

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 20th day of September 2022, 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
Bobby Henderson, Council Liaison
Shari Lambert
W. Lowrie Tucker
Nick Zawhorodny

Director of Community Development: Leslie Tate
City Planner &
Clerk of the Commission: Alisande Tombarge

ABSENT: Commission Members: Michael Gibson

1. Call to order. Pledge of Allegiance.

Ms. Boyle called the meeting to order at 7:00 PM and asked Mr. Tucker to lead the Pledge of Allegiance.

2. Adoption of agenda.

Mr. Tucker motioned to adopt the agenda; Ms. Lambert seconded. Vote was 6-0 in favor.

3. Review and approval of minutes of meeting held August 2, 2022.

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

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

None.

5. Public hearing for a preliminary plat request by Santo, LLC, for a 109-lot residential subdivision on a 37.624-acre parcel located at 0 Ivy Street, Waynesboro, Virginia, Tax Map No. 4-1-28A.

Ms. Tombarge gave the presentation on the request by Santo, LLC, for a preliminary major subdivision plat. For details, see the staff report in the agenda packet for the September 20, 2022, Planning Commission meeting.

Mr. Arey asked who would be responsible for maintaining the vegetation buffer. Ms. Tombarge responded that it would be the homeowner's association. Mr. Arey asked if the city would be responsible if the HOA did not maintain it. Ms. Tate replied that the city could enforce maintenance in this situation.

Mr. Arey then asked if the access to the east shown on the plat was going to be developed. Ms. Tate said that because the surrounding properties are undeveloped, it will not be developed at this time.

The surrounding properties may be developed in the future, but there are no known plans for this now.

Mr. Zawhorodny asked what size houses would be built and what their price points would be.

Ms. Boyle invited the applicant's representative forward to speak.

Daniel Hansen with Balzer & Associates, 104 Industry Way, Suite 102, Staunton, VA, and Peter Boutros, applicant, came forward. Mr. Boutros responded to Mr. Zawhorodny's question and said that the houses will be 1,500-2,200 square feet and priced just under \$300,000.

Daniel Hansen addressed some of the questions about connectivity to the adjoining parcels but said he did not know of any development planned at this time.

Mr. Henderson asked if the homeowners association would be responsible for maintaining the landscaping buffer. Mr. Hansen confirmed that it would be.

Mr. Tucker asked if construction would begin on the subdivision before the utilities in Ivy Commons have been installed. Mr. Hansen said that the necessary utility connections in Ivy Commons would likely be built prior to construction starting, and if not, they would work in conjunction with each other.

Ms. Boyle opened the public hearing.

Hashim Halsted, 1625 Edgewood Road, Waynesboro, asked who would be responsible for the streets that would be built as part of the development and if the tax dollars go toward street maintenance. Mr. Henderson said that the City maintained the streets with funds from VDOT. Mr. Arey added that streets have to be built to state standards. Mr. Halstead asked if money from the state and the property tax would pay for the maintenance of the streets. Mr. Henderson confirmed it would. Mr. Halstead then asked if tying in the utilities of this new subdivision would have any impact on environmental planning and any EPA review consequences. Mr. Henderson responded no, that future growth was taken into account when the new water and sewer treatment plants were built.

Ms. Boyle closed the public hearing.

Mr. Tucker made a motion that the Planning Commission approve the preliminary plat request by Santo, LLC, for a 109-lot residential subdivision on a 37.624-acre parcel located at 0 Ivy Street, Waynesboro, Virginia, Tax Map No. 4-1-28A.

The motion was seconded by Mr. Arey.

Vote was 6-0 in favor.

WHEREAS, upon application for a Major Subdivision (22-021) application by Santo, LLC, to subdivide a 37.624-acre parcel located at 0 Ivy Street, Tax Map #4-1-28A, 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 Santo, LLC, for a major subdivision be approved, in accordance with the application and staff report dated September 20, 2022.

