



Minutes of Council Meeting  
Buchanan, VA

February 14, 2022

Present: Mayor Craig Bryant  
Vice Mayor Chris Witt  
Councilmember James  
Manspile  
Councilmember Marlon Rickman  
Councilmember Chris Petty

Attending: Board of Supervisors Amy White, 9 citizens, 3 employees

Mayor Craig Bryant called the February 14, 2022 Council meeting to order at 7:00 p.m. This meeting was held in the Council Chambers. Town Manager McCulloch took roll call. With five councilmembers present, a quorum was established. A moment of silence was held and all that were present stated the Pledge of Allegiance.

The first item of business was to consider approval of the January 2022 Financial Report, and unpaid bills, the minutes from the December 2, 2021 Work Session, and minutes from the December 13, 2021 Regular Council Meeting. A motion for approval for all items under consent agenda was made by Councilmember Manspile, with a second from Vice Mayor Witt. Mayor Bryant asked for further discussion. With no further discussion, the motion carried with a vote of 5 - 0.

Next on the agenda was Awards, Recognitions, and presentations. Mayor Bryant stated that he would like to recognize a couple of citizens in the Town. Both either helped or offered with snow removal during the last snow event. Everyone across the state had issues. Mr. Wayne Adkins and Mrs. Spring Witt, we really appreciate both of you helping or offering to help.

Next on the agenda was to hear citizen comments and petitions regarding agenda items. Town manager McCulloch stated there was one person to speak in regards to the Public Hearing.

Next on the agenda was New Business/Action Items/Public Hearings. Mayor Bryant asked for a motion to go into the Public Hearing for Sycamore Development. Councilmember Manspile seconded the motion. Mayor Bryant asked for further discussion. With no further discussion, the motion was carried by a vote of 5 - 0. Mayor Bryant stated the Public Hearing had started, and someone has signed up to speak. Town Manager McCulloch stated that Spring Witt had sent a letter in strong support and stated that she could read it. Mayor Bryant asked that Town Manager McCulloch read it (see attached). Mayor

Bryant asked if that was all from Spring Witt. Town Manager McCulloch stated that was the entire letter, but she had received another letter and would read it. This letter was from John Mays, owner James River Basin Canoe Livery DBA Twin River Outfitters located on Lowe Street in Buchanan. (See attached). Mayor Bryant gave the floor to Mac Westland, 2216 Glenn High Road, Grandin. Mr. Westland owns property here and has lived in the area most of his life. Mr. Westland thanked Council for letting him speak. Mr. Westland stated that he had grown up here, works here, plays here and prays here. He loves this Town. This Town, when we were younger, we had Glad Rags, Ford Dealership, Big Daddy's, a pharmacy, and a Burger King, they are all gone. Think about where we are today compared to where we were twenty years ago. This development, also called Factory Flats, is the beginning of where this Town needs to go. Mr. Westland stated that even though he does not live in Town, he has a vested interest in this Town. He sells real estate. He does a ton of real estate in Botetourt County and especially in Town of Buchanan. Mr. Westland stated that he has purchased a building in Town to put his office here. You know why I bought this building? Because Mr. Vail is putting a business to this Town that will bring people to this Town. Mr. Westland wants to ensure that property values continue to increase in Town. Mr. Westland stated that Leesburg Va. is reportedly the richest city in America. They have 96 breweries and vineyards. This will bring people and businesses to this Town. Mr. Westland stated that Council should consider changing zoning. From the corner at Stop In to the residential section, it should be zoned as mixed use. By limiting zoning to retail and office, you are leaving money on the table by not zoning correctly. Mr. Westland stated that he supports Factory Flats, and praises the recent efforts of the Town with the Curb Appeal grant, and the Open House for businesses. He appreciates the Town's efforts. Mayor Bryant thanked Mr. Westland for speaking. Mayor Bryant stated that no one else had signed up to speak at the Public Hearing. Mayor Bryant made a motion to close the Public Hearing with a second from Vice Mayor Witt. Mayor Bryant asked for further discussion. With no further discussion the motion was carried with a vote of 5 – 0. Mayor Bryant stated that we were now back in the Regular Council Meeting. Next item of business was Consideration of Resolution R22-0214-01: A Resolution Adopting a Special Use Permit. Mayor Bryant stated that Planning Commission had held a Public Hearing and asked for a summary of where that stands. Town Manager McCulloch stated that the Planning Commission held their public hearing for the Special Use Permit. Four members of the Commission attended. One was absent. The Planning Commission voted unanimously to approve the staff recommendation with one change regarding noise. Other businesses in Town are allowed to have special events that may stretch beyond the Town noise ordinance. The Planning Commission would like to allow this development to have the same opportunity. Mayor Bryant asked how other businesses do that. Do they have to apply for a special permit? Town Manager McCulloch stated that other businesses apply for a special event permit and it is vetted by Council. Mayor Bryant asked if any of the language that has been proposed needs to be changed. Town Manager McCulloch stated that Number 5 in the Special Use Permit reads all outdoor activities in the green space will end by 10:00pm. The suggestion is to add unless an approved special event permit is obtained. Mayor Bryant asked Vice Mayor Witt for his perspective since he is on the Planning Commission. Vice Mayor Witt stated that as far as item number 5, that was his own recommendation. The only other thing that he has an issue with is under item number 2 being the adjacent green space located on parcel 65A-68 will be used only as open space with no development permitted without Town Council prior approval. The way I read it initially was that it is their property, but Town has a say in how it is used. But, having something in there stating the reason for this is because the permit we are currently going for is based on what has been presented to Council so far.

