals for the Mixed Use district distilled from discussion at the previous meeting. Mr. Ohleger asked about 614.13-2.2

regarding wireless communication facilities. Mr. Ohleger is not sure that the term “wireless communication facilities” refers to cell phone antennas, but rather to other types of facilities. Mr. Roberts said that he would look into the definition of wireless communication facilities and what the intent of prohibiting them was at the time MU was originally passed.

Mr. Roberts noted that what he proposed is a minimal update to address critical issues in the district regulations, but that later on after a downtown master plan, the district regulations could be overhauled.

Mr. Roberts then pointed out and asked the Commission about the last item proposed, which is to adopt the Buena Vista Design Guidelines to apply to the MU district. He noted the ambiguous and wide-open dimensional regulations of district as written. Mr. Ohleger stated that he welcomed additional architectural regulations for the downtown. Mr. Roberts highlighted that the Design Guidelines largely would apply to new construction and less to existing buildings, and much of the Design Guidelines address construction of new streets or subdivisions, which would not happen in the MU district.

Mr. Henson asked to clarify whether the Design Guidelines would apply to the proposed rezoning between Rockbridge and Catalpa. Mr. Roberts answered that no, the Design Guidelines only apply to the zones west of the river and the Mixed Business and Institutional districts.

Mr. Hawes asked to clarify who reviews projects for compliance with these Guidelines, and Mr. Roberts replied that for by-right development it was staff (himself).

Hearing no objections or proposed changes to the MU amendments, Mr. Roberts said that the next step would be to place this text amendment on the agenda for the next Planning Commission Public Hearing.

Other Items

Mr. Hawes asked about zoning or property maintenance violations at Grace Automotive on Magnolia Avenue.

Adjournment

Mr. Hawes adjourned the meeting at 7:55 PM.

Approval

Chairman

Date