

Mr. Arey asked about the number of lots approved in the other subdivisions located around Waynesboro and commented that there are several hundred lots yet to be built on in the new subdivisions including many zoned RS-7 and RG-5. Mr. Juday agreed and said that he looked to the market to indicate what is needed in terms of housing. The city's preference would be to have more houses built closer to the city center than on the periphery because it is more efficient to deliver public services to houses closer in than farther out.

Mr. Henderson verified that the RS-7 zone complied with the comprehensive plan. Mr. Juday confirmed it did and clarified how the residential zoning districts fit within the comprehensive plan's designations of low, medium, and high-density residential.

Mr. Gibson asked if the difference between the RS-12 and RS-7 zoning for the subject parcel was about 20 lots. Mr. Juday confirmed that it was approximately 20 lots. Mr. Gibson said that there was a good demarcation between the current RS-12 and RS-7 zones around the subject parcel. Mr. Juday agreed. Mr. Gibson inquired about how many lots were in the Silver Creek subdivision. Mr. Juday said there were probably about 90 lots platted and about 40 built. Mr. Gibson asked about the number of lots in the Creekwood subdivision. Mr. Juday said that Creekwood had about 200 lots. Mr. Gibson said that there were about 300 lots to the west of the subject parcel. Mr. Juday agreed.

Mr. Tucker asked if there was a concept for the RS-7 zoning. Mr. Juday said that the concept shown during the presentation was for RS-7 and that for RS-12, the road layout would be about the same but that they would need to show 75-feet of road frontage for each of the lots.

Ms. Boyle opened the public hearing.

Ms. Boyle invited the applicant to approach the podium.

Steve Driver with Terra Engineering, 2334 Stuarts Draft Hwy, Stuarts Draft, VA, was representing the applicant, came forward. Mr. Driver handed out a simplified concept plan showing the roads, lots, and building sites. Mr. Driver clarified that the difference in the number of lots between the RS-12 and RS-7 zoning would be 18 lots. He explained how the development would enhance the overall neighborhood including reducing the current stormwater issues present in the area, improving connectivity, and removing the transite water pipe. Because of the shape of the parcel, many of the proposed lots would be wider than the required 60-feet. Mr. Driver said the development should also improve the water pressure and flow rates in the neighborhood and that there should not be a problem with the sewer line due to slope or capacity. Finally, he explained that the RS-7 zoning would be more conducive to development because of the encumbrances the property has including the Columbia Gas easement that runs along the northern property boundary and some rock outcropping that may require excavation.

Mr. Juday read into the record three comments received via email. The comments are attached to the end of these minutes.

1. Jane Painer, 2308 Belvue Road, Waynesboro. Opposed the rezoning due to increased traffic and crowded neighborhoods.
2. John Lynn, 2242 Belvue Road, Waynesboro. Opposed the rezoning due to the increase in traffic, impact on the local schools, and the destruction of wildlife habitat.

3. Robert Alman, 2417 Belvue Road, Waynesboro. Opposed the rezoning due to the increase in traffic and resulting safety concerns, lack of infrastructure, loss of green space, and the continued construction on Route 340 adding to traffic congestion.

Marcia Berg, 2316 Belvue Road, Waynesboro. Opposed the rezoning due to the karst topography of the subject property, the existing stormwater problems, the increase in impervious surfaces, and the loss of wildlife habitat.

Ron Brower, 616 Sumter Road, Waynesboro. Opposed the rezoning due to the increase in traffic, the style homes, the smaller lots, and the average cost of the homes.

Ingrid Meadows, 600 Sumter Road, Waynesboro. Opposed the rezoning due to the increase in traffic and air, noise, and light pollution; the strain on the city's infrastructure; and the impact on local wildlife habitat. The rezoning is incompatible with the existing neighborhood. Ms. Meadows presented a signed petition from the neighborhood objecting to the rezoning to the Planning Commission.

Dan Meadows, 600 Sumter Road, Waynesboro. Opposed the rezoning. He appreciated the questions the Planning Commissioner had asked during the presentation. He said that there were 108 signatures on the petition that Ms. Meadows had presented. The proposed rezoning is incompatible with the existing neighborhood. He also had concerns about traffic safety issues once Robert E. Lee Avenue was connected to Carmen Avenue.

John Fiske, 612 Vedette Avenue, Waynesboro. Opposed the rezoning. He had concerns about traffic safety once Robert E. Lee Avenue was connected to Carmen Avenue.

Janice Gibson, 2216 Belvue Avenue, Waynesboro. Opposed the rezoning. She said that the proposed zoning is incompatible with the surrounding neighborhood, and did not want to have ongoing construction in the neighborhood.

Andy Kerney, 608 Vadette Avenue, Waynesboro. Opposed the rezoning. He preferred that the neighborhood kept the larger yards and the current zoning.

Ms. Boyle asked that Mr. Driver, the applicant's representative, come forward again to respond to questions.