Any additional development would require another permit and mixed-use process to update the current mixed-use permit. This is to have some clarification on the reasoning why that is in there. Town Manager McCulloch stated that was mentioned as a buffer. Knowing what could go in there, we would not ask for a whole special use permit process, we would ask Mr. Vail to approach Council at that time to discuss it. Mayor Bryant asked if there were any other questions. Mayor Bryant stated that under number 5 update the language to say all activities in the green space will end by 10:00pm unless a special event permit has been granted. Is that clear enough? Councilmember Manspile stated that it could not be any clearer. Vice Mayor Witt stated that the intent is to keep from tying the projects hands down the road. Mayor Bryant asked if something needs to be added in number 2. Councilmember Manspile stated that he felt the verbiage in number 2 is stated perfectly well. Vice Mayor Witt stated that he does not like the way it is written, but, he does not know how to change it. Mayor Bryant stated that number 2 will stand. Mayor Bryant asked for an overview of the Permit. Mr. Vail of Sycamore Development stated that this is a recap of what has been discussed before. The project has been dubbed Factory Flats at this point and time. Everyone knows how the building and property currently looks. The secondary building will be turned into a brew pub. Mr. Vail stated that there will be added foliage, trees, and curb islands, and some of the parking will be removed. There will be a beer garden area in the back corner for the brew-pub patrons to use away from the street. Councilmember Rickman stated that this sure will make the Town look better. Mr. Vail stated there will be 11 one-bedroom and 11 two-bedroom apartments in the main building. The green space will be used for Kayak storage, bike storage, and overflow seating. There will be a concrete slab at the front of the brew pub for food trucks as they may come to the brewery to provide food options. Mr. Vail stated that Sycamore Development is estimating to start May of this year. This project has a one-year time frame. Our superintendent for this project is a 20-year veteran of converting old buildings and his time line is pretty accurate. Estimated cost for the investment is \$4,000,000.00. Mr. Vail stated short-term jobs will be the construction crews. Those aren't permanent jobs, but they will be in Town purchasing food, and other goods. Long-term jobs, the management and operation of the building as well as brew/pub staff will be between 10 and 20. The project goals are to light up the building and site in a respectful manner to our neighbors, and improve the site entryway and streetscape. Mr. Vail asked if there were any questions or concerns. Mayor Bryant stated there were no questions. Councilmember Manspile made a motion to approve the Special Use Permit with a second from Councilmember Rickman. Mayor Bryant requested that a motion be made to amend the language. Councilmember Manspile stated that in his motion, please add under number 5, all outdoor activities in the green space will end at 10:00pm unless a special event permit is granted. That is the added verbiage included in the motion. Mayor Bryant asked for further discussion. With no further discussion, the motion was carried with a vote of 5 – 0. The next action item was election of the Vice Mayor. Mayor Bryant stated that currently the Vice Mayor is Mr. Chris Witt. Vice Mayor Witt volunteered for the position again. Mayor Bryant stated that the role of the Vice Mayor is to fill in at meetings when the mayor is not present, and if there is an issue at an employee event and there needed to be another check and balance in the decision making, the Vice Mayor is utilized for that. Otherwise, the Vice Mayor role is to run the meetings when the mayor is not present. Chris Witt has volunteered. Councilmember Manspile made a motion to elect with a second from Councilmember Petty. Mayor Bryant asked for further discussion. With no further discussion, Vice Mayor Witt was elected by a vote of 5 – 0. The last action item was approval of the 2022 Event Calendar. Town Manager McCulloch stated that the proposed event calendar has the same events with the continued theme. The Garden Festival has been moved to coincide with the cherry blossoms being

