



ORDINANCE NUMBER 2013-58

AN ORDINANCE FOR A CONDITIONAL USE PERMIT
TO ALLOW A MANUFACTURED HOME
IN AN RG-5 (GENERAL RESIDENTIAL) DISTRICT AT 1625 A STREET
(TAX MAP NUMBER 38-3-171-4),
WAYNESBORO, VIRGINIA

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Waynesboro, Virginia, that the request of Danny Wyant for a conditional use permit to allow a manufactured home in an RG-5 General Residential District at 1625 A Street (Tax Map number 38-3-171-4), be denied, in accordance with the application (CUP 13-081), and the staff report dated March 19, 2013.

INTRODUCED: JUNE 10, 2013 BY MR. FRANK LUCENTE
ADOPTED: JUNE 24, 2013
EFFECTIVE: JUNE 24, 2013

/s/ Julia Bortle

CLERK

/s/ Bruce Allen

BRUCE ALLEN, MAYOR



Waynesboro City Council Agenda Briefing

Meeting Date:	June 10, 2013	Staff/Council Member(s): Michael Barnes, Planning Director
Agenda Item #	4	
Ordinance#	2013-	
Department:	Planning	
Subject:	A request from Danny Wyant for a conditional use permit to allow a manufactured home in an RG-5 (General Residential) District at 1625 A Street (Tax Map number 38-3-171-4).	
Attachments	<ol style="list-style-type: none"> 1. Planning Commission Recommendation 2. March 19, 2013 Staff Report 3. Planning Commission Minutes 4. Draft Ordinance to Approve the Conditional Use Permit 5. Draft Ordinance to Deny the Conditional Use Permit 	
Summary Recommendations:	<p>Staff recommends <i>approval</i> of the application with the following conditions.</p> <ol style="list-style-type: none"> 1. The widest façade of the proposed manufactured home shall be placed parallel to A Street with the front door also facing the street. 2. An elevation certificate and cross section will be required for the subject property prior to the placement of a manufactured home and after the home is set to demonstrate the lowest floor level of the structure is elevated at least one foot above the base flood elevation. 3. The elevation certificate and cross section must be specifically for the subject property. 4. A building permit to place a manufactured home is required prior to placement. 5. A building permit must be obtained for the construction of any porches and decks. 6. Manufactured homes are required to be on a full foundation or completely skirted with materials approved by the Building Official. 7. The home must be tied down in accordance with the standards set by the Virginia Uniform Statewide Building Code. 8. All wheels, axels, tongue apparatus and transporting lights shall be removed prior to final installation of the unit. 9. All other applicable building codes and floodplain requirements must be addressed before a Certificate of Occupancy will be issued. 	
Planning Commission Recommendation:	The Planning Commission recommends denial of the conditional use permit.	

Background:

On March 19th, the Planning Commission held a public hearing and reviewed Mr. Danny Wyant's request for a conditional use permit to allow a manufactured home in an RG-5 (General Residential) District at 1625 A Street (Tax Map number 38-3-171-4). Staff provided a presentation that described the proposed use, a 14'x70' manufactured situated with the narrowest façade facing A Street, and informed the Commission that, subject to a condition requiring the applicant to reorient the proposed home so that its widest façade faced A Street, that staff recommended approval of the CUP. Two

things should be noted. First, reorienting the trail would most likely require a resubdivision of the 5 vacant lots that the applicant or his family owns into 3 or 4 wider lots. Second, the site is in the floodplain. While the applicant has submitted some flood elevation information, he has elected to wait and see if the CUP is approved before providing the rest of the survey information that will allow staff to make the administrative decision as to whether the proposed home will meet the requirements of the City's Floodplain Ordinance.

During the public hearing, several residents in the neighborhood attended the meeting and raised concerns including: (1) the potential for increased flooding due to the placement of structures near Steele's Run; (2) the potential for the 5 vacant lots in this area each getting a manufactured home if this application were approved and thus the area resembling a small mobile home park; (3) a potential decline in neighborhood property values and aesthetics, especially if the approval of this application lead to a total of 5 manufactured homes being placed in the area. Also, the neighboring residents also presented a petition against the project.

The Commission voted 6:0 to recommend deny the application. The Commission's primary reason for voting for denial was the fact that the current narrowness of the lot does not appear to allow for a single-wide trailer to fit with its widest façade facing towards A Street.

After the Planning Commission meeting on March 19, 2013, the applicant requested to table the application to pursue different options that might be more suitable to the City. After more than two-month reconsideration, the applicant requested that the conditional use permit process move forward to City Council public hearing without any significant changes to his application.

Planning Commission Recommendation:

The Planning Commission recommends denial of the manufactured home request at 1625 A Street.

City Manager's Recommendation:

The City Manager recommends approval of the conditional use permit with the conditions.

Suggested Motion(s):

If Council elects to support the conditional use permit, it should move to introduce the draft Ordinance as provided in Attachment #4.

If Council elects to deny the conditional use permit, it should move to introduce the draft Ordinance as provided in Attachment #5.



**RESOLUTION AND RECOMMENDATION OF THE
WAYNESBORO PLANNING COMMISSION FOR THE
DANNY WYANT CONDITIONAL USE PERMIT (CUP 13-081)
MARCH 19, 2013**

NOW, THEREFORE BE IT RESOLVED that the Waynesboro Planning Commission, by a vote of 6-0, recommends that City Council deny the petition by Danny Wyant for a conditional use permit to allow a manufactured home in an RG-5 General Residential District at 1625 A Street (Tax Map number 38-3-171-4).

Michael D. Barnes
Clerk of Planning Commission

