

January 22, 2019

## Message From the Chair Andrew Kelly



*It is my pleasure to present the 2018 Annual Report of the Waynesboro Planning Commission. This report contains a summary of our accomplishments, a listing of the Commission's actions and a look ahead for 2019.*

*We can certainly see that 2018 was a busy and exciting year for the planning commission. This was highlighted by ushering in a complete revision of the Waynesboro Comprehensive Plan which was a pretty large effort. The commission held several gatherings*

*throughout the city in an effort to collect feedback and input from the citizens of Waynesboro in order to help shape the plan to its final form. The city also engaged a consulting firm that specialized in helping to generate modern comprehensive plans and together with the citizens feedback we feel confident we can ensure a bright and prosperous future for our city. There were several trips put together by Luke Juday to allow the commissions to get a first hand look at some of the upcoming projects and inner workings of the city. This included Sunset Park, the Crozet tunnel, various greenway extensions along with existing infrastructure sites such as the waste treatment center and the Coyner Springs water treatment plant. These visits certainly help to make better and more informed recommendations throughout the year related to projects that affect the city as a whole. I was recently elected to the chair position on the commission and would like to thank the outgoing chair Constance Paradiso for her past service in this role. We also welcomed in several other new commissioners along with a new City Council liaison Bobby Henderson. As always, the Planning Commission would like to thank the City Council and the citizens of Waynesboro who helped shape the future of Waynesboro over the last year and we look forward to continued involvement from everyone over the course of the upcoming year. The importance of contributions and input from the citizens of Waynesboro cannot be understated.*

*And finally, we would like to thank the City's hard-working Planning Staff, Luke Juday, Director and Sunny Yang, Associate Planner for their professional and outstanding leadership.*

### PLANNING COMMISSION RESPONSIBILITIES

As the official body planning for the future growth and development of Waynesboro, the local planning commission shall, among other things:

- (1) Make recommendations to the City Council on revisions, updates and adoption of the Comprehensive Plan as required by state law;
- (2) Make recommendations and reports to City Council on applications for conditional use permits, zoning changes and preliminary subdivisions;
- (3) Advise City Council on proposed amendments to the zoning and subdivision ordinances of the City Code or other City Code sections;
- (4) Make suggestions or recommendations on certain planning issues requiring staff input or study;
- (5) Consider and advise City Council on other relevant issues regarding development of the City; and
- (6) Submit an annual report to the City Council.

### Planning Commissioners:

Andrew Kelly (Chair)

Term: 07/10/2017-08/31/2017  
09/01/2017-08/31/2021

Shannon Boyle (Vice Chair)

Term: 09/01/2016-08/31/2020

Stephen Arey

Term: 09/01/15— 08/31/19

Patrick McNicholas

Term: 09/01/2016-08/31/2020

Michael Gibson

Term: 09/11/2018-08/31/2022

Noelle Owen

Term: 09/11/2018-08/31/2022

Bobby Henderson (Council Liaison)

Term: 08/08/2018-06/30/2020

Constance Paradiso

Term: 09/01/14— 08/31/18

Miguel Eusse (resigned)

Term: 05/08/2017-05/31/2018

Elzena Anderson (Council Liaison)

Term: 08/08/2016-06/30/2018

### Planning Staff:

Luke J. Juday

Planning Director, Clerk

Sunny Yang (AICP)

Associate Planner

Keith D. Pultz

GIS Coordinator

### Inside:

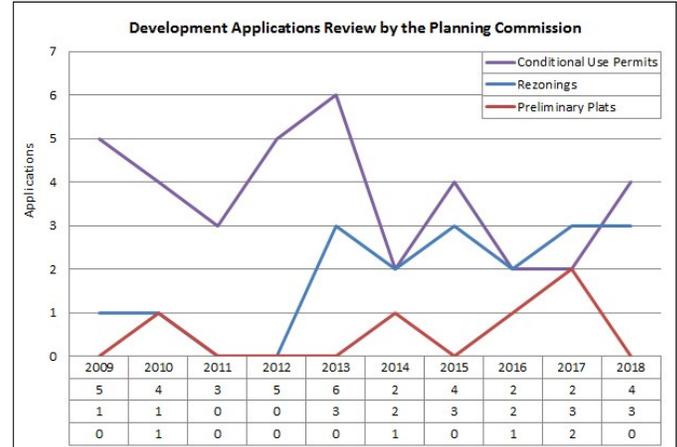
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## Planning Commission Activities Highlights

### ► Development Applications

The Planning Commission’s primary role is to review and make recommendation to City Council on applications for conditional use permits, rezonings, zoning text amendments, and preliminary subdivision plat applications.

