

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 18th day of April, 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

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

Absent:
 Chris Darden (excused)
 Elzena Anderson, Council Liaison (excused)

1. CALL TO ORDER: Meeting was called to order by Chair Paradiso who asked Mr. McNicholas to lead the pledge of allegiance to the flag.
2. REVIEW AND APPROVAL OF MINUTES: Minutes of regular meeting held March 21, 2017, were approved with a 4-0 vote (moved by Mr. Arey, seconded by Ms. Boyle).
3. CITIZEN COMMENTS NOT SUBJECT TO A PUBLIC HEARING: None
4. A PUBLIC HEARING ON A CONDITIONAL USE PERMIT REQUEST BY APEX TOWERS, LLC TO ALLOW FOR A 164-FOOT TELECOMMUNICATIONS TOWER AND FACILITIES AT A PARCEL OWNED BY CHERRI O. BOITNOTT ON RESERVOIR STREET BEHIND THE CITY LANDFILL, CITY TAX MAP PARCEL 47-1217A-9: Ms. Yang described the nature of the request and presented images of the proposed tower and surrounding zoning uses. She summarized the design proposal and its application to the current Zoning Ordinance. She then showed the service coverage map of the proposed tower, the existing towers in the City, and the simulation photos of the proposed tower. Ms. Yang analyzed the needs and impacts of the proposed tower and summarized that staff recommends approval of the conditional use permit with one condition to preserve the existing natural vegetation as a buffer.

The commissioners raised questions regarding the height, the structure, the construction, and the access to the tower, and the tower's potential impacts on the infrastructure, the environment, the neighborhood, and the property value. Mr. David Hill, the representative of Apex Towers, addressed most of the questions.

Ms. Paradiso opened the public hearing.

Dr. Kenneth D. Bowman, owners of undeveloped properties to the east of the subject property, stated his concerns on the property value in his comment letter.

Greg Bruno, 408 Cherry Avenue, asked whether the 110% setback requirement is set in case the tower collapses and will prohibit residential development on the neighboring properties. Mr. Juday stated that the setback requirement is not only built for collapse, it is more for keeping inhabitable structures away

from the tower. However, safety is one of the concerns. Mr. Hill from Apex Towers added that the requirement is set for existing structures not for future development.

Ms. Paradiso closed the public hearing.

Mr. Arey made the motion, seconded by Ms. Boyle, to recommend approval to the City Council of the conditional use permit application with the staff recommendations as stated. The motion passed 4-0.

WHEREAS, upon application of Apex Towers, the Waynesboro Planning Commission finds that the conditional use permit is specifically permitted as a conditional use in an RG-5 (General Residential) District in which the subject parcel is located; that the proposed use will have no more adverse effect on the health, safety, or comfort of persons living or working in the area and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in such District; 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 comprehensive plan of this City;

NOW, THEREFORE, BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 4-0, that a recommendation be forwarded to City Council that the request of Apex Towers, to allow a 164-foot telecommunications tower in an RG-5 (General Residential) District at a property on Reservoir Street (Tax Map number 47-1217A-9), be approved, in accordance with the application (#17-234), the staff report dated April 18, 2017, and with the following condition as recommended by staff:

- 1. The existing heavy, mature and native vegetation surrounding the compound outside the limits of the disturbance area as shown on the attached site plan shall serve as a landscaping buffer and shall not be disturbed either during or after the construction of the tower.*

5. UPDATE ON THE SUBDIVISION ORDINANCE REVISION: Mr. Juday provided a brief update on the Subdivision Ordinance revision, stating that the draft is ready for the Commissioners to review. He highlighted a couple of the revisions. He then announced that a work session will be held on May 2nd to discuss the draft Subdivision Ordinance.

6. DISCUSSION ON THE COMPREHENSIVE PLAN UPDATE: Mr. Juday stated that the second Comprehensive Plan Steering Committee meeting was held on March 21st, 2017. The meeting continued the discussion on the core value of the city and the consultant raised hyperphysical questions for the committee members to get further discussion. He announced that more kitchen table conversation opportunities are offered and encouraged the citizens to attend the meetings.

6. OTHER BUSINESS/COMMISSIONERS' CORRESPONDENCE AND COMMUNICATION: Mr. Arey echoed Mr. Juday's statement and encouraged the general public to attend the kitchen table conversations to have their comments on the comprehensive plan heard. Mr. Juday added that the citizens can also submit written comments in case that they are not be able to or not willing to attend public meetings.

Meeting adjourned at 8:03 pm.

Luke Juday, clerk