

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 20th day of July 2021, 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
Stephen Arey, Vice-chair
Noelle Owen
Michael Gibson
Sarah Severs

City Planner &
Clerk of the Commission: Luke Juday
Associate Planner: Alisande Tombarge

ABSENT: Bobby Henderson, Council Liaison
W. Lowrie Tucker

1. Call to order. Pledge of Allegiance.

Ms. Boyle called the meeting to order, and asked Mr. Arey to lead the Pledge of Allegiance.

2. Adoption of agenda

Mr. Gibson made the motion to adopt the agenda; Ms. Severs seconded. All voted in favor.

3. Review and approval of minutes of meeting held June 22, 2021.

Mr. Arey made the motion to approve the minutes for the June 22, 2021 meeting; Mr. Gibson seconded. All voted in favor.

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

No public comments were made.

5. Public hearing on a request by Vector Industries Foundation Inc., to change the zoning of 901 Fairfax Avenue (Tax Map Nos. 26-2-59-1 and 26-1-4 lots 4, 5, & 6) from L-I, Light Industrial, to RG-5, General Residential.

Ms. Tombarge gave a presentation on the application with Staff recommending approval. For details see the staff report included in the agenda packet for the July 20, 2021 planning commission meeting.

Mr. William Hausrath of Waynesboro, representing the applicant, said that Vector Industries initially acquired the parcels to expand their facility. However, because the subject parcels were too small to allow for an adequate expansion of their facilities, Vector Industries relocated their operation to their present location on Hopeman Parkway instead. The parcels have not been readily sellable with their current zoning and would be better suited for residential use.

Mr. Arey commented that small houses would be consistent with the surrounding neighborhood and asked if there had ever been any buildings located on the subject parcels before. Mr. Hausrath responded that he was not aware of any.

Ms. Boyle opened the public hearing. There were no public comments, and Ms. Boyle closed the public hearing.

Mr. Arey motioned to recommend the rezoning to City Council. Ms. Owen seconded. Vote was 5-0 in favor.

6. Public hearing on a request by Jacob Turner, to change the zoning of 1040 Reservoir Street (Tax Map # 47-1-215-5) from RG-5, General Residential, to R-MF, Multi-Family Residential.

Mr. Juday gave a presentation on the application with Staff recommending denial. See the Staff Report posted in the agenda packet for the July 20, 2021 planning commission meeting.

Mr. Arey asked to view the subject property map and confirmed with Mr. Juday that the alley shown had been vacated by the city. Ms. Boyle asked about the setback differences between RG-5 and R-MF, and Mr. Juday said he believed the setback for both designations was 20 feet. Ms. Severs confirmed with Mr. Juday that the number of homes currently allowed on the parcel was 7 to 8, depending on design.

Mr. Jacob Turner of Charlottesville, applicant, introduced himself and said that he has owned the property for about a decade and was looking for what would be a good fit for the neighborhood. He intends to build mid-to-low market townhomes that would keep the neighborhood residential and allow for some outdoor space for the occupants. Mr. Turner mentioned that he was aware planning staff would not support the application but he had received a favorable response from Councilmembers he had reached out to.

Ms. Severs asked about the reasoning behind the number of units Mr. Turner intended to build on the property. Mr. Turner responded that the density had to do with what made sense financially and that young and first-time home buyers are interested in low maintenance housing. Ms. Severs then asked how many floors the housing would be; Mr. Turner responded they would be three floors. Mr. Juday confirmed that Mr. Turner was not proffering that the proposed townhomes would be three levels. Mr. Turner responded that he was not, but was open to that. Mr. Gibson asked how the applicant intended to deal with the runoff the development would generate. Mr. Juday said that the applicant would need to go through the site plan review and approval process prior to beginning construction and this would include meeting erosion and sediment regulations.

Ms. Boyle confirmed with Mr. Juday that the rezoning would allow the applicant to double the number of units he could construct under the current zoning. Mr. Juday then reviewed the rules surrounding proffers, and that the Planning Commissioners need to base their decision on the whole of what would be allowed under the new zoning rather than what the applicant indicated he would do since he is entitled to do anything that is allowed by-right under the zoning.

Mr. Gibson commented that something does need to be done to improve the property, but not what was currently being proposed. Mr. Arey confirmed with Mr. Juday that the building behind Fairfax Hall was an apartment building.

Ms. Boyle opened the public hearing.

Mr. Juday read a comment submitted by phone from Barbara Iseli, a resident of Woodland Circle. Ms. Iseli was opposed to the rezoning believing it would be a significant change to the neighborhood. She was concerned about the scale of the development and the resulting increase in traffic and potential impact on schools.

There were no other public comments and Ms. Boyle closed the public hearing.

Ms. Severs agreed with Mr. Gibson on the need for improvement to the property but felt the proposed development was out of scale for the neighborhood and contradicts the Comp Plan. She would prefer for the applicant to work within the confines of the current zoning.