Mr. Arey asked what the width of the Columbia Gas easement was. The width of the easement was 25-feet. He then inquired what engineering had been done to address the stormwater concerns. Mr. Driver responded that they looked at ways to mitigate the stormwater coming onto the property and the stormwater the development would generate. They would be required to manage all that stormwater onsite by state code. Referring to one of the comments about the karst topography, Mr. Driver said that in his experience, the development will change the groundwater flow and dry up the surface as a result. He confirmed that any necessary studies would be done to ensure the viability of the development.

Mr. Arey asked if the plan for the subdivision would be submitted before any final plats would be recorded. Mr. Driver confirmed the plan would go through city review and that they have already done a lot of research on the property. Many of the lots would be larger than the minimum required for an RS-7

lot due to the shape of the subject parcel, and the additional 18 lots the RS-7 would bring the price point down.

Mr. Henderson asked if the 61 lots were the minimum that would be placed on the property. Mr. Driver responded that 61 lots would be a maximum and 43 lots by right. Mr. Juday clarified that the 61 lots was not a city requirement, but that the 61 lots were the maximum that could be configured for the sited. Mr. Driver agreed.

Gary Gibson, 2216 Belvue Road, Waynesboro. Opposed the rezoning, and commented that the stormwater runoff would have to be managed regardless of the property being zoned RS-7 or RS-12 in order to be developed.

Julie Danich, 2408 Belvue Road, Waynesboro. Opposed the rezoning. She was concerned about traffic safety and had general complaints about the city's maintenance of the existing alley.

Valerie Hancock, 608 Sumter Road, Waynesboro. Opposed the rezoning, the potential tree clearing the development would bring, and the loss of wildlife habitat.

Madison Karm, 2332 Belvue Road, Waynesboro. Opposed the rezoning and commented that they have trail cams set up in the backyard and have caught a lot of wildlife on them but no homeless people.

Mike Bailey, 2500 Davis Road, Waynesboro. Opposed the rezoning, and pointed out the clear divide between the existing RS-12 and the adjoining RS-7 and RG-5 areas to the west. Said that he has not seen any homeless on the subject property and he objected to the additional density the RS-7 zoning would bring.

Ms. Boyle invited the applicant to come forward again.

Mr. Driver commented on his current and past work for the homeless population in the area and that there have been signs of homeless persons being on the property, but that it did not mean they were a danger to the public.

Ms. Boyle asked that Mr. Driver respond to a question asked by Marcia Berg, 2316 Belvue Road, about if the property would be correctly surveyed prior to development. Mr. Driver said yes, and that adjacent properties will be partially surveyed, including alleys, rights-of-way, and easements.

Ms. Boyle closed the public hearing.

Mr. Tucker asked if there was any kind of size limitation on the houses that could be placed on the lots. Mr. Juday responded that there were no size restrictions. Mr. Tucker asked where the park was approved in the subdivision to the west. Mr. Juday responded that the area in question was along Pratts Run in the RG-5 district that the developer for Creekwood Village dedicated to the city, but has not deeded over. The city can request it be turned over at any time and it would be turned into a public recreation space. Mr. Henderson added that the owner is maintaining that area and would give it to the city at anytime, but the city does not see the benefit of taking ownership of that area now due to maintenance costs. Mr. Juday commented that the RS-7 area to the west of the subject parcel is all platted homes with a small recreation area closer to Bookerdale Road.

Mr. Arey asked about the planned future extension of Tiffany Drive to eventually connect it to Rosser and if it would impact the subject parcel. Mr. Juday responded that a couple different road connections are being thought about, including a proposed Lew Dewitt and Rosser connector that is unlikely to be funded, and also the possibility of extending Tiffany Drive north, and that a ROW was platted for this possible extension, and that this is the more likely connection of the two but not likely to happen for another decade or so.

Mr. Henderson commented that there's been a lot of discussion about the need for housing in Waynesboro. The new Amazon facility and the number of employees they will need, demonstrates that Waynesboro needs affordable housing and needs to use the land wisely. This is one of the reasons the RS-7 lots were approved on Ivy Street. RS-7 is attractive because you can add more houses without losing additional land.

Mr. Arey said that his concern lies in the fact these prior rezonings have been on the periphery of the city, not in the core. The other rezonings have been farmland and have not impacted existing neighborhoods.

Mr. Henderson agreed, and that after seeing the map and how the subject parcel fits into the existing neighborhood, the current zoning fits.

Mr. Gibson commented that there was a clear demarcation of the RS-12 neighborhood and the proposed rezoning of the subject parcel messes that up.

Ms. Boyle asked if there was a motion on the rezoning.

Mr. Arey brought the motion that the Planning Commission recommend to City Council the approval of the request by Wells Enterprises Construction, agent for Valley Covenant Church of God, owner, to rezone 0 Stonewall Drive, Waynesboro, Virginia (Tax Map No. 42-12-8) from RS-12 (Single-Family Residential - large lot) to RS-7 (Single-Family Residential - small lot).

The motion was seconded by Mr. Gibson.

Ms. Boyle called for a roll-call vote.

