

**CITY OF WAYNESBORO PLANNING COMMISSION**  
**Regular Meeting, Tuesday, March 16, 2021**  
**7:00 pm**

Virtual Meeting, Zoom

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**PLANNING  
COMMISSIONERS**

Shannon Boyle  
*Chair*

Stephen Arey  
*Vice-chair*

Michael Gibson

Noelle Owen

Sarah Severs

W. Lowrie Tucker

Council Rep: Bobby  
Henderson

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**FUTURE SCHEDULED  
MEETINGS:**

City Council  
Business Meeting  
Monday, March 22, 2021  
7:00 pm

Planning Commission  
Regular Meeting/  
Public Hearing  
Tuesday, April 20, 2021  
7:00 pm

**AGENDA**

1. Call to order.
2. Adoption of agenda.
3. Review and approval of minutes of meeting held February 16, 2021.
4. Review and approval of minutes of meeting held March 8, 2021.
5. Public comment period for items not on the agenda.
6. Public hearing a rezoning request by Roxana Karimianpour to rezone 1115 Ivy Street from H-B Highway Business to L-B Local Business.
7. Discussion and consideration of a proposal by the Planning Commission to rezone numerous parcels from L-B (Local Business), L-I (Light Industrial), and RG-5 (General Residential) to MX-B (Mixed Business).
8. Update on SMART Scale applications and CDBG Entitlement projects
9. Other Business/Commissioners' Correspondence and Communication.
10. Adjournment.

\*\*Members of the public who wish to comment during a public hearing or citizen comment period should watch the livestream on the City Council's YouTube page: <https://www.youtube.com/c/WaynesboroVAcity/>

When the public hearing begins, dial 301-715-8592. When prompted, enter the meeting ID number: 863 7892 6646, then press #.

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 16th day of February 2021, at 7:00 P.M., held on Zoom:

PRESENT:                      Commission Members:                      Shannon Boyle, Chair  
   Stephen Arey, Vice-chair  
   Noelle Owen  
   Michael Gibson  
   Sarah Severs  
   W. Lowrie Tucker  
   Bobby Henderson, Council Liaison

   City Planner &  
   Clerk of the Commission:                      Luke Juday  
   Kira Johnson

1. **Call to order:**  
Meeting was called to order by Chairwoman Boyle.
2. **Adoption of agenda:**  
Mr. Arey made the motion to adopt the amended agenda with added item 7 (see attached), Mr. Gibson seconded. All voted in favor.
3. **Review and approval of minutes of meeting held December 15, 2020.**  
Mr. Henderson made the motion, Mr. Gibson seconded. All voted in favor.
4. **Public comment period for items not on the agenda.**  
No comments.
5. **Public hearing on amending City Code chapter 98 (Zoning Ordinance) Article 9.3 “Enforcement procedure and remedies.”**  
Ms. Johnson presented. For details shared, see the Planning Commission Agenda Packet shared on February 16, 2021. Staff recommends approval of the zoning text amendment.  
  
Ms. Boyle opened the public hearing. As there were no comments, it was closed.  
  
Mr. Arey moved to recommend the text amendment; Ms. Severs seconded. All voted in favor.
6. **Public hearing on rezoning request by William Hausrath to change the zoning of 312 Walnut Avenue (Tax Map #45-1-30-37 & 38), 316 Walnut Ave (Tax Map #45-1-30-35 & 36), and 325 Chestnut Ave (Tax Map #45-1-30-5, 6, & 7A) from RS-5 Traditional Residential to RG-5 General Residential.**  
As the original agenda had an incorrect item 6, Mr. Arey motioned to amend the agenda with corrected public hearing, Mr. Tucker seconded. All voted in favor.  
  
Mr. Juday presented. For details shared, see the Planning Commission Agenda Packet shared on February 16, 2021. Staff recommends approval of the preliminary subdivision.

There was discussion about including the chiropractor office and parking lot. Mr. Juday explained the City would have to initiate and pursue, if desired.

