

**CITY OF BUENA VISTA
REGULAR COUNCIL MEETING & PUBLIC HEARINGS
COUNCIL CHAMBERS
July 20, 2023, 6:00 P.M.**

The City of Buena Vista City Council met for a Regular Meeting and Public Hearings on Thursday, July 20, 2023, at 6:00 p.m.

Members Present:

Melvin Henson
Tyson Cooper
Danny Staton

Mayor Bill Fitzgerald
Vice-Mayor Cheryl Hickman
Stanley Coffey

Members Absent: Steve Webb

ADG #1: PLEDGE OF ALLEGIANCE AND PRAYER

Councilman Coffey delivered the opening prayer.

ADG #2: BUENA VISTA CITY COUNCIL PUBLIC HEARINGS

PUBLIC HEARING #1

Zoning Map Amendment for Rehl Property, Tax Map 19-1-6-52-1, to Rezone from General Manufacturing to R4 Medium Density Residential

Tom Roberts began the discussion by stating that this is one acre right across the street from the Sayre factory and the property is owned by Mr. Austin Rehl. This is a level and grassy lot and slopes back at the back of the lot to a wooded area. This block was zoned General Manufacturing because it's next to the Sayre factory, but really it should be zoned as residential because it has houses on either side of it. The R4 is requested to allow for future development of town homes or apartments on this property. Mr. Roberts noted that there is not a specific plan presented at this time for that, but if you look at the site, it is well suited for multi-family. He also mentioned that this street will be the main entrance to the development on the rest of Mr. Rehl's property. General Manufacturing is not an appropriate zoning designation because the site is poorly sited for manufacturing; the lots are only 125 feet deep and roughly only 75 feet of that is buildable and is single-family residential on either side. The Planning Commission voted to recommend approval of this rezoning at their last meeting.

Mayor Fitzgerald opened the floor to the public; no one spoke.

Mayor Fitzgerald closed Public Hearing #1.

PUBLIC HEARING #2

Zoning Map Amendment for Rehl Property, Tax Maps 8-1---1 & 2, to Rezone for R6 Residential Planned Unit Development (PUD) and General Manufacturing to Institutional

Tom Roberts stated that this is 285 acres at the North end of the City. Mr. Rehl purchased this property a year or two ago. Last year, plan and development were approved for a small part of this for a house which is currently under construction. Mr. Rehl is requesting rezone the entire 285 acres to the Institutional zone for the development of the Rockbridge Creative Institute. Mr. Roberts then turned the floor over to Mr. Rehl to give more detail on the vision.

Mr. Austin Rehl approached Council to speak about the Rockbridge Creative Institute. He stated that this is an endeavor that he feels will be a blessing to the area. He would like to create a residential school for learning traditional trades and modern building trades, sustainable agricultural methods, and homesteading arts and crafts. A campus on the property would allow for real work experience, teaching young people to work with their hands to produce something useful, durable, and beautiful. This non-profit institution will recruit people from around the Nation to BV and will prepare them to be successful business owners as well as dependable laborers in our community. He noted that he is impressed that the region is rich in cultural artistry, hard work, and entrepreneurial spirit. He then spoke about some other organizations that give an idea of what he is envisioning for RCI. The College of the Ozarks has a system where they bring people into the college and allow them to work as they are learning. The American College of Building Arts teaches very specific skills such as stone carving and timber framing emphasizing the historical aspect of building. The John C Campbell Folk School focuses on folk art and what people in the eastern mountains of the US did. Things like the style of dance, basket weaving, and blacksmithing. Polyface Farm focuses solely on sustainable farming techniques. Mr. Rehl stated that all of these places show a little bit of overlap in what he envisions for RCI. He wants it to be a practical place for people to learn a trade and know how to do something when they are done. Upon graduation, the students can walk people through the structure they built or planned and created. The residence that is currently under construction will have dual use. Aside from being a private residence for himself and his family, during the school term it will provide living space for the students of RCI. The first class will start this Fall and students will be developing a layout for the campus master plan including cottages for additional student housing. They will develop this plan under the supervision of capable instructors and will submit those plans for approval to industry professionals and government officials. Councilman Coffey asked Mr. Rehl if this is something that will be offered to our high school students as an elective class. Mr. Rehl stated that Spring of 2024 is the new 'building season', and if they can make plans this Fall and Winter once the weather breaks there are other things he would like to implement. He furthered that he looks forward to a day when RCI will offer classes and training to a variety of age groups. They plan to offer summer camps to grade school and high school students and internship training for motivated teenagers. He elaborated that if there were a motivated teen in the community that would like to start early and is ready to do so, they would like to make that available to them. He added that he would also like to eventually add weekend classes for interested adults. He further noted that it will take time and effort to expand to full capacity and areas of interest will be added based on market demand. He opined that alumni from RCI may have anything from a childhood summer camp memory to being a licensed General Contractor with an emphasis on historical preservation. Mr. Rehl noted that he wants to help people learn how to make something useful and durable and beautiful and to provide for their families. RCI is his way of giving back. In closing, Mr. Rehl stated that he would really appreciate Council's approval of his application for the zoning change because that is what will allow RCI to become a reality.