6. Public hearing for a preliminary plat request by Wells Land Development, LLC, for a 58-lot residential subdivision on a 18.536-acre parcel located at 0 Stonewall Drive, Waynesboro, Virginia, Tax Map No. 42-12-8.

Ms. Tombarge gave the presentation on the request by Wells Land Development. For details, see the staff report in the agenda packet for the September 20, 2022, Planning Commission meeting.

Mr. Arey asked if this was the parcel that the Planning Commission has previously denied rezoning from RS-12 to RS-7, which would have allowed for more lots than are presented. Ms. Tombarge responded that the rezoning would have allowed for 61 lots and this request was for 58 lots. Mr. Arey confirmed that this request was for a by-right subdivision. Ms. Tombarge confirmed. Ms. Tate added that state code does require certain jurisdictions to include a cluster subdivision option in the ordinance if the jurisdiction's population growth rate is 10% or more between Censuses; after some research, she determined that Waynesboro's growth rate in the last several Censuses was between 5.5% and 7%, so it was not a requirement of state code, but perhaps the City was trying to be forward thinking in including that provision in the ordinance.

Mr. Zawhorodny asked if, were the parking to be reduced to one side of the street, all of the properties have driveways. Ms. Tombarge said that she assumed that all of the lots would have driveways, but that that could be confirmed by the developer.

Ms. Boyle invited the applicant to come forward to speak.

Mr. Steve Driver, Terra Engineering and Land Solutions, 2374 Stuarts Draft Hwy, Stuarts Draft, Engineer, came forward on behalf of the applicant. Mr. Driver gave a presentation about the proposed subdivision, reviewing its location, zoning, efforts to address the concerns of speakers at the prior rezoning public hearing, encroachments, stormwater and drainage issues, street connectivity, traffic, and wildlife habitat.

Mr. Tucker asked if a connection was needed to the approved Creekwood subdivision. Ms. Tate responded that there is no interconnectivity to Creekwood shown on this plat, but the plat does show three other access points. Mr. Tucker asked if that satisfied the ordinance; Ms. Tate responded that yes, these access points satisfy the ordinance's requirement for interconnectivity. Mr. Arey asked if part of the issue of the Silver Creek subdivision adjacent to this property was Pratts Run and the need to build a bridge in order to make road connections to adjacent parcels. Ms. Tate confirmed.

Ms. Boyle opened the public hearing.

Ms. Tate proceeded to read two letters that had been received by email. The letters have been attached to the end of these minutes.

Ron Brower, 616 Sumter Road, Waynesboro – stated he wasn't opposed to the property being developed as long as the houses and lots were equivalent to the existing lots and houses. He was opposed to the size homes and lots being proposed and asked if this development was really needed with the other development going on.

Marsha Berg, 2316 Belvue Road, Waynesboro – expressed concern about the density, karst topography, wetlands, transite waterline, and an active gas line. She noted that the property is surrounded by brick homes on nice lots. She did appreciate the effort to make green space, but noted that the property is difficult to build on and was concerned about the infrastructure, traffic, and other development in the Rosser Avenue area.

Lindsey Bailey, 2500 Davis Road, Waynesboro – was concerned about traffic being increased by the new development and Davis Road turning into a highway. She expressed concern about the safety of her son when out bicycling and noted that Vadette Avenue is no longer pedestrian friendly. She also expressed concern about the property's karst topography, stormwater runoff, gas pipeline, and the density of lots being proposed.

Hashim Halstead, 1625 Edgehill Road, Waynesboro – said that there was a lot of concern about pedestrian and bicyclist safety and the speed of vehicles travelling through and said that traffic-calming measures should be utilized to slow vehicles down and provide a safer environment for pedestrians and bicyclists.

John Fiske, 612 Vadette Avenue, Waynesboro – appreciated the green space being provided by the developer. He asked for clarification about how the green space was calculated and about the cluster development requirement. He expressed concerns about Summercrest and Carman avenues being used as shortcuts, increasing traffic, and allowing a cluster development in this area.

Garry Gibson, 2216 Belvue Road, Waynesboro – expressed concerns about the number of lots and the development's density.