Ms. Boyle opened the public hearing. Mr. William Hausrath spoke of his plan. He lives on Walnut and is invested in the Waynesboro community. He stated that on looking at surrounding buildings, a single-family home on that empty lot seemed more out of place as it would be mostly surrounded by higher density residences. He plans to begin building the duplex end of March, early April. As there were no further public comments, it was closed.

Mr. Arey motioned to recommend the rezoning to City Council; Mr. Gibson seconded. All voted in favor.

Mr. Arey also moved to rezone the chiropractor office and parking lot with the next rezoning; Mr. Henderson seconded. All voted in favor.

**7. Presentation on 2020 Planning Commission Annual Report.**

Ms. Johnson presented. Please see attached Annual Report for details.

Mr. Tucker moved to approve the Annual Report; Ms. Severs seconded. All voted in favor.

**8. Other Business/Commissioners' Correspondence and Communication:**

Mr. Juday explained that the MX-B rezoning public hearing will happen in a joint meeting with City Council on March 8, 2021. Planning Commission will then vote on it in the March 16, 2021 meeting.

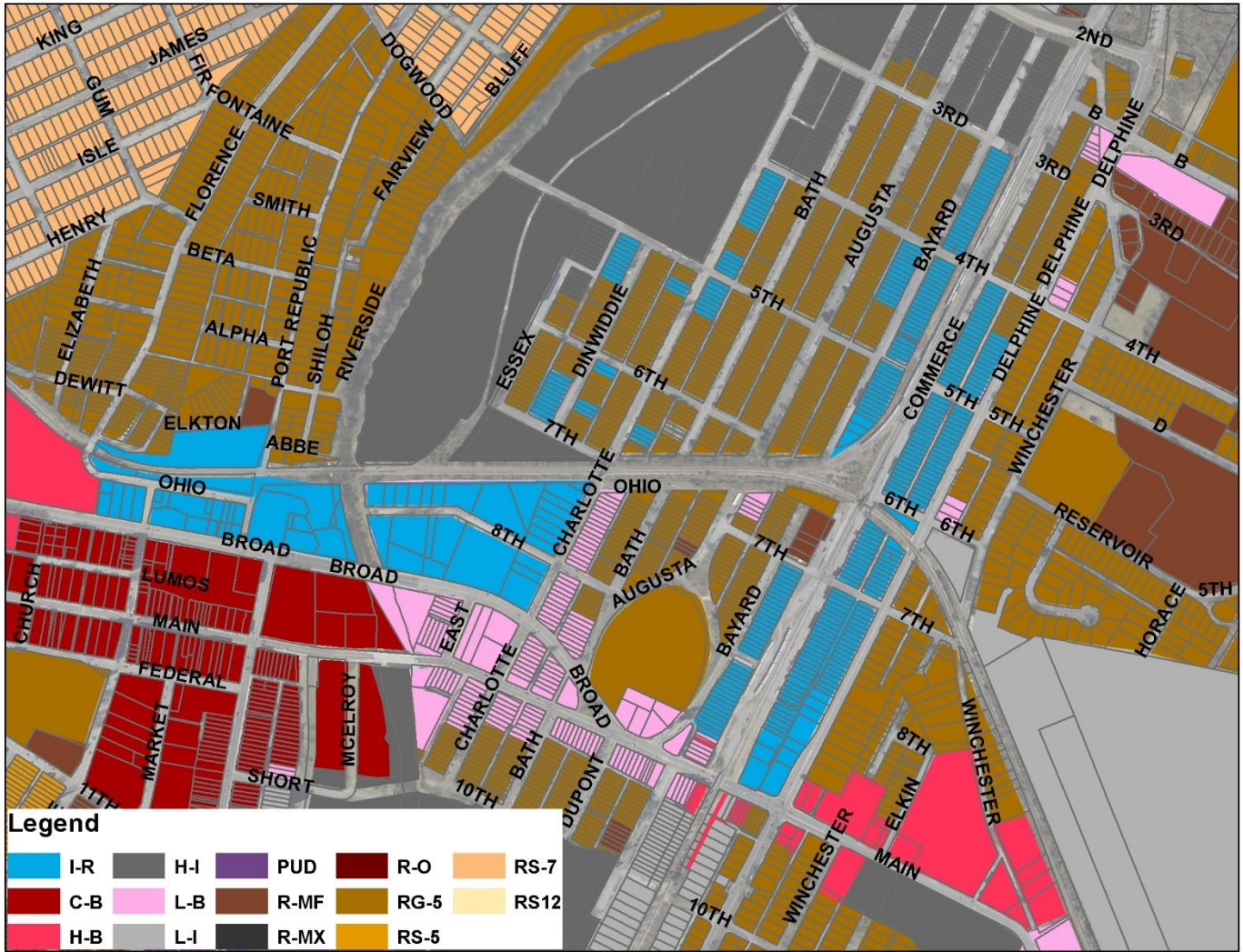
Kira will be leaving the City to pursue other endeavors in late March, early April.