in bloom. There are rain dates included for the larger events such as the fireworks on for July 4<sup>th</sup> and the Christmas Parade. Everything is the same regarding cost. Town Manager McCulloch stated that the Civil War Weekend is already being discussed and coordinated with John Manspile. Councilmember Manspile made a motion to approve the Calendar of Events with a second from Mayor Bryant. Mayor Bryant asked for further discussion. With no further discussion, the Calendar of Events was approved by a vote of 5 – 0. Vice Mayor Witt thanked staff for putting the rain dates in as prescribed. This will make it easier to plan with some of these events in the future. Mayor Bryant made a motion to amend the New Business Items to discuss an IT need for our Town Manager. A new computer for the Town Manager that will run the Town meetings. Vice Mayor Witt seconded the motion. Mayor Bryant asked for further discussion to amend the agenda. With no further discussion, the agenda was amended with a vote of 5 – 0. Mayor Bryant made a motion for Town Manager McCulloch to spec out a computer that will work in our Council Meetings for IT presentations. Councilmember Manspile seconded the motion. Mayor Bryant asked for further discussion. With no further discussion, the motion was approved with a vote of 5 – 0.

Next on the agenda was committee reports. Town Manager McCulloch stated the special events committee has met and has moved their meeting date to the 4<sup>th</sup> Thursday to accommodate schedules better. They worked on the event calendar for the year at their January 27<sup>th</sup> meeting. They are already discussing the volunteer line up and needs if there is a gap in the 2022 volunteer event schedule. Town Manager McCulloch stated that the lights on the Town Park will be down by the end of next week. We apologize that they have been up so long, the weather and short staffing have caused the delay in their removal. Planning Commission is working on updating the zoning ordinance, and working on the flood plan as well as hazard mitigation with the Planning District Commission out of the Roanoke Valley.

Next on the agenda was Citizen Comments and Petitions Regarding Non-Agenda Items. Mr. Carroll Boblett of 26 Copps Hill Rd., Buchanan, Va. had signed up to speak. Mr. Boblett stated that he was here to propose a project for veterans to put banners on utility poles. If you have been to Bedford, you will see a few there. The Town of White Sulphur Springs has the banners up from one end to the other. Mr. Boblett stated that the veterans will make up the banners and pay for them. The banners would be on the sidewalk side of the poles if Dominion Energy will agree to it. Mr. Boblett is consulting with Mr. Carl Pilat of Dominion. He wanted all the specs on the mounting hardware since you can not drill into the utility poles. Mr. Boblett put Mr. Pilat in touch with the banner manufacturer who has sent the information to Mr. Platt's engineering department. Mr. Boblett stated that of course Town has to approve it. Mr. Boblett showed an example of the flag with Council. Mr. Boblett stated he is waiting for Mr. Pilat to get back with him. Mayor Bryant stated there are a couple of steps Council has to go through. Does Dominion Energy need something from the Town showing approval of the project? What is the process? Mr. Boblett stated that is the way he thinks it would work. Dominion has been informed that Mr. Boblett would go before Council to get approval. Once Council approves, Dominion should have made a decision about the mounting apparatus, and maybe get them up by this summer. Mayor Bryant stated the other issue is that Dominion owns the poles on one side Main Street, Verizon owns the poles on the opposite side of Main Street. Councilmember Manspile stated that Verizon is easier to deal with. Dominion will need something from Town, requesting Dominion's permission to go forward with this program requesting to mount hardware on their poles. Mayor Bryant asked Mr. Boblett if he knew that would only be on one side of the street. Mr. Boblett stated that he did not realize that one side of the street is Verizon. Mr. Boblett asked If Dominion gives permission, then both

sides of the street can't be used. Councilmember Manspile stated that the Christmas lights used to be on one side of the street. Town had to make a request to put them on both sides of the street. Mr. Boblett stated that he would have to contact someone at Verizon and do the same thing. Councilmember Manspile stated that he has a contact number who would give Mr. Boblett for Verizon. Mr. Boblett stated that Dominion seemed to be agreeable, they just have so many hoops you have to jump through. Mayor Bryant stated that typically, because this requires a couple steps, Town has one as well, this will be put on a work session agenda. Town will have to make sure there is public input, town needs to understand wind rating and specs for the flags. Mayor Bryant stated that Town would have to have information if one blows off and damages something, Town has to have a spec sheet. This is not a show stopper, but we have to have the information. Mr. Boblett stated that he would have to get the information from the manufacturer. Mayor Bryant stated it would be better to get the answers now. Town Manager McCulloch and Mr. Boblett should ask VDOT for their input. Is there a sight distance standard for banners? Mr. Boblett stated that he thought they do have some input. Mayor Bryant stated that it would be on a work session, and hopefully the other questions would be answered by then. Vice Mayor Witt stated that Council would like Mr. Boblett to be at the work session to discuss the project. Vice Mayor Witt stated that a good source of information would be a point of contact in White Sulphur Springs. How they handle the banners, any issues, how they handle repairs, replacements, and costs, and any complaints or praises. Mr. Boblett stated that the veterans pay for the banners themselves. Vice Mayor Witt stated that Council does the conference call so if he couldn't physically be here, he could call. Mayor Bryant stated that when Mr. Boblett is ready, contact Town Manager McCulloch and it will be put in the work session.