Tom Roberts spoke more about the technical aspects of the rezoning request. The Institutional zone was selected because of the wide range of uses, all of which are centered around RCI and Meridian Farmstead. Those uses are likely to include instructional space and workshops, short and long term residential, assembly and event spaces, office and other support spaces, dining/eateries, indoor and outdoor recreation spaces, and agriculture. He noted that Mr. Rehl plans to keep the entire property under single ownership so there are no proposed public streets or utilities. The future land use designation of most of the property is mixed use planned development. The RCI, with its variety of core and supporting uses is clearly a mixed use planned

development. Most of the surrounding uses are single-family homes. There are adjacent properties along Longhollow Road in the County and the eastern ends of properties on 34th – 40th Streets. Separating these properties from the developable part of Mr. Rehl's property are steep wooded slopes. The change in elevation between Treemont Apartments and the ridge of Mr. Rehl's property is 150 feet. There is even more of an elevation change between the property and the other properties on 34th – 40th Streets. This provides a natural wooded buffer between him and those neighbors. The only developable areas that are close to other uses are where the property borders the county on the northern end, but he will be able to take steps to prevent that as well. The rezoning would approve the proposed uses of the property. Before anything else is built, Mr. Rehl will submit a comprehensive erosion sediment control plan and storm water management plan. He further noted that each phase of construction will require a site plan to be submitted to the Planning Commission for approval. 32nd Street will be the main access to the property. The new private street is being built to VDOT standards and is designed to accommodate up to 2000 vehicles per day. Water and sewer have been installed and water will be turned on in a week or two. He noted that the sewer is connecting off of 39th Street and water is connecting off of 34th Street water tank. Those have already been sized appropriately to accommodate the proposed development. Mr. Roberts added that the City believes this will have a positive Economic Development impact. There is a workforce development angle. Also, having another institution anchoring the City along with SVU, MGCC, and their new training center, we will cover the whole spectrum of workforce training, offering practical courses like HVAC at MGCC and timber framing at RCI while still offering those regular academic courses at SVU. This will cover a wide range of educational opportunities here in the City which is an attraction in itself. Institutions like RCI also foster spin off businesses as well as a vibrant population of people. This project will also generate some housing, which will primarily be for students, but also potentially for faculty and staff of RCI and others as well. Councilman Coffey asked if there are any people involved in this other than Mr. Rehl. Mr. Rehl replied that he is and will remain the sole owner. Mr. Roberts then spoke about the taxation of this property. Even though this is a non-profit institution, the land is held by an LLC and is fully taxable. Mr. Rehl has not applied for tax exemption for the use. Councilman Coffey questioned if Mr. Rehl is planning on applying for tax exempt status. Mr. Roberts replied that he is not. Stating that if he does, that is a process where the Commissioner of the Revenue would review the application and see if he met the criteria for tax exemption under State code. Vice Mayor Hickman asked if that would include the house once the rezoning is complete and used for housing. Mr. Rehl responded that there is another entity called Meridian Farmstead that forms a supporting role with RCI. He wants a significant portion of this land to remain as an agricultural designation. RCI doesn't own the land or the buildings, so they will remain taxable even though RCI is a not-for-profit entity. Mr. Kearny added that as long as it is owned by the LLC it will remain fully taxable. Vice Mayor Hickman then asked if that could change at any time down the road. Mr. Rehl stated that while he cannot project decades down the road, he has no plans to change the way it is currently, adding that he has a farm credit loan on the land and as long as he is paying for that loan, it must remain agricultural. He does not foresee a situation where he would be applying for tax exemption. Vice Mayor Hickman questioned what type of enrollment numbers he expects. Mr. Rehl said he wants to start small but expects it to grow each year. Councilman Coffey asked if he has had anyone show interest in the school yet and Mr. Rehl stated that he has from both the student and instructor sides further noting that he has yet to meet a person who thinks it is a poor idea. He has spoken to a blacksmith, an engineer, and an architect about helping build course work and instructing and they all would love to help.