**9. Adjournment:**

Mr. Henderson motioned to adjourn. Ms. Severs seconded; all voted in favor. The meeting was adjourned at 8:00pm.

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Luke J. Juday, Clerk







**CITY OF WAYNESBORO, VIRGINIA  
STAFF REPORT  
REZONING  
ZMA 21-007  
March 16, 2021**

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**SUMMARY SHEET**

<b><i>Applicant:</i></b>	Roxana Karimianpour
<b><i>Address/Legal Description:</i></b>	1115 Ivy St
<b><i>Total Acreage:</i></b>	6,392 square feet
<b><i>Tax Map Number:</i></b>	35-4126A-4
<b><i>Real Estate Owner of Record:</i></b>	Roxana Karimianpour & Fatemah Karimi 1115 Ivy St Waynesboro, VA 22980
<b><i>Current Zoning:</i></b>	H-B Highway Business
<b><i>Proposed Zoning:</i></b>	L-B Local Business
<b><i>Comprehensive Plan Designation:</i></b>	Office
<b><i>Attachments:</i></b>	1. Application
<b><i>Flood Plain:</i></b>	No
<b><i>Enterprise Zone:</i></b>	Yes, Downtown Zone
<b><i>Action Requested:</i></b>	The applicant wishes to create a residential space in the office and is thus requesting a rezoning.
<b><i>Authorizing City Code Section(s):</i></b>	City Zoning Ordinance Section 7.4.
<b><i>Summary Recommendations:</i></b>	City staff recommends approval of this rezoning.

### **1. Nature of Request**

The applicant, Roxana Karimianpour, has requested a rezoning of a 6,392 square foot property located at 1115 Ivy St, city tax map number 35-4126A-4, from H-B (Highway Business) to L-B (Local Business). In conversations, Ms. Karimianpour indicated that she hopes to build a residential space for herself in the office building, which includes a kitchen and full bathroom.