Mr. Tucker: Aye

Mr. Tucker commented that denying the additional 18 lots, the access to services and the ability to walk to school was a heavy thing and that he wished there was a connection to the Silver Spring subdivision.

Mr. Henderson - Nay

Mr. Arey - Nay

Mr. Gibson - Nay

Ms. Boyle - Nay

The vote was 4-1 to recommend to City Council the denial of the request by Wells Enterprises Construction, agent for Valley Covenant Church of God, owner, to rezone 0 Stonewall Drive, Waynesboro, Virginia (Tax Map No. 42-12-8) from RS-12 (Single-Family Residential - large lot) to RS-7 (Single-Family Residential - small lot).

WHEREAS, upon a Zoning Map Amendment (rezoning) application by Wells Enterprises Construction, agent for Valley Covenant Church of God, owner, the Waynesboro Planning Commission finds that the request to rezone certain property consisting of one (1) lot containing 18.536 acres, more or less, located at 0 Stonewall Drive, Tax Map Number 42-12-8, from RS-12, Single-Family Residential, to RS-7, Single-Family Residential, is not consistent with good planning and zoning practice; is not justified by the public necessity, convenience, and general welfare; and is not in accord with the comprehensive plan of this City;

NOW, THEREFORE, BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 4-1, that a recommendation be forwarded to City Council that the request of Wells Enterprises Construction, agent for Valley Covenant Church of God, owner, be denied.

Mr. Wells, owner of Wells Enterprises Construction, asked if he could make a comment, Ms. Boyle allowed it. Mr. Wells introduced himself and explained a little about what he hoped to accomplish with the development.

6. Other Business/Commissioners' Correspondence and Communications.

Mr. Gibson inquired about the status of appointing two new members to the planning commission to fill the vacancies left by Ms. Owen and Ms. Severs. Mr. Henderson said that the two new members were going to be appointed at the April 25 council meeting.

7. Adjournment.

Mr. Henderson made a motion to adjourn the meeting. Mr. Gibson seconded. The vote was 5-0 in favor.

The meeting was adjourned at 8:34 P.M.

Tombarge, Alisande M.

From: japaint@ntelos.net
Sent: Monday, April 18, 2022 2:25 PM
To: Planning
Subject: Notice of Public Hearing

CAUTION: This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

My name is Jane Painter. My husband and I live at 2308 Belvue Rd. in Waynesboro, Va. We are responding to the letter we received from your office regarding the rezoning from RS - 12 to RS - 7. We are writing to state that we oppose this plan. We feel that the construction of more homes in this area will lead to an increase in traffic as well as more crowded neighborhoods.

Thank you for the opportunity to comment on this.

Respectfully,

Jane Painter

Tombarge, Alisande M.

From: jjlynn@ntelos.net
Sent: Saturday, April 16, 2022 2:55 PM
To: Planning
Subject: Objection of the Request to Rezone 0 Stonewall Drive (Tax Map #42-12-8) from RS-12 to RS-7

CAUTION: This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

John Lynn
2232 Belvue Road
Waynesboro, Virginia 22980

Dear Planning Commission:

I have lived at 2232 Belvue Road for 45 plus years and OBJECT to the request by Wells Enterprise Construction to rezone 0 Stonewall Drive, Waynesboro, VA (Tax Map #42-12-8) from RS-12 (Single Family Residential large lot) to RS-7 (Single-Family Residential small lot). Existing adjacent streets that surround 0 Stonewall Drive are all zoned RS-12. By making this change to RS-7, this would increase the population density and cause safety concerns with a significant increase of traffic flow within adjacent streets and potential student impact to the local elementary school. In addition, wildlife has also been observed in the area, due to the location of a natural spring on the property. Planned development of the property should consider the continuing impact to local wildlife habitat.

Sincerely,

John Lynn

Tombarge, Alisande M.

From: . Almon <jbrhome3228@hotmail.com>
Sent: Tuesday, April 19, 2022 6:13 PM
To: Planning
Subject: Rezoning Request from Wells Enterprises Construction to rezone 0 Stonewall Drive, Waynesboro, VA. Tax map # 42-12-8; from RS single family large lot to RS 7, single family small lot.

CAUTION: This email originated from outside of the organization. Do not follow guidance, click links, or open attachments unless you know the content is safe.

Good evening,

My name is Robert Almon and I reside at 2417 Belvue Road, Waynesboro, VA 22980.

I do not oppose growth but the concentration of more homes in a small area creates obvious concerns.

1. More congestion in a residential neighborhood creating traffic and safety concerns.
2. Lack of infrastructure, such as schools, and the loss of "green space due to smaller lots.
3. The current construction on Route 340 for various commercial businesses will already add a significant impact to traffic.
4. I realized Wells Enterprises Construction will profit more from additional housing units.

Likewise, the City Council likes the attraction of more tax revenue.

Neither of these benefit the citizens of Waynesboro who reside in the 22980 zip code.

I request the zoning change not be approved and the original plan be adhered to which will and could please all parties with a valued interest.

Thank you,
Robert Almon

"Let's keep Waynesboro a town people still want to live in and not relocate".

Sent from my iPhone