Mr. Roberts stated that his final note is that the Planning Commission voted to recommend the approval of the rezoning.

Miss Kristina Ramsey provided some information from the economic and workforce development standpoint. There are direct economic benefits for Mr. Rehl owning the property and for the school that he is putting there. From a workforce development perspective, having this introduce more students and young people into skilled trades will be a positive benefit for our community. Beyond that, it will support a culture change across the board. College is pushed on young people, and this opens that opportunity up to a wider range of students, giving them that college-like experience. She closed by saying that she highly recommends that Council approve this.

Mr. Ronald Cash, who lives on 32nd Street, opined that Mr. Rehl's plan is commendable with the positive energy and the money that is going into it. He stated that one of his concerns was taxes and tax revenue. It seems like this project is on the right track with that but suggests that we keep an eye on it. His other concern is the traffic on 32nd Street. He stated that there are currently a lot of delivery trucks and normal traffic, so the City will need to commit to bringing the street up to industrial standards to support the kind of traffic that will be coming. Another concern is the erosion and storm water management as Sayre was not done well and is a continuous problem. He noted that there is only a rock-lined ditch on the street, and this is going to need some work as well. He opined that he doesn't see how we can think about trying to work with Mr. Rehl's property and not address already existing concerns for the adjacent properties. Mr. Cash then spoke about the issue of private water. As he understands, the tap will be at the tank and there will only be one meter at that point. He said that he wanted to point out that when you have this many uses, typically there is a meter associated with each point of use, so he believes this will be lost revenue for the City. He stated that it is Mr. Rehl's prerogative to do the meter this way, noting that he (Mr. Cash) works for the power company, and they do that for large utilities or large industries. Addressing the topic of having RCI and MGCC's new project, he stated that he is concerned that there might be some competition that could cripple either one or both of these projects; there are two different entities essentially doing the same thing, and he is concerned that one or the other might suffer. He opined that with the road being built to accommodate 2000 vehicles per day that is an enormous amount of traffic, noting that the traffic coming and going from Treemont apartments makes extensive use of 32nd Street and he, as a resident, would not be opposed to some speed bumps to slow some of those folks down. He further opined that he imagines that people trying to get to RCI or are running late for class, it will not bother them to run 40-45 MPH up 32nd Street. He noted that he does see value in this project, he just wants to make sure that we are looking at it from all angles and not let anything fall through the cracks. Ms. Coretta Thurman, 2575 Hawthorne Avenue, asked how this is going to benefit the citizens and students of Buena Vista when they are going to be bringing in people from all over the country for this institution and if they will be setting spots aside for local students.

Mr. Bryson Adams, 2505 Laurel Avenue, spoke about some of the reasons we want this, as well as other private investors, to come to town. He noted the economic growth and increase in job opportunities for both students and faculty. He also mentioned that these private investors make improvements to the town's infrastructure, as Mr. Rehl has already done, they support innovation, development, and diversity, contribute to our local economy through taxes, drive interest in community and real estate development, and create competitive markets which is important because that is what drives a healthy economy. Mr. Adams then touched on some of the benefits for this specific development including students gaining access to a valuable education and for many it will expedite entry into the job market. Speaking as a business owner

in the construction industry, he noted that trying to find competent, skilled labor is tough right now and this gives them the opportunity to hire these students. It will also create additional employment opportunities and positively impact our community development, helping establish small businesses, supporting our local industries, and fill the skills gap that hurt many small communities like ours. Private investors in conjunction with the trade school can contribute significantly to the growth, prosperity, and sustainability of our town as it empowers both the individual and our town's long-term well-being and he hopes that Council will approve this.