### **2. Background**

#### ***Surrounding Land Use (see vicinity map)***

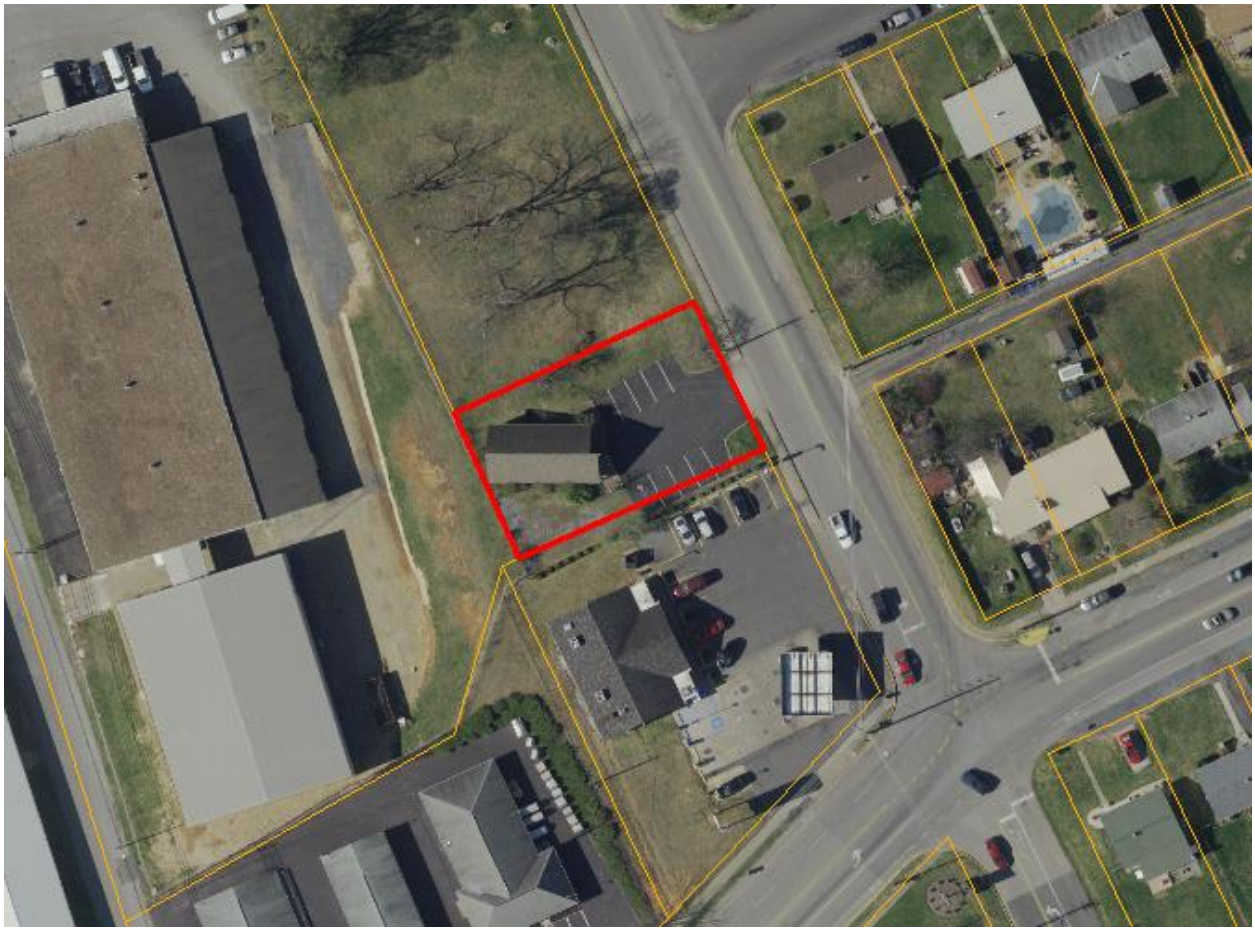
East: Davenport & Valley Insulation;

West: Neighborhood;

North: Empty property, Shenandoah Flooring & Interior Designs;

South: 7-Eleven.





### **3. Zoning Requirements**

As noted, the subject property is zoned H-B (Highway Business). This district is established for the development of offices, hotels, service uses and similar businesses relying on close proximity to major transportation routes.

The purpose of the L-B (Local Business) District is to provide for small-scale commercial uses offering primarily convenience shopping and services for adjacent and nearby residential uses.

### **4. Review with Respect to the Comprehensive Plan**

This rezoning is aligned with the 2008 Land Use Map, which designates the area for “office.” In addition to this being a downzoning, this should be sufficient to resolve any legal challenges related to spot zoning.

### **5. Analysis**

#### ***Impacts to Adjacent Properties***

The request is considered an “downzoning” according to the Zoning Ordinance’s hierarchy, meaning the uses are more restricted in the L-B Local Business District than the H-B Highway Business District. Both are business districts, but L-B is meant for less intense commercial uses and allows more residential areas, whereas H-B is designed for parcels with proximity to major roads.

The property is located on a 2-lane minor arterial road directly across the street from a residential area, suggesting L-B would be a more appropriate zone. Most of the City’s H-B zoned properties front on a major 4-lane road and are buffered or not immediately adjacent to housing. However, there are also no L-B zoned parcels in the immediate area.

#### ***Access and Traffic***

The building adds a nominal amount of traffic relative to other uses in the area and changing the zoning should not affect traffic flow in any way.

#### ***Utilities***

All necessary utilities are present in this location.