Mr. Turner confirmed with Mr. Juday that he could construct a row of town homes within the current zoning. However, Mr. Turner would prefer to build at a higher density than allowed, though his intention would be to keep the neighborhood residential.

Mr. Gibson and Mr. Arey agreed with Ms. Severs' concerns about the proposed density. Ms. Boyle said that while she appreciates consistent zoning, it has to be worth it for the developer to build and that the proposed development was not extreme. Mr. Turner indicated he was open to reviewing the details about the density and impervious areas.

Mr. Juday said the applicant could request his application be tabled and be reconsidered at an upcoming meeting. Mr. Turner asked if his rezoning application consideration could be tabled until the next Planning Commission meeting held in August.

Mr. Arey motioned to table the rezoning to be reconsidered at the Planning Commission's meeting on August 17, 2021. Ms. Owen seconded. Vote was 5-0 in favor.

7. Public hearing on a request by Magnolia Crossing, LLC, to change the zoning of 1504 13th Street (Tax Map # 44-4-23-1) from RS-7, Single-Family Residential, to R-MX, Mixed Residential.

Mr. Juday presented on the application with Staff recommending approval. See the Staff Report posted in the agenda packet for the July 20, 2021 planning commission meeting.

Mr. Arey confirmed with Mr. Juday that the property off Laurel Avenue was single-family residential.

Mr. Asher Brand of Waynesboro, representing Magnolia Crossing, LLC, introduced himself and said that the house that currently sits on the property is in poor shape, and the corner lot duplex would be a better use of the property.

Ms. Boyle opened the public hearing.

There were no public comments, and Ms. Boyle closed the public hearing.

Mr. Gibson and Mr. Arey commented that the proposed duplex would be a better fit for the property.

Mr. Gibson motioned to recommend the rezoning to City Council. Mr. Arey seconded. Vote was 5-0 in favor.

8. Public hearing on a request by Wayne Theatre Alliance, Inc., for a Certificate of Appropriateness to demolish a contributing structure in the Downtown Historic District at 531 W. Main Street, Tax Map # 45-3-32.

Mr. Juday presented. See the Staff Report posted in the agenda packet for the July 20, 2021 planning commission meeting. Staff recommended approval.

Mr. Gibson asked if the addition was original to the structure because of the differences in the brick. Mr. Juday responded that it seems likely but unknown.

Mr. John Rohr, representing the Wayne Theatre Alliance, Inc., introduced himself and said that the organization is intending to tear the rear portion of the building down before it falls down.

Ms. Severs asked for more information about the plans for the property after demolition. Mr. Rohr responded they are intending to plant grass on the spot for now and plan to use the front two-story portion of the building for offices. The Wayne Theatre Alliance does have a long-range plan they are working towards. Mr. Arey asked if tearing down the rear of the building will impact the structural integrity of the front portion of the building. Mr. Rohr responded that there should not be any issue.

Ms. Boyle opened the public hearing.

There were no public comments, and Ms. Boyle closed the public hearing.

Mr. Gibson motioned to grant the certificate of appropriateness. Ms. Owens seconded.

Mr. Arey and Ms. Boyle clarified that the certificate of appropriateness would be for the rear, one story portion of the structure located at 531 W. Main Street, Tax Map # 45-3-32.

Vote was 5-0 in favor.

9. Update on CDBG Entitlement projects.

Mr. Juday briefly reviewed the status of the planning for the FY2021 CDBG program year. No comments were received at the public hearing held during the City Council meeting on July 12, 2021. The list of projects for the FY2021 program year include funds for Staunton-Augusta-Waynesboro Habitat for Humanity's upcoming project at Kirby Avenue and C Street, additional funds for the pedestrian refuge project across Delphine at 14th Street, additional funds for WARM's operations, and renovation of the outdoor basketball court at the Rosenwald School.

10. Other Business/Commissioners' Correspondence and Communication.

Mr. Juday mentioned the Greenway Phase III project's design public hearing will be held on August 4 from 5:00-7:00 PM at the public library, and that the plans were available for public review in the back of Council Chambers.

Mr. Gibson asked about the status of the Greenway Phase 4 project connecting North Park to Basic Park. Mr. Juday responded that is a work in progress with funding still being secured, but that construction on Phase 2B is expected to begin this winter.

Mr. Gibson wished to thank the Parks and Recreation Department for the fireworks show that took place on July 10, 2021. It was mutually agreed it was a fantastic show.

Ms. Severs asked if there was any update on the status of the Sunset Park project. Mr. Juday responded that it is still waiting for funding. A brief discussion of other development projects happening throughout the city ensued.

11. Adjournment.

Mr. Gibson moved to adjourn, and Ms. Owens seconded. All voted in favor. The meeting was adjourned at 8:19 P.M.