Mr. Lew Hamilton stated that Mr. Rehl has already done great things in this community. The first thing being that "he wrote a big check for a nice big house" for a building permit and the City benefited from that. He has hired local contractors like himself, Bryson Adams, Wayne Carter, and Donald's Electric, he is spending money at Spencer Home Center and has already injected a pile of money in this community. Addressing the concern of having only one water meter, Mr. Hamilton stated that it is still based on the volume of water used. He also noted that Mr. Rehl spent a lot of money on building his own infrastructure. He urged Council to consider all that Mr. Rehl has done and is doing. Mr. Hamilton closed by stating that what we need to do as a City is keep people coming and keep them interested and not run them away. Councilman Coffey added that that is a problem we have always had: students coming out of high school and going away to college, but they don't come back. We have to find a way to keep the people here that attend RCI. Kristina Ramsey responded that what Mr. Rehl and the other schools are doing is bringing people here, and it is our job to keep them here.

PUBLIC HEARING #3

Conditional Use Permit for Converting Existing Building to Multifamily Dwelling at 2424 Magnolia Avenue

Tom Roberts reported that Mr. Keith Holland has applied for a CUP to convert this building into three apartments – two with four bedrooms each (1360 sq. ft.) and one with one bedroom (375 sq. ft.). There will be no change to the footprint, only internal changes to the floorplan and the existing utilities are to remain.

Mr. Ronald Cash had one comment regarding the meters, stating that three apartments should warrant three meters and he suspects that there is only one meter there now. He opined that conceivably the owner could cover the water bill under one meter, but if you have three distinct dwellings, we need to have three water meters there. That also allows for three trash pick-ups to prevent it from turning into a "dumpster".

PUBLIC HEARING #4

Abandonment of Portion of Alley Adjacent to 1105 East 24th Street, Between Holly Avenue and Spruce Avenue

Tom Roberts stated that this is an undeveloped, wooded alley that is not currently used. The staff report shows a drainage ravine behind the house and this alley crosses that, so there is no way that the streets or this alley would ever be cut through to 25th Street. There are no utilities in this alley either. Mr. and Mrs. Henson are requesting to purchase the entire width of the alley. Tom said that both he and the Hensons had spoken with the adjacent property owner across the alley, and she has agreed to quick- claim her half to the Hensons. The alley is 100' x 15', so using the pricing formula of 75 cents per square foot, the price for this alley will be \$1125.

No one from the public spoke.

Mayor Fitzgerald closed out the Public Hearings and continued to the Regular Meeting.

ADG #3: APPROVAL OF THE AGENDA

Councilman Coffey moved to approve the agenda, seconded by Councilman Cooper, and carried by Council.

ADG #4: APPROVAL OF MINUTES FROM THE FOLLOWING COUNCILMEETINGS:

February 2, 2023; February 16, 2023; March 2, 2023; March 16, 2023; April 6, 2023; April 20, 2023; May 4, 2023; May 18, 2023; June 1, 2023; June 15, 2023

Councilman Coffey made a motion to table the approval of minutes. The motion was seconded by Vice Mayor Hickman and carried by Council.

ADG #5: RECOGNITION/COMMUNICATION FROM VISITORS

Citizens who desire to speak to council will be recognized at this time. Please limit your statement to three (3) minutes.

Ms. Michele Casale, 1823 Cedar Avenue, stated that she is hosting a festival/rally at Glen Maury Park on October 21, 2023, from 11:00 – 7:00. The charge will be \$10 in advance and \$15 at the gate; the proceeds from the event will be donated to benefit Rockbridge Recovery. Ms. Casale stated that she has invited multiple people including President Trump, Governor Youngkin, Delegates Campbell and Austin, Senator Warner, and the Chamber of Commerce. She noted that there will be live music and food provided as well as hot dog and pie eating contests and child-friendly activities. Ms. Casale invited all of Council to attend and offered them a chance to speak if they so choose.