#### ***Building and Fire Issues***

Significant renovations may be necessary for the applicant’s desired use in order to meet building code and fire code requirements. The applicant has been cited by both departments and is currently working to resolve the issues necessary to secure a certificate of occupancy. Rezoning the property is a necessary step in securing approval for a live/work unit, but it does not grant a certificate of occupancy or resolve building and fire code issues.

### **6. Conclusion and Recommendations**

Staff has concluded that the rezoning is consistent with the goals of the Comprehensive Plan, will cause no adverse impacts to surrounding properties, and is consistent with the economic and historic character of the area. Staff recommends approval of the rezoning.

cc: Roxana Karimianpour, applicant  
D. James Shaw II, Deputy City Manager  
Todd Wood, City Engineer  
Laura Martin, Zoning Administrator



SMART SCALE Round 4 Scoring Summary and Recommended Funding Scenario					Scoring Summary													2/17/2021 - REVISED SCENARIO					
VDOT Staunton District					Congestion Mitigation		Safety		Accessibility			Environmental			Economic Development			Project Benefit Score	Project Total Cost	SMART SCALE Request	SMART SCALE Score	SMART SCALE Rank	SMART SCALE District Rank
App Id	Res	Locality	Submitted By	Title	Throughput Score	Delay Score	Crash Frequency Score	Crash Rate Score	Access to Jobs Score	Disadvantaged Access to Jobs Score	Multimodal Access Score	Air Quality Score	Enviro Impact Score	Enviro Subtraction	Econ Dev Support Score	Intermodal Access Score	Travel Time Reliability Score	Project Benefit Score	Project Total Cost	SMART SCALE Request	SMART SCALE Score	SMART SCALE Rank	SMART SCALE District Rank
6813	Har	Augusta County	BRITE Transit	BRITE Pedestrian Improvements: Route 250 & Sangers Lane	0.90	0.14	0.21	0.00	0.38	0.20	3.46	55.84	0.18	-0.01	0.14	0.00	6.26	6.26	\$1,951,810	\$1,951,810	32.09	8	1
6703	Har	Rockingham County	HRMPO	Mount Crawford Park and Ride Lot Improvements	0.73	0.87	0.46	0.00	0.31	0.29	2.78	55.01	0.14	-0.01	0.13	0.00	0.00	5.95	\$3,047,898	\$3,047,898	19.52	16	2
6815	Har	Augusta Co, Staunton, Waynesboro	BRITE Transit	BRITE Pedestrian Improvements	2.30	0.14	0.56	0.00	0.74	0.36	8.80	58.76	0.19	-0.01	0.30	0.00	8.66	7.24	\$4,156,791	\$4,156,791	17.41	20	3
6831	Har	Harrisonburg City	Harrisonburg City	Port Republic Road Turn Lane and Sidewalk	5.64	0.04	0.97	1.33	0.08	0.08	21.57	7.08	0.16	-0.01	3.71	0.08	0.00	3.05	\$2,924,947	\$2,833,667	10.76	48	4
6935	Edi	Warren County	Warren County	Rte. 340/522 Corridor Safety Improvements	0.00	0.00	7.44	1.49	0.00	0.00	0.00	0.00	2.45	-0.12	0.46	0.00	0.20	1.69	\$1,699,074	\$1,699,074	9.93	54	5
7099	Har	Harrisonburg City	HRMPO	Port Republic Rd Corridor Improvements	2.23	0.58	9.88	7.50	0.16	0.23	8.54	4.67	0.09	0.00	3.44	0.00	0.00	3.94	\$4,101,619	\$3,979,043	9.91	55	6
