



CITY OF WAYNESBORO PLANNING COMMISSION
Regular Meeting, Tuesday, September 19, 2017
7:00 pm

Council Chambers, Charles T. Yancey Municipal Building
503 West Main Street

**PLANNING
COMMISSIONERS**

Constance Paradiso
Chair

Stephen Arey
Vice-chair

Patrick McNicholas

Shannon Boyle

Miguel Eusse

Andrew Kelly

Elzena Anderson,
Council Rep.

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**FUTURE SCHEDULED
MEETINGS:**

City Council
Business Meeting
Monday, September 25, 2017
7:00 pm

Planning Commission
Regular Meeting/
Public Hearing
Tuesday, October 17, 2017
7:00 pm

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AGENDA

1. Call to order at 7:00 p.m. Pledge of allegiance.
2. Review and approval of minutes of regular meeting held August 22, 2017.
3. Citizen comment period – limited to 4 minutes per speaker, for issues not listed as an agenda item.
4. Election of Chair and Vice Chair.
5. Update on the Sunset Park project.
6. Update on the transportation project grant application.
7. Update on the Comprehensive Plan process.
8. Adjournment.

Thank you for attending. Citizen comments are invited and welcomed during the meeting's citizen comment period. For those with special needs, please contact the Planning Department at 942-6604 for any accommodations required at least 3 days prior to the meeting you wish to attend. Assistive listening devices available.

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 22nd day of August, 2017, at 7:00 P.M., in Council Chambers, Charles T. Yancey Municipal Building, 503 West Main Street, Waynesboro, Virginia:

PRESENT: Commission Members Constance Paradiso, Chair
 Stephen Arey, Vice Chair
 Shannon Boyle
 Patrick McNicholas
 Miguel Eusse
 Andrew Kelly

Absent: Elzena Anderson, Council Liaison (excused)

City Planner &
 Clerk of the Commission: Luke Juday
 Sunny (Weixuan) Yang

1. CALL TO ORDER: Meeting was called to order by Chair Paradiso who asked Mr. Kelly to lead the pledge of allegiance to the flag.
2. REVIEW AND APPROVAL OF MINUTES: Minutes of regular meeting held July 18, 2017, were approved with a 6-0 vote (moved by Mr. Kelly, seconded by Mr. Arey).
3. CITIZEN COMMENTS NOT SUBJECT TO A PUBLIC HEARING: None.
4. A PUBLIC HEARING ON A ZONING TEXT AMENDMENT: Mr. Juday presented the proposed zoning text amendments to the Planning Commission, requesting to amend the zoning ordinance sections to permit micro-breweries by right in the H-B, L-I, and H-I Districts and by conditional use permit in the C-B and L-B Districts, to permit brewpubs by right in the C-B, L-B, and H-B Districts, to define and establish use standards for micro-breweries and brewpubs, to amend the parking ratio requirements for certain restaurants from 1 space per 50 GFA to 1 space per 100 GFA, to amend Section 5.6.6.C to restrict electronic signs in any residential districts, and to require service bay doors (garages) not to face an entrance corridor or a residential area.

The Planning Commissioners had questions and discussions on the proposed amendments.

Ms. Paradiso opened the public hearing. With no public comments received, Ms. Paradiso closed the public hearing.

Mr. Arey made a motion, seconded by Mr. McNicholas, to recommend approval to the City Council to adopt the proposed zoning text amendments except the section for electronic changeable copy signs. The motion passed 6-0, as follows:

BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 6-0, that a recommendation be forwarded to City Council that the revised Chapter 98, Zoning Ordinance, be approved, as follows:

§2.4 Use Table

Use Categories	Use Types	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	C-B	L-I	H-I	Use Standard
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Use Categories	Use Types	RS-12	RS-7	RS-5	RG-5	R-MX	R-MF	R-O	L-B	H-B	C-B	L-I	H-I	Use Standard
Commercial Uses (See §10.2.9)														
Eating establishments (See §10.2.9.A)	Coffee shops					P	P		P	P	P	P		§4.4.5
	Fast food								P	P	P	P		§4.4.9
	Restaurants, limited					C	C	C	P	P	P	P		§4.4.8
	Restaurant and bar								P	P	P			
	Brewpub								P	P	P			
Industrial Uses (See §10.2.10)														
Light industrial service (See §10.2.9.B)	All light industrial service uses not listed below											P	P	
	Crematorium											P		
	Micro-brewery								C	P	C	P	P	§4.5.3

§4.5. INDUSTRIAL USE STANDARDS

§4.5.1. Vehicle or Equipment Storage Yards

Vehicle or equipment storage yards shall be conducted wholly within a non-combustible building or screened to a height of eight feet from view off-site in accordance with the requirements of §5.4.8.

§4.5.2. Wrecking or Salvage Yards

Wrecking or salvage yards shall comply with the requirements of §5.7, Outdoor storage and display. (See also §5.4.8)

No wrecking or salvage yard shall be located within 300 feet of a residential district.