Mrs. Mary Huffman, 73 Deer Haven Drive, reminded everyone of the 25th Annual Beach Music Festival at Glen Maury Park coming up next weekend beginning on Friday, July 28. She stated that Blackwater, The Entertainers, and The Band of Oz will all be performing. She noted that she has spoken to a lot of local merchants to remind them that this event is coming up, so that they will hopefully have extra staffing for the weekend. Mrs. Huffman said that they have distributed over 3000 flyers all over the state as well as in North Carolina. Councilman Henson mentioned Mr. Bobby Smith's semi-retirement party that will be taking place on the Sunday after the Beach Music Festival concludes and noted that Mr. Smith has done the sound for most of our events. Mrs. Huffman iterated that Mr. Smith has been the soundman with Wildfire for 24 out of the 25 years of the Beach Music Festival. She mentioned that most of the campers will be staying and paying for an extra night at the park for this event. There will be a \$5 entry fee and all of that money will be donated back to Glen Maury Park.

Mrs. Nita Ramsey, 1943 Pine Avenue, stated that she moved here 45 years ago and does not plan on going anywhere. She noted that she has had a camper since the day she moved into her house with no complaints. However, she was issued a ticket on the Fourth of July. She understands if people have campers that are blocking someone else's house, so she asked if the City was going to enforce this, why not look at those who really are making it a hazard. She mentioned that she does not really have anywhere in her yard to park her camper and if she does, she won't be able to mow her grass. The only other option she has is to park it at her son's house in Natural Bridge, which is extremely inconvenient for her and further questioned that, if she does take it to her son's house, is it going to be a problem for her to bring it to her house to load it and unload it when going on trips. She understands that you can't just look at one individual and what gives one person the right to do something and not somebody else, but she thinks that we need to see what's a hazard and what's not. She mentioned that she rode around

and noticed quite a few campers but does not see where any of them are causing a problem and noted that she rode by the Police Department and noticed that they have a "nice, big unit" setting on the street just like her camper sits on the street. She doesn't want them to have to move that, she just wants to be able to put her camper in front of her house and know that she is allowed to load and unload it like she has for 45 years.

Mr. Ronald Cash, 253 E 32nd Street, stated how encouraging it is to hear all of the spirited discussion over a variety of subjects. He mentioned that on July 15 he attended the Council meeting that had very minimal attendance from the public. He noted that on that day he had made up his mind to run for City Council, so he wanted to come to this meeting to learn and take notes. He mentioned that as we got into the agenda, the Mayor commented about it being a concise agenda and shouldn't take too long, which made Mr. Cash happy as he would still be able to get to his exercise class. Mr. Cash stated that as Council made its way through the agenda, "imagine my surprise, when at 25 minutes after 6, the meeting was adjourned". He then stated that he wasn't sure but thought that everyone on Council is on some sort of payroll or receives a stipend for their duty. He expressed his disappointment with a "25-minute City Council meeting in a town that has a number of issues" and stated that there were things that could have been talked about that night like taxes, drugs, street, and overgrown alleys. He further opined that we need "grass-root efforts" from our citizens and investors to get involved in our community and start making a change. People that want to get involved should be commended. Mr. Cash asserted that we need to get focused on some of the problems in this City and we can't do that in a 25-minute Council meeting. Councilman Coffey responded, saying that while he understands what Mr. Cash is saying, but we have other committees that are open to the public including Public Works and Safety where we address those same concerns that he is talking about. Councilman Coffey further noted that we can't just sit and talk about these issues at Council meetings, they use these other committees to try to get things done and bring those issues to City Council. Vice Mayor Hickman also interjected, stating that it is very rare to have a 25-minute meeting. Mr. Cash said that his hope was that the brevity of that meeting was due to poor planning and not lack of interest. Councilman Coffey responded to that, stating that it is not due to lack of interest, and he would stay until 12 o'clock at night if he had to and he got on Council for the citizens not for the stipend – Vice Mayor Hickman followed that up by noting that she didn't even know she got paid and Councilman Cooper said that he has tried to give his back several times. Councilman Coffey further noted that they work hard to try and maintain the things we have. Mr. Cash closed by saying that we need more action in Buena Vista and thanked Council for all they do and for the good meeting tonight.