6738	Har	Augusta County	Augusta County	Weyers Cave Road (Rt. 256) Turn Lane Project	1.19	1.59	0.67	0.00	1.20	0.64	4.54	75.44	0.00	0.00	0.49	0.38	0.00	8.40	\$8,508,915	\$8,508,915	9.87	58	7
6736	Har	Waynesboro, Augusta Co	SAWMPO	Rosser Avenue (Route 340) Corridor Improvements	0.93	0.64	3.20	0.79	0.26	0.17	3.58	1.17	0.02	0.00	2.08	1.37	0.13	1.47	\$1,559,272	\$1,559,272	9.40	63	8
7165	Edi	Winchester City	Winchester City	Pleasant Valley Road Access Management near Spring Street	0.00	0.00	0.58	1.68	0.00	0.00	0.00	0.00	1.11	-0.06	0.11	0.00	0.00	0.19	\$202,978	\$202,978	9.27	66	9
6939	Har	Augusta County	Augusta County	US 11 South of Staunton STARS Study Recommendations	0.52	0.26	6.24	13.64	0.02	0.02	0.59	0.43	0.01	0.00	0.49	0.00	0.01	2.32	\$2,556,277	\$2,556,277	9.09	69	10
7141	Har	Harrisonburg City	Harrisonburg City	S. Main and I-81 Exit 243 Interchange Improvements	1.41	0.27	5.35	18.22	0.11	0.09	5.38	1.77	0.03	0.00	5.38	0.37	0.02	3.72	\$5,731,025	\$5,031,025	7.39	89	11
6814	Har	Waynesboro City	BRITE Transit	BRITE Pedestrian Improvements:Route 250 & Lew Dewitt Blvd	1.92	0.00	0.34	0.04	0.02	0.01	7.34	0.00	0.01	0.00	0.15	0.00	0.10	0.63	\$872,593	\$872,593	7.18	92	12
6702	Edi	Front Royal Town	Front Royal Town	South Street	1.08	0.00	6.33	8.67	0.14	0.14	1.24	0.00	1.04	-0.05	0.01	0.00	0.05	2.17	\$3,241,482	\$3,241,482	6.70	95	13
6701	Har	Staunton City	CSPDC	Commerce Road/Lewis Creek Greenway	0.91	0.00	5.01	23.40	0.11	0.15	2.09	0.00	1.29	-0.06	0.49	0.00	0.00	2.84	\$4,256,402	\$4,256,402	6.66	96	14
6852	Har	Staunton City	CSPDC	Greenville Avenue (US 11) Road Diet	0.22	0.00	9.40	6.95	0.59	0.71	0.86	0.00	0.67	-0.03	0.48	0.00	0.06	2.39	\$3,727,694	\$3,727,694	6.41	100	15
7166	Edi	Winchester City	Winchester City	Pleasant Valley Road Access Management at Parkview	1.50	0.00	0.67	1.20	0.01	0.01	1.73	1.26	1.47	-0.07	0.00	0.00	0.00	0.46	\$829,668	\$829,668	5.56	111	16
6731	Har	Staunton City	SAWMPO	Richmond Road (US 250) and Crossing Way Shared Use Path	2.14	0.00	1.91	5.49	0.06	0.06	4.91	0.00	0.54	-0.03	6.84	0.00	0.00	2.16	\$4,124,210	\$4,124,210	5.24	118	17
7098	Har	Harrisonburg City	CSPDC	N. Main Street Sidewalk	1.19	0.00	0.28	0.77	0.51	0.49	2.28	0.00	0.00	0.00	4.80	0.00	0.00	1.13	\$2,512,305	\$2,241,025	5.05	121	18
7139	Har	Harrisonburg City	Harrisonburg City	S. Main Street Safety Improvements	1.10	0.00	2.60	0.20	0.03	0.03	4.20	1.38	0.04	0.00	1.57	0.31	0.00	1.15	\$2,661,287	\$2,592,827	4.45	135	19
7125	Har	Rockingham County	Rockingham County	Smithland Road (Route 720) Widening	0.00	0.06	2.72	10.02	0.06	0.06	0.00	0.00	0.27	-0.01	1.85	0.62	0.00	1.54	\$3,556,131	\$3,556,131	4.33	137	20
7075	Har	Waynesboro City	Waynesboro City	US 250 (West Main Street) Corridor Improvements	2.59	0.04	19.90	0.83	0.38	0.30	9.92	3.26	0.03	0.00	0.32	0.34	0.69	4.73	\$12,574,827	\$12,574,827	3.77	158	21