Janice Gibson, 2216 Belvue Road, Waynesboro – was disappointed in the results of the last meeting and noted that the developer had not addressed residents' primary concerns about the density; She also noted that they had wanted to keep their neighborhood the same. She expressed concerns about loss of home values, community, walkability, and aesthetics, along with an increase in traffic.

Michael Bailey, 2500 Davis Road, Waynesboro – said that the plat should go before Council and asked if it would be going before Council and if Council could vote to deny it. Ms. Tate explained that the plat will not be going before the Council and that the Planning Commission would have the final say. She noted that recent changes to the subdivision ordinance give Planning Commission the final say, and she went on to explain some of the background for the changes. Mr. Bailey asked if Council could remove the cluster development option. Ms. Tate said yes, the Council could vote on a change and explained the process.

Ingrid Meadows, 600 Sumter Road, Waynesboro – appreciated the green space being behind her house and expressed concerns about the density of the new development. She noted that she was familiar with and appreciated the cluster development option, but was unsure why this property wasn't being

developed under the RS-12 standards. She also expressed concerns about the gathering space and wanted clarification.

Ms. Boyle asked the applicant to come forward again.

Mr. Driver addressed some of the questions brought up by the comments, including what was being done to work around the gas pipeline and stormwater runoff and facilities.

Ms. Tate provided two additional questions that had been asked by the commenters, including traffic safety concerns along Davis and concerns about the appearance of the gathering space.

Mr. Driver said that it is a tough thing to make people obey the law and that you cannot make people drive the speed limit. He said he would encourage people to park off the street and noted that distracted driving plays a role. He said the gathering space would be place for community interaction, perhaps with some seating, and that the developer could provide more details.

Ms. Lambert said that the recurring comments have been that the density is too high and the lots are too small and not consistent with the neighborhood. She asked if there was room in the developer's mind to develop the property under the conventional RS-12 standards. Mr. Driver responded no, there was not, because of the development's challenges and the associated costs.

Mr. Zawhorodny asked about the size of the homes and their price points. Mr. Driver said that he would have to refer these questions to the developer, but that the smallest lot size is 4,500 square feet and some are larger.

Mr. Zawhorodny asked about the impact of the stormwater runoff from the development and the surrounding areas. Mr. Driver said that any runoff from the site will be managed onsite and some of the runoff from other areas than run into this property would be mitigated as well.

Ms. Boyle closed the public hearing.

Mr. Henderson made a motion that the Planning Commission table the request for a preliminary plat request by Wells Land Development, LLC, for a 58-lot residential subdivision on a 18.536-acre parcel located at 0 Stonewall Drive, Waynesboro, Virginia, Tax Map No. 42-12-8, until the October 18, 2022 Planning Commission meeting as recommended by staff.

Mr. Arey seconded.

Ms. Tate clarified that even though there will be no public hearing for this request next month, the meeting will be held and will be open to the public. She also noted that there would be an open comment period allowing anyone to speak regardless of the topic.

Ms. Boyle asked for a vote.

Motion carried with a 6-0 vote in favor of tabling the request until the October 18, 2022, Planning Commission meeting.

7. Review of minor subdivisions approved since the August 2, 2022, meeting.

Ms. Tombarge presented on the final subdivision plat for Evershire Section 4D, tax map no. 24-3-1A.

8. Other business/commissioners' correspondence and communications

Mr. Arey announced that he will be moving to Ohio to be closer to family. He mentioned that he will need to be replaced and that he was the Planning Commission's representative to the Board of Zoning Appeals and that a replacement there will also need to be named. He stated that he enjoyed his time working with the Planning Commissions. Ms. Boyle thanked him for his time and friendship.

Ms. Tate announced that Ms. Tombarge had been promoted from Associate Planner to City Planner.

9. Adjournment.

Mr. Tucker made a motion to adjourn the meeting. Ms. Lambert seconded. The vote was 6-0 in favor.

The meeting was adjourned at 8:54 P.M.