ADG #6: REPORTS

1. Mayor

None.

2. City Manager

Mr. Tyree reported that according to Ed Armentrout, the campground is 98% complete and should be 100% by Monday or Tuesday at the latest.

Under code, the new playground does require a fence. They have received a quote of \$20,000 which includes the fence as well as some additional handicap parking. He stated that he would be getting with Kristina to see how much funds were left in the playground fund and noted that Councilman Henson had also taken up some donations at various events to go toward that as well. All proceeds from Mr. Bobby Smith's semi-retirement party will go to Glen Maury Park,

which will help with this as well.

The pool needs considerable repairs. Buena Vista is first in line with National Pools, so for us to get on the schedule for this winter, National Pools would like to have the City go ahead and sign a statement of intent. Councilman Cooper asked if we have gotten the proposal and plan yet. Mr. Tyree stated that it came this week, he had given it to the Parks and Rec committee and will be sending it to Council in his weekly report. Vice Mayor Hickman spoke on behalf of Parks and Rec and stated that there are a few things that weren't in there that need to be added for them to get the full price, so she wants them to add that and send it to them so they can all see that before allocating the funds. Councilman Henson mentioned that the items that need to be added to the plan are the number of diving boards, number of skimmers, and a cover for the pool. Mr. Tyree mentioned that he had heard from Julie Goyette, the Library Director, that due to lower allocations, the library is reducing hours. He questioned this because no locality lowered their allocations and all level-funded them. However, he did find out that there was a slight error in the Library funding on the budget. The City intended to budget \$147,327 which was last year's allocation, but there was a typo and \$139,225 was put into the system, for a difference of \$8,102. Mr. Tyree also noted that he and Charles Clemmer discovered that the projections that Council received from the Library for state funding of \$364,000 was actually increased by \$40,000 to \$404,000; he wanted to make Council aware of that and get the verbal okay to either add the \$8,102 or do something different. Mr. Kearney stated that they did vote on level-funding, and this was just a typo. Mr. Tyree opined that adding the \$8,102 back in may not be enough to change the hours. Councilman Cooper asked how many fewer hours we would be open. Mr. Tyree responded that Buena Vista would be closed on Wednesdays and Fridays. Councilman Cooper then asked if everything across the County was closed two additional days. Mr. Tyree stated that they would be closing Glasgow and Bath counties on Fridays and Lexington would only be closing two hours early on Saturdays.

3. City Attorney

None.

4. Council Committees/Representatives

Councilman Henson reported that the Public Works/Public Safety committee discussed a lot of safety concerns with Chief Handley. He noted that Public Works is making a lot of stuff happen. He mentioned that last night's Parks and Rec meeting was very productive as they talked about the utilization of shelters and upgrades that need to be done. He also reported that Mountain Gateway Community College is due to start classes at the McCormick Building in August. These classes will include Intro to Skilled Trades, Electrical Level 1, Industrial Maintenance Mechanic Level 1, and HVAC Level 1.

Councilman Coffey stated that he knows we have a lot of problems with potholes and such, but we have been told that we're having a problem getting asphalt. He has recommended that someone talk to the asphalt plant. He also noted that he spoke with Corey Henson about trying to find a paver as this would make paving the roads and fixing the areas that need to be fixed a lot easier. He also mentioned that we were supposed to have a schedule to repair the potholes, but the problem with that is that all of the men that can do it, are completing other jobs that need to be done.

ADG #7: CONSIDER APPOINTMENTS TO BOARD, COMMISSIONS, AND COMMITTEES

Rockbridge Regional Library Board of Trustees

Mr. Thomas Lominac's appointment expired on June 30, 2023. Mr. Lominac is unable to serve again. This is a four-year term and the first time it has appeared on the agenda.

Applicants: Mr. J. Todd Jones & Mrs. Sherri S. Wheeler

Councilman Henson moved to appoint Mrs. Sherri Wheeler to the Library Board. Vice-Mayor Hickman seconded, and it was carried by Council.

Economic Development Authority

There is an opening on the Economic Development Authority. This term will begin immediately and expire on March 31, 2024. This is the first time it has appeared on the agenda.