6953	Edi	Woodstock Town	NSVRC	Route 42 Corridor Improvements - East	0.98	0.03	2.42	2.64	0.10	0.09	1.13	0.82	0.02	0.00	0.02	0.20	0.04	0.94	\$2,678,467	\$2,678,467	3.52	164	22
6901	Har	Augusta County	Augusta County	Hermitage Rd (Rt. 254) Intersection Improvements	0.00	0.00	1.63	4.38	0.00	0.00	0.00	0.00	0.06	0.00	1.19	0.00	0.00	0.98	\$2,902,266	\$2,902,266	3.39	171	23
6769	Har	Waynesboro City	Waynesboro City	Broad Street Streetscape	0.91	0.00	8.47	6.43	0.18	0.19	3.50	0.00	1.06	-0.05	1.18	0.00	0.03	2.37	\$7,190,364	\$7,190,364	3.30	174	24
6940	Edi	Woodstock Town	Woodstock Town	Route 42 - Ox Road Intersection Improvement	0.59	1.65	2.31	5.35	0.73	0.94	0.68	0.49	0.01	0.00	0.18	0.17	0.03	1.30	\$4,447,003	\$4,447,003	2.91	187	25
6962	Edi	Frederick County	Frederick County	Exit 317 NB Ramp Realignment to Redbud Rd Location	0.00	2.80	2.07	4.73	0.28	0.16	0.00	0.00	2.27	-0.11	7.33	0.67	0.00	2.00	\$6,943,514	\$6,943,514	2.88	189	26
6871	Edi	Frederick County	WinFredMPO	Route 11/Old Charles Town Roundabout	0.00	0.32	3.47	13.29	0.00	0.00	0.00	0.00	1.54	-0.08	1.74	0.00	0.00	1.81	\$6,357,196	\$6,357,196	2.85	190	27
7028	Edi	Warren County	Warren County	Rte. 55 West & Rte. 678/610 Intersection Improvements	0.00	0.00	1.33	11.43	0.00	0.00	0.00	0.00	2.24	-0.11	0.00	0.00	0.00	1.20	\$4,402,022	\$4,402,022	2.72	197	28
7131	Edi	Frederick County	NSVRC	Route 7 STARS Access Management Projects	0.00	0.78	1.27	0.63	0.17	0.09	0.00	0.00	2.34	-0.12	0.00	0.00	0.08	0.24	\$999,624	\$999,624	2.45	212	29
6941	Edi	Woodstock Town	Woodstock Town	Route 42 Corridor - West	0.83	0.06	0.77	3.81	0.11	0.10	0.95	0.69	0.01	0.00	0.19	0.09	0.00	0.70	\$3,282,147	\$3,282,147	2.15	228	30
6845	Har	Harrisonburg City	Harrisonburg City	Pear St/Erickson Ave Modified RCUT	1.48	0.92	1.25	0.00	0.00	0.00	2.38	1.04	0.03	0.00	0.03	0.00	0.00	0.62	\$3,083,101	\$2,960,525	2.11	234	31
7097	Har	Harrisonburg City	HRMPO	Bluestone Trail Extension	5.80	0.00	2.50	0.00	0.27	0.39	13.31	0.00	0.14	-0.01	2.05	0.00	0.00	1.90	\$9,440,699	\$9,148,603	2.08	236	32
6963	Edi	Frederick County	Frederick County	Route 11 - Shawnee Improvement	0.49	0.16	0.41	2.27	0.14	0.10	1.87	0.62	3.61	-0.18	1.61	0.17	0.00	0.54	\$4,597,859	\$4,597,859	1.18	286	33
6934	Har	Augusta County	Augusta County	US 250 West of Waynesboro STARS Study Recommendations	0.73	0.00	1.27	0.73	0.08	0.05	2.79	0.00	0.43	-0.02	0.19	0.00	0.02	0.49	\$4,297,278	\$4,297,278	1.15	288	34
7160	Edi	Winchester City	Winchester City	Pleasant Valley Road - Featherbed Lane Roadway Improvements	0.00	0.62	2.72	1.16	0.02	0.01	0.00	0.00	1.33	-0.07	0.00	0.04	0.00	0.55	\$5,448,627	\$5,448,627	1.01	301	35
6865	Edi	Frederick County	WinFredMPO	Exit 317 Interchange Improvement Project	0.00	5.68	9.78	4.04	1.21	0.68	0.00	0.00	3.53	-0.18	8.25	4.21	0.31	3.94	\$40,394,121	\$40,394,121	0.98	304	36