Commentary: The Virginia Division of Motor Vehicles requires City approval in the form of a certificate of zoning compliance prior to the establishment of a wrecking or salvage yard, or similar operation.

§4.5.3. Micro-brewery

- A. The facility may include other uses such as retail sales, tasting rooms, restaurants, or outdoor recreational uses. In C-B, L-B and H-B Districts, the facility must include at least one of the following components: retail, eating, drinking, or tasting.
- B. All production, processing and distribution activities must be conducted within an enclosed building;
- C. Outside storage is allowed with appropriate fence screening and/or buffer planting areas according to Zoning Ordinance §5.4.8.B.

§5.1.3. Parking Requirements

E. Parking Ratio Requirements

USE CATEGORIES	USE TYPES	GENERAL REQUIREMENT
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USE CATEGORIES	USE TYPES	GENERAL REQUIREMENT
COMMERCIAL USES (SEE §10.2.9)		
Eating establishments (See §10.2.9.A)	Coffee shops	1 space per 50 100 GFA
	Fast food without drive-through	1 space per 50 100 GFA
	Restaurants with drive-through	1 space per 50 100 GFA
	Restaurants, limited	1 space per 100 GFA
	Restaurant and bar	1 space per 100 GFA

§4.4.10. Vehicle Sales and Service

All service bay doors (openings) shall face away from ~~adjacent thoroughfares, right-of-way and residential uses~~ adjacent residential uses and from corridors designated in §3.3.2.B.

§4.6.7. Car Washes

Car washes shall be located and designed so that vehicular circulation shall not conflict with traffic movements in adjacent streets, service drives, driveways and/or parking areas. All service bay doors (openings) shall face away from ~~adjacent thoroughfares, right-of-way and residential uses~~ adjacent residential uses and from corridors designated in §3.3.2.B.

§10.2.9. Commercial Use Categories

A. Eating Establishments

Characteristics: Establishments that prepare and sell food for on- or off-premise consumption.		
Principal Uses	Accessory Uses	Uses not Included
Bistro Coffee shops Drive-ins Fast food without drive-through Outdoor vendors with permanent facilities Pizza delivery establishments Restaurants with drive-through Restaurants, limited Restaurant and bar Brewpub Small-scale catering establishments Yogurt or ice cream shops	Bars Decks and patios for outdoor seating Drive-through facilities Live music Off-street customer and employee parking Valet parking facilities	Bars and nightclubs (See Entertainment)

§10.2.10. Industrial Use Categories

A. Light Industrial Service

Characteristics: Firms engaged in the manufacturing, assembly, repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.		
Principal Uses	Accessory Uses	Uses not Included
Building, heating, plumbing or electrical contractors, contractors and others who perform services off-site, but store equipment and materials or perform fabrication or similar work on-site Catering facility, large-scale Clothing or textile manufacturing Commercial bakery Crematorium Dental laboratories	Cafeterias Child care Employee recreational facilities Offices Parking On-site repair facilities Single residential unit for	Manufacture and production of goods from composting organic material (See Waste-Related Service) Small-scale catering establishments (See Eating Establishments)

<p>Dry cleaning plant Exterminators Janitorial and building maintenance services Large-scale catering establishments Laundry, dry-cleaning and carpet cleaning plants Mailing and stenographic services Maintenance facilities Manufacture or assembly of consumer equipment, instruments (including musical instruments), appliances, precision items and other electrical items Micro-brewery Movie production facilities Photo-finishing laboratories Printing, publishing and lithography Production of artwork and toys Repair of scientific or professional instruments, electric motors Research, testing and development laboratories Sign making Storage areas used as manufacturing uses Truck stop or truck plaza Vehicle and equipment maintenance facilities Welding, machine and tool repair shops Woodworking, including cabinet makers and furniture manufacturing</p>	<p>security purposes Storage</p>	
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10.3. GENERAL TERMS DEFINED

Brewpub: An eating and drinking establishment (restaurant) with a small brewery on the premises producing alcohol beverages, where the majority of the alcohol produced is consumed on the premises. Production is limited to 3,000 barrels annually.

Micro-brewery: A facility for the production and packaging of alcoholic beverages for distribution, retail, or wholesale, on or off premises, and producing no more than fifteen thousand (15,000) barrels per year and which meets all alcohol beverage control laws and regulations.

Mr. Arey made a motion, seconded by Mr. Kelly, to recommend approval to the City Council to adopt the proposed zoning text amendment for electronic changeable copy signs with an amendment to staff's recommendation to allow electronic changeable copy signs in residential districts by conditional use permit. The motion passed 5-1, as follows:

BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 5-1, that a recommendation be forwarded to City Council that the revised Chapter 98, Zoning Ordinance, be approved, as follows:

§5.6.6. Signs Requiring Permits

C. Sign Types and Standards

Upon issuance of a sign permit in accordance with §7.10, the following signs shall be allowed subject to the following requirements.

