



**CITY OF WAYNESBORO PLANNING COMMISSION**  
**Regular Meeting, Tuesday, May 16, 2023**  
**7:00 pm**

Council Chambers, 503 West Main Street, Waynesboro Virginia 22980

**PLANNING  
COMMISSIONERS**

Shannon Boyle  
*Chair*

William Flory  
*Vice-chair*

Michael Gibson

Hashim Halstead

Council Rep: Kenny Lee

W. Lowrie Tucker

Nick Zawhorodny

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**FUTURE SCHEDULED  
MEETINGS:**

City Council  
Business Meeting  
Monday, May 22, 2023  
7:00 pm

Planning Commission  
Regular Meeting/  
Public Hearing  
Tuesday, June 20, 2023  
7:00 pm

**AGENDA**

1. Call to order. Pledge of allegiance.
2. Adoption of agenda.
3. Review and approval of minutes of meeting held May 2, 2023.
4. Public comment period for items not on the agenda.
5. Discussion of potential vape/tobacco shop zoning text amendment.
6. Review of minor subdivision and final subdivision plats approved since the April 18, 2023, meeting.
7. Matters from staff.
8. Commissioners' correspondence and communication.
9. Adjournment.

\*\*Members of the public who do not wish to appear in person should submit written comments beforehand to be read during the public hearing. Citizens can also stream the meeting live via the City's YouTube channel:

<https://www.youtube.com/c/WaynesboroVAcity/>

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 540.942.6604 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 work session on the 2<sup>nd</sup> day of May 2023, at 7:00 P.M., in Council Chambers, Charles T. Yancey Municipal Building, 503 West Main Street, Waynesboro, Virginia:

PRESENT: Commission Members:

Shannon Boyle, Chair  
William Flory, Vice-chair  
Michael Gibson  
Hashim Halstead  
Kenny Lee, Council Liaison  
Nick Zawhorodny

Director of Community Development:  
City Planner & Clerk of the Commission:  
Zoning Administrator:

Leslie Tate  
Alisande Tombarge  
Laura Martin

ABSENT: Commission Member:

W. Lowrie Tucker

**1. Call to order. Pledge of Allegiance.**

Ms. Boyle called the meeting to order at 7:00 PM and Mr. Halstead led the Pledge of Allegiance.

**2. Adoption of agenda.**

Mr. Gibson motioned to adopt the agenda; Mr. Zawhorodny seconded. Vote was 6-0 in favor.

**3. Review and approval of minutes of meeting held February 21, 2023.**

Mr. Gibson motioned to approve the minutes; Mr. Lee seconded. Vote was 6-0 in favor.

**4. Public comment period for items not on the agenda.**

None.

**5. Presentation by Dwayne Jones, Director of the Parks and Recreation Department, about current and future City park projects.**

Mr. Jones provided a presentation on current and future City park projects.

Mr. Jones answered questions from the Planning Commissioners including potential land procurement for the Crozet Tunnel Trail link with Waynesboro; Jones Hollow; future plans for the land at the top of the mountain in Augusta County; the need for the auxiliary parking lot in Sunset Park; the need to use Race Avenue for parking given the proximity of that street to the future South River Preserve, Children's museum, and Stone Soup Books, and concern for pedestrian safety in that vicinity; if Race Avenue would become one-way from Main Street; and if the annual fireworks would remain at Sunset Park.

**6. Second consideration for a preliminary plat request by D.R. Horton for a 167-lot residential subdivision on 17.344-acres located at 0 Hopeman Parkway, Waynesboro, Virginia, Tax Map Nos. 15-1-45A and 15-1-45B.**

Ms. Tombarge provided an update on the preliminary major subdivision plat request by D.R. Horton. For details, see the updated staff report in the agenda packet for the May 2, 2023, Planning Commission meeting.

Ms. Boyle commented that the applicant seemed to have made a great effort to make the development as feasible as possible. She noted that the applicant's diligence and offer to realign and adjust to make the development as appealing and practical as possible was impressive.

Ms. Tate said that there had been questions after the public hearing [held March 21, 2023] about cross walks. Staff asked legal counsel and confirmed that there was nothing in the City's ordinance about crosswalks. Legal counsel did feel that the City had been interpreting the section about sidewalks incorrectly and with the new interpretation per legal counsel, the plat does now meet the requirement of the subdivision and zoning ordinances.

Ms. Tate followed up by saying that staff would look into a future HSIP grant application for a crossing there, and also look at the corridor more completely and what opportunities there would be to connect to that sidewalk.

Mr. Gibson echoed Ms. Boyle and mentioned that he wished the lots were bigger.

Ms. Tate said the lots did meet the requirements of the ordinance.

Ms. Boyle asked if there was a motion to approve the preliminary plat as requested by D.R. Horton for a 167-lot residential subdivision on 17.344-acres located at 0 Hopeman Parkway, Waynesboro, Virginia, Tax Map Nos. 15-1-45A and 15-1-45B

Mr. Gibson made the motion to approve the preliminary plat request by D.R. Horton. Mr. Halstead seconded.

Vote was 6-0 in favor.

*WHEREAS, upon application for a Major Subdivision (23-025) application by D.R. Horton to subdivide a 17.344-acre parcel located at 0 Hopeman Parkway, Tax Map Nos. 15-1-45A and 15-1-45B, the Waynesboro Planning Commission finds that the subdivision requested is consistent with the City's zoning and subdivision ordinances;*

*NOW, THEREFORE, BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 6-0, that the request of D.R. Horton, for a major subdivision be approved, in accordance with the application and staff report dated March 21, 2023, and revised May 2, 2023.*

## **7. Matters from Staff.**

None

## **8. Commissioners' correspondence and communications**

Mr. Gibson said that that there was a lot of misinformation out there, specifically on the NextDoor app, because people do not come to the public hearings to understand what is happening. He wished more residents would come to the meetings to find out what is going on. Mr. Halstead

commented that there is a growing interest in all age ranges in what is going on with the city government. Mr. Gibson commented that many of his colleagues are looking forward to the opening of trails at Sunset Park, and that eventually there could be a trail the links the Crozet Tunnel to Charlottesville.

**9. Adjournment.**

Mr. Flory motioned to adjourn the meeting. Mr. Halstead seconded. Vote was 6-0 in favor.

The meeting was adjourned at 7:51 P.M.