6944	Edi	Warren County	Warren County	Rte. 55 & High Knob Rd. Intersection Improvements	0.00	0.02	0.85	3.57	0.00	0.00	0.00	0.00	3.65	-0.18	0.00	0.00	0.00	0.32	\$3,356,049	\$3,356,049	0.95	308	37
6812	Har	Augusta County	BRITE Transit	BRITE Pedestrian Improvements: Route 11 & Dick Huff Lane	0.24	0.00	0.04	0.01	0.01	0.01	0.91	0.00	0.00	0.00	0.03	0.00	0.15	0.09	\$1,439,945	\$1,439,945	0.62	330	38
7197	Lex	Covington City	Covington City	Paper Trail Pedestrian Bridge	0.53	0.00	0.00	0.00	0.05	0.03	1.22	0.00	0.41	-0.02	1.72	0.00	0.00	0.41	\$6,919,027	\$6,919,027	0.59	334	39
7113	Lex	Buena Vista City	Buena Vista City	Rt 60/Rt 501 Pedestrian Improvements	0.79	0.00	0.00	0.00	0.12	0.10	0.91	0.00	0.52	-0.03	0.00	0.00	0.00	0.06	\$954,165	\$954,165	0.58	337	40
6735	Har	Augusta County	SAWMPO	Woodrow Wilson Complex Long Term Access Improvements	0.92	1.72	1.38	1.39	0.32	0.24	3.53	1.93	1.07	-0.05	0.47	0.00	0.02	0.99	\$20,840,440	\$20,840,440	0.47	343	41
7044	Har	Waynesboro, Augusta Co	Waynesboro City	Crozet Tunnel Trail	0.53	0.00	0.28	0.09	0.04	0.04	1.23	0.00	1.43	-0.07	1.10	0.00	0.00	0.26	\$10,020,189	\$10,020,189	0.26	362	42
6954	Edi	Woodstock Town	Woodstock Town	Ox Road Bicycle and Pedestrian Improvements	0.20	0.00	0.00	0.00	0.41	0.49	0.46	0.00	0.25	-0.01	0.12	0.00	0.00	0.09	\$3,870,269	\$3,870,269	0.23	366	43
7173	Lex	Covington City	Covington City	East Madison Sidewalk Improvements	0.60	0.00	0.00	0.00	0.07	0.08	0.69	0.00	0.10	-0.01	0.01	0.00	0.00	0.06	\$2,534,922	\$2,534,922	0.22	367	44
7067	Edi	Woodstock Town	Woodstock Town	Water Street Bicycle and Pedestrian Improvements	0.12	0.00	0.00	0.00	0.38	0.52	0.27	0.00	1.69	-0.08	0.01	0.00	0.00	0.00	\$5,622,743	\$5,622,743	0.00	388	45

Legend		Recommended Funding Scenario Summary	
<b>Funding Step 1: District Grant Program</b>	Fund top scoring projects within each district eligible for DGP funds using DGP funds until remaining funds are insufficient to fund the next highest scoring project.	<b>13 Projects</b>	<b>\$53,719,501</b>
<b>Funding Step 2: High Priority Program</b>	Fund top scoring projects within each district that would have otherwise been funded with available DGP funds, but were not because they are only eligible for HPP funds, using HPP funds, as long as their SMART SCALE cost does not exceed the total amount of DGP funds available to be programmed based on their rank, including any other Step 2 projects ranked higher.	<b>8 Projects</b>	<b>\$27,092,335</b>
BRITE Transit Improvement at Sangers Lane (ID 6813) and BRITE Transit Improvements at Lew Dewitt Blvd (ID 6814) skipped because the improvements are include in the funded BRITE Transit Improvements App (ID 6815)		<b>21 Projects Total</b>	<b>\$80,811,836</b>
NSVRC Route 42 East (ID 6953) is not eligible in Step 2 because the DGP "cap" that controls available HPP funds in Step 2 has been reached.		<b>Remaining DGP Funds</b>	<b>\$1,013,436</b>