Signs Requiring Permits

Changeable Copy Sign

Any sign that allows the copy to change. These signs may be lighted or unlighted, with detachable precut letters and figures, or the message may be electronic.

Standards

- (a) Changeable copy signs may be included as a part of a permitted monument sign in any nonresidential district.
- (b) The information displayed on a changeable copy sign shall remain static for a minimum period of four seconds at a time.
- (c) No signs that are not permanently affixed to the ground may be considered eligible for consideration as changeable copy signs.
- (d) Electronic signs in residential districts may be allowed by Conditional Use Permit in accordance with §7.6.



5. A PUBLIC HEARING ON A REZONING REQUEST BY WILLIAM JOHN HALL, OWNER OF VM ACQUISITION WAYNESBORO, LLC, TO REZONE A PORTION OF THE PROPERTY FROM H-I (HEAVY INDUSTRIAL) DISTRICT TO H-B (HIGHWAY BUSINESS) DISTRICT AT

1006 AND 1010 EAST MAIN STREET, WAYNESBORO, VIRGINIA, CITY TAX MAP NUMBER 57-2-1, TO REZONE THE PROPERTY FROM L-B (LOCAL BUSINESS) DISTRICT TO H-B (HIGHWAY BUSINESS) DISTRICT AT 1010 EAST MAIN STREET, WAYNESBORO, VIRGINIA, CITY TAX MAP NUMBERS 57-4-71-E AND 57-1-71-8,9,&10, AND TO REZONE THE PROPERTY FROM RG-5 (GENERAL RESIDENTIAL) DISTRICT TO H-B (HIGHWAY BUSINESS) DISTRICT AT 1010 EAST MAIN STREET, WAYNESBORO, VIRGINIA, CITY TAX MAP NUMBERS 57-1-71-1, 2, & 3B: Mr. Juday presented the application to the Planning Commission, stating that the request is to rezone a portion of the Metalcrafters' Complex, including the Basic City Brewery and the former showroom from their current zoning districts to H-B (Highway Business) District where commercial uses such as retail sales and services are permitted by right. The primary reason of the rezoning is to recruit suitable uses into the former showroom where most inquiries are from retailing, restaurants, and office uses. Staff recommends approval of the application with no conditions.

Mike Hendrickson, 222 Fairway Drive, Harrisonburg, representative and partner of the applicant, VM Acquisition Waynesboro, LLC, stated that the intent of the application is to add a very nice renovated showroom in front of the existing brewery. Their hope is to rezone the property and be able to lease it to a user rather than sitting on a property they cannot put anyone in right now because of the current zoning.

Mr. Arey questioned the maintenance responsibility of the buffer and the fence along the edge of the property. Mr. Hendrickson stated that the property owner has the responsibility of maintaining the fence and the landscaping buffer.

Mr. Eusse asked whether the intent of the rezoning is to recruit some of the commercial uses. Mr. Hendrickson concurred that it is the intent and added that they will consider compatibility of other uses not limited to just the showroom but the rest of the whole property.

Mr. Kelly made a motion, seconded by Ms. Boyle to recommend approval to the City Council of the rezoning with the staff recommendation as stated. The motion passed 6-0, as follows:

WHEREAS, upon application of William John Hall, owner, the Waynesboro Planning Commission finds that the aftermentioned rezoning will meet or exceed all the requirements of state and local law, and further, that the request is consistent with good planning and zoning practice; is justified by the public necessity, convenience, and general welfare; and is in accord with the general goals and objectives of the comprehensive plan of this City;

NOW, THEREFORE, BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 6-0, that a recommendation be forwarded to City Council that the request of William John Hall, owner, for rezoning from H-I (Heavy Industrial) District, L-B (Local Business) District, and RG-5 (General Residential) District to H-B (Highway Business) District a 2.962 acre site located at 1006 and 1010 East Main Street, Waynesboro, Virginia, Tax Map # 57-2-1, 57-4-71-E, 57-1-71-1, 2, 3B, 8,9, &10, be approved, in accordance with the application (#17-247), and the staff report dated August 22, 2017.

6. OTHER BUSINESS/COMMISSIONERS' CORRESPONDENCE AND COMMUNICATION: Mr. Juday gave an update on a final plat application of Pelham Meadow Section 5 and the first draft of the Comprehensive Plan update.

Ms. Paradiso asked for an update on the traffic light at the intersection of Rosser Avenue and 13th Street. Mr. Juday stated that the proposal is still in discussion.

The Commissioners had a brief discussion on the concern about traffic cutting through the Claybrook subdivision, stating that it would add more time and frustration far more than it is worth. Mr. Juday notified the Planning Commission to expect a subdivision amendment from Evershire for a townhouse development.

Meeting adjourned at 8:00 pm.

Luke Juday, clerk