

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:**
Ms. Boyle called the meeting to order.
2. **Adoption of agenda:**
Mr. Gibson moved, Ms. Severs seconded. All voted in favor.
3. **Review and approval of minutes of meeting held February 16, 2021:**
Mr. Arey moved, Mr. Gibson seconded. All voted in favor.
4. **Review and approval of minutes of meeting held March 8, 2021:**
Mr. Gibson moved, Ms. Severs seconded. All voted in favor.
5. **Public comment period for items not on the agenda:**
No comments.
6. **Public hearing a rezoning request by Roxana Karimianpour to rezone 1115 Ivy Street from H-B Highway Business to L-B Local Business:**
Mr. Juday presented. See Staff Report posted for the March 16, 2021 meeting. Staff recommends approval.

Mr. Arey asked whether Mr. Juday had talked with the attorney about the “spot zoning.” Previously the attorney had stated that so long as the rezoning is in conformance with the Comprehensive Plan, it is not considered spot zoning.

Ms. Boyle opened the public hearing. No one called in and the hearing was closed.

Mr. Henderson motioned to recommend the rezoning, Mr. Gibson seconded. The vote was 7-0 in favor.
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):**

Mr. Juday referenced the presentation given previously at the March 8, 2021 meeting.

Mr. Juday read a comment letter that was received (attached). Mr. Arey asked for Mr. Juday's comments on possible uses of the property referenced in the letter. Mr. Juday stated that the current business would be allowed by-right under the new zoning.

Ms. Boyle said she does not see reason to give exemption as the uses will be by-right, and anything they would want to add that is not a part of the zoning would not be beneficial for the area.

Mr. Arey motioned to recommend the rezoning. Mr. Gibson seconded, all voted in favor.

8. Update on SMART Scale applications and CDBG Entitlement projects:

Mr. Juday shared that three of the four applied SMART Scale applications are being recommended for funding.

9. Other Business/Commissioners' Correspondence and Communication:

10. Adjournment:

Mr. Henderson moved to adjourn, Mr. Gibson seconded, all voted in favor. The meeting was adjourned at 7:30pm.

Luke J. Juday, Clerk

Property owner letter referenced:

Cam Abernethy

From: Cam Abernethy
Sent: Wednesday, February 24, 2021 11:25 AM
To: planning@ci.waynesboro.va.us
Subject: FW: Proposed MX-B Rezoning

Referencing Address: 463 Dinwiddie Ave. ; Block 29, Lots 7,8,9,&10

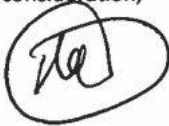
Hello,

We just received a letter about potential rezoning of our property referenced above from Light Industrial to Mixed Business. We have been a long-term company located on this property and are requesting that we stay as (L-1) Light Industrial zoning. Adding additional restrictions to our property could potentially restrict growth of our businesses – Radium Incorporated, V3 Integrators LLC, and MediaXGroup LLC. Please exempt our lots from this proposed change.

We look forward to you reply.

Thanks for your consideration,

Cam Abernethy
President



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V3 Integrators LLC
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Radium Store – LED Stick Lights
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MediaXGroup LLC
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