

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 20th day of June, 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
 Elzena Anderson, Council Liaison

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. McNicholas to lead the pledge of allegiance to the flag.

2. REVIEW AND APPROVAL OF MINUTES: Minutes of work session held May 2, 2017, were approved with a 5-0 vote (moved by Ms. Anderson, seconded by Mr. Arey).

3. CITIZEN COMMENTS NOT SUBJECT TO A PUBLIC HEARING: None

4. A PUBLIC HEARING ON A REZONING REQUEST BY SCOTT AND DANA MARES TO REZONE A PROPERTY FROM R-MF (MULTI-FAMILY RESIDENTIAL) DISTRICT TO RG-5 (GENERAL RESIDENTIAL) DISTRICT AT 1169 SHERWOOD AVENUE, WAYNESBORO, VIRGINIA, CITY TAX MAP NUMBER 16-1-45D: Mr. Juday presented the application to the Planning Commission stating that the request to rezone from R-MF to RG-5 is to resolve the refinancing challenge through the bank because the property has two separate zoning designations. The request is a downzoning which would allow less intense development and have fewer negative impacts to the surrounding parcels. Staff recommends approval for this application with no conditions.

Mr. Arey asked how long this parcel has been under the same chain of title with the rest of the property. The property owner was uncertain about the answer.

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

Mr. Arey made a motion, seconded by Mr. McNicholas, to recommend approval to the City Council of the rezoning application with the staff recommendations as stated. Mr. Arey made comments on the motion stating that the subject property is located in a well-established residential area. It is unclear why the subject property was zoned as it is currently zoned. It fits into the residential area to the south so it appears to be an appropriate rezoning request from his experience.

Mr. Juday explained that the property was purchased by the previous property owner around 2000. The reason the subject property was zoned multifamily is probably because in the 80s and 90s where the city was looking for as multifamily zones would be at the fringe of the city. From the planning perspective, the city should have multifamily zones in a more central location where infrastructure can support the

development. As a result, the subject property would make more sense as a lower density designation. The motion passed 5-0, as follows:

WHEREAS, upon application of Scott and Dana Mares., 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 5-0, that a recommendation be forwarded to City Council that the request of Scott and Dana Mares, owner, for rezoning from R-MF (Multi-family residential) District to RG-5 (General Residential) District a 3.372 acre site located at 1169 Sherwood Avenue, Waynesboro, Virginia, Tax Map # 16-1-45D, be approved, in accordance with the application (#17-241), and the staff report dated June 20, 2017.

5. UPDATE ON THE SUBDIVISION ORDINANCE REVISION: Mr. Juday gave an update on the Subdivision Ordinance revision stating that staff hoped to have the public hearing today, but is not having it due to lack of adequate public notice. The public hearing is planned to be held at the next Planning Commission meeting. Staff has revised the ordinance based on the comments provided from the last Planning Commission work session.

Ms. Paradiso asked whether the draft ordinance will be posed online. Mr. Juday stated that the ordinance is already on the City Planning website.

6. OTHER BUSINESS/COMMISSIONERS' CORRESPONDENCE AND COMMUNICATION:

Mr. Juday provided an update on the current subdivision applications, including Claybrook preliminary subdivision plat, Pelham Meadow Section 5 final plat, and Evershire Section 3B final plat.

Ms. Paradiso asked for an update on the greenway underneath the new Main Street Bridge. Mr. Juday stated that the greenway is now officially open. The section was constructed by VDOT as part of the bridge project and the further northern section was constructed with a grant and city matching funds up to Shiloh Baptist Church. The city is planning to extend that further north to North Park. The City also received a potential grant from VDOT to extend the greenway further south.

Ms. Paradiso questioned the length of the greenway from Shiloh Baptist Church to North Park. Mr. Juday stated that the length is roughly one mile.

Mr. McNicholas asked for an update on the traffic lights at the intersection of 13th Street and Rosser Avenue. Mr. Juday stated that the existing spindled wire lights on Dominion's power poles posed safety hazards and the utility company no longer allows the City to install traffic lights on their poles. As a result, the existing traffic lights have been removed and temporarily replaced by stop signs. VDOT conducted a traffic study and suggested a roundabout at the intersection for its better efficiency and lower cost, compared to traffic lights. The City Council will make final decision on this issue soon.

Mr. McNicholas questioned whether the intersection is large enough for a roundabout. Mr. Juday stated that it would be a mini roundabout and would fit at the intersection.

Meeting adjourned at 7:30 pm.

Luke Juday, clerk