Applicant: Ms. Coretta Thurman

Councilman Coffey moved to appoint Ms. Coretta Thurman to the EDA, seconded by Vice-Mayor Hickman, and carried by Council.

Shenandoah Valley Partnership

Mr. Jason Tyree's appointment expired on June 30, 2023. This is a three-year term and the first time it has appeared on the agenda. Mr. Tyree would like to appoint Miss Kristina Ramsey to fill his seat.

Councilman Henson moved to approve Miss Kristina Ramsey's appointment, seconded by Councilman Coffey, and carried by Council.

OLD BUSINESS

None.

NEW BUSINESS

NB #1: FIRST READING OF A ZONING MAP AMENDMENT FOR REHL PROPERTY, TAX MAP 19-1-6-52-1, TO REZONE FROM GENERAL MANUFACTURING TO R4 MEDIUM DENSITY RESIDENTIAL

Tom Roberts read the following:

**Zoning Map Amendment
Tax Map 19-1-6-52-1, 300 Block of East 32nd Street**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that after a duly called public hearing, in accordance with the general welfare of the citizens of Buena Vista and in accordance with good zoning practices, approximately 1.1 acres of property identified as 19-1-6-52-1 and depicted on "Exhibit A", shall be rezoned from GM General Manufacturing to R4 Medium Density Residential, and the zoning map for the City will be amended to reflect this change.

NB #2: FIRST READING OF A ZONING MAP AMENDMENT FOR REHL PROPERTY, TAX MAPS 8-1---1 & 2, TO REZONE FOR R6 RESIDENTIAL PLANNED UNIT DEVELOPMENT AND GENERAL MANUFACTURING TO INSTITUTIONAL

Tom Roberts read the following:

**Zoning Map Amendment
Tax Map 8-1---1 and 8-1---2, 774 Longhollow Road**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that after a duly called public hearing, in accordance with the general welfare of the citizens of Buena Vista and in accordance with good zoning practices, approximately 285 acres of the property identified as 8-1---1 and 8-1---2 and depicted on "Exhibit A", shall be rezoned from R6 Residential Planned Unit Development and GM General Manufacturing to INST Institutional, and the zoning map for the City will be amended to reflect this change.

NB #3: FIRST READING OF A CONDITIONAL USE PERMIT FOR CONVERTING EXISTING BUILDING TO MULTIFAMILY DWELLING AT 2424 MAGNOLIA AVENUE

Tom Roberts read the following:

**Conditional Use Permit
2424 Magnolia Avenue**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that after a duly called public hearing, in accordance with the general welfare of the citizens of Buena Vista and in accordance with good zoning practices, pursuant to Section 614.04-8 of the Land Development Regulations, a Conditional Use Permit shall be issued for multifamily homes located in a single-use building, in conformance with the staff report attached as "Exhibit A".

NB #4: FIRST READING OF AN ORDINANCE TO ABANDON PORTION OF ALLEY ADJACENT TO 1105 EAST 24TH STREET, BETWEEN HOLLY AVENUE AND SPRUCE AVENUE

Tom Roberts read the following:

**Abandonment of Public Right of Way
Portion of Alley of Block 39, Section 4**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BUENA VISTA, VIRGINIA, that after a duly with Section 15.2-2206 of the Code of Virginia, as amended, that the public right of way described in "Exhibit A" and "Exhibit B" attached hereto shall be vacated and abandoned upon receipt of the consideration noted in "Exhibit A" ("the Property").

BE IT FURTHER ORDAINED that as a condition of the aforesaid abandonment and vacation, the City retains a perpetual easement over, under, and across the Property for the installation, maintenance, repair, or replacement of all utilities, including, but not limited to, water and sewer lines, electric, cable, telephone, and gas lines, and garbage pick-up.

BE IT FURTHER ORDAINED that this ordinance shall be recorded in the Clerk's Office of the Circuit Court for the City of Buena Vista, Virginia, and indexed under the names listed in "Exhibit A".

Prior to adjournment, Councilman Coffey announced that he is going to have open heart surgery on Monday, so he will not be here for about two months.

ADJOURNMENT

There being no further business, the meeting was adjourned.

Sarah M. Burch, Clerk of Council

William H. Fitzgerald, Mayor