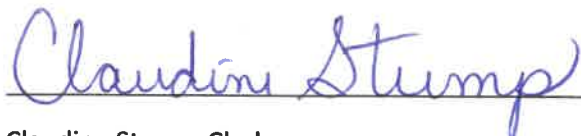
Next on the agenda was Additional Comments. Councilmember Manspile stated that with the date Mr. Vail stated for the Factory Flats project, the sewer project has to be put on the work session so that it can be completed within the time frame of the project.

Next on the agenda was Upcoming Meetings and Events. Mayor Bryant stated all the events were listed on the agenda.

Last on the agenda was Adjournment. Motion to Adjourn was made by Councilmember Manspile with a second made by Mayor Bryant. With no further discussion, the motion was approved 5 – 0.

Adjournment was at 7:50pm.

Respectfully submitted,



Claudine Stump, Clerk

A handwritten signature in black ink, appearing to read 'Craig Bryant', is written over a horizontal line.

Craig Bryant, Mayor

February 14, 2022

To Whom It May Concern:

In my opinion, the Planning and Zoning Commission is to review, adjust and change zoning matters to help benefit growth within the Town of Buchanan. I am enthusiastic of the property at 19326 Main Street, being zoned for mixed use due to multiple reasons.

Virginia has a multitude of options for wine and brewery tours. It's a thing! What that means is that the people who adore things like that will come to Buchanan, simply because we will have a brewery here. If we didn't have a brewery here, they may have never known about Buchanan. Whether people are coming to hike, float the river, or to take a picture with the LoveWorks mural, if you give them options, such as fine dining, grabbing a beer after a long day outdoors; you are giving them the ability to spend time and money in town. This generates tax dollars! If you don't give tourists/travelers/visitors options, they go elsewhere and take their time and money elsewhere.

As a business owner, it is arduous to get things zoned to support the business being proposed. More importantly, we must deal with the public voicing and contractors, not to mention design, business plans, and more. At the end of the day, if an individual or a company is willing to spend millions in the town of Buchanan, why in the world would anyone want to turn them away?! While I can appreciate that the homeowners in proximity may be concerned, planned around those concerns, this is not going to be a dive bar, but a classy, conservative, and respectful venue that has even included a "buffer" space in their design. At the end of the day, privacy fences an option. Allowing Chris Veil to build out their vision is far better than the vacant building sitting as an eyesore for decades to come.

A special use permit to paint a mural on a building costs thousands of dollars in attorney fees, postings, and the time it took to convince the people, just to get a yes or a no. Instead of allowing me to work on a vision that now brings people to Buchanan from all over, we were more focused on what it would look like and wanted to have their input considered. That, in my opinion, is not for the Planning and Zoning Commission to decide. As business owner's, willing to spend millions in the Town of Buchanan, we must trust that how we make our buildings look on the inside and the outside reflects on us, and who we are and how we do things. How we will charge reflects the hard work that we put into our businesses based on the quality of the products we create and provide. I believe that the town should stand behind any business owner willing to make a change and bring new money and faces to this small town we all call home.

As you vote tonight, I implore that you vote in favor of the mixed use for 19326 Main Street because it will entice new people into town because of the brewery, and it will offer short to long term residency to individuals who need new construction or turnkey move in living in the area. This would offer new opportunities for individuals looking for Buchanan to be a long-term home but needing sometime to find the perfect location/home. It will also be near the restaurant that I am selling on March 1<sup>st</sup>. Having a restaurant to support a brewery and to support tenants is a beautiful combination of business owners collaborating to help support the Town of Buchanan. Business owner's, whatever they may be, working together to support restaurants, breweries, antique shops, non profits, and even tenants; is a collaborative effort that truly paints the beauty of our town.

Spring with, with shop  
Buchanan VA





James River Basin Canoe Livery  
DBA Twin River Outfitters  
653 Lowe Street  
Buchanan, VA 24066  
540-261-7334 canoevirginia.net twinriveroutfitter@gmail.com

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To: Mayor Craig Bryant & Buchanan Town Council member  
CC: Susan McCulloch & Harry Gleason  
Subject: Button Factory Letter of Support  
Date: Feb 11, 2022

Hello Mayor Bryant & Town Council members,

Here is a quick letter of support for the Button Factory renovation project by Sycamore Development Company to bring a 20 unit rental apartment building and Brewery to the Town of Buchana.

In addition to renovating a key dilapidated property in town, it will bring much needed apartment rental units to the town, 20 plus new water / sewer customers, improved real estate tax base. The brewery could bring several jobs, some nice tax revenues, and provide a cool social spot to hang out for locals and tourists.

Respectfully Submitted,

*John Mays*

Owner / Manager