In 2018, the Planning Department received four conditional use permit applications and three rezoning applications. Five applications went to the Planning Commission. One conditional use permit application was withdrawn by the applicant. One rezoning application is scheduled for a public hearing in January 2019.



### Conditional Use Permits 2018

Ap Number	Name of Project	Applicant	Location	Application Description	Staff Rec.	PC Rec.	Council Action
18-312	WARM CUP Amendment	WARM	1035 Fairfax Road	Amend conditions of an approved CUP (#13-091)	Approval	Approval	Approved
18-296	Impulse Club CUP	Kevin S. Morris-Lewis	101 East Main Street	Conditional use permit to allow a bars and nightclubs use in the L-B District	Approval	Approval	Approved
18-271	Village Drive Townhouse CUP	Carl W. Kerby	Unaddressed property on Village Drive	Conditional use permit to allow townhouses/apartments in the H-B District	Approval	Approval	Approved
18-270	Overnight Lodging CUP		1333 West Main Street	Conditional use permit to allow overnight lodging in the L-B District	Application withdrawn	N/A	N/A

### Rezoning 2018

AP Number	Name of Project	Applicant	Location	Application Description	Staff Rec.	PC Rec.	Council Action
18-323	201 Short St Rezoning	Jim Coate	201 Short Street	L-I to C-B	Approval	Pending review	Pending
18-316	588 N Bayard Ave Rezoning	Carl W. Kerby	588 N Bayard Avenue	L-I to RG-5	Approval	Approval	Pending
18-285	412 Cedar Ave Rezoning	Phillip R. & Maryellen S. Lemons	412 Cedar Avenue	R-MX to L-B	Approval	Approval	Approved

## Ordinance Update

### ► ZONING ORDINANCE/SUBDIVISION ORDINANCE TEXT AMENDMENTS

Per request from the City Manager, staff proposed a package of text amendments to the Zoning Ordinance. The amendments included allowing schools by right in all districts except L-I and H-I, requiring houses and duplexes to face the street, allowing all vehicle sales and services in H-I, adding solar farms to the use table, and adding a definition of “solar farm.” Staff also proposed two amendments to the Subdivision Ordinance. The first amendment allowed council to waive provisions of the Subdivision Ordinance. The second permitted phasing of subdivisions and authorized City staff to approve amendments to proposed phasing plans. The Commission reviewed the text amendments and voted to recommend approval of the proposed text amendments as modified. On June 25, the City Council adopted the proposed amendments into the Zoning Ordinance and the Subdivision Ordinance.

## Planning Commission 2018 Meeting Dates

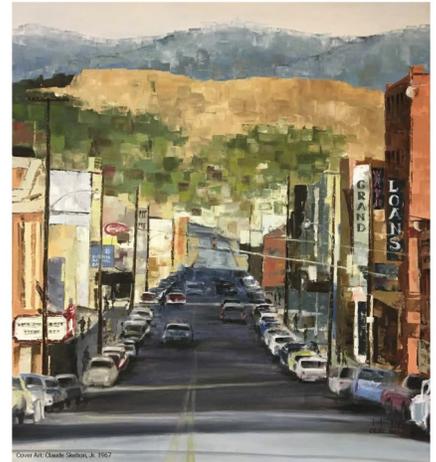
### Regular Meetings

02-20-2018	09-18-2018
04-17-2018	10-16-2018
05-22-2018	12-04-2018
07-17-2018	

## Comprehensive Plan

### ► 2018 COMPREHENSIVE PLAN ADOPTION

Rewriting the Comprehensive Plan was a key priority for the Planning Commission in 2017. Beginning in February of 2017, the consultant worked with the City to collect data, analyze existing conditions, engage the public, and produce a draft plan. A Planning Commission public hearing was held on February 20th, 2018 and the Planning Commission voted approval recommending the document to the City Council for adoption. The City Council held a public hearing on March 12th, 2018 and officially adopted the document as the City’s 2018 Comprehensive Plan on March 26th, 2018. The plan is available to review as printed copy in the City Planning Department and is available to download from the City’s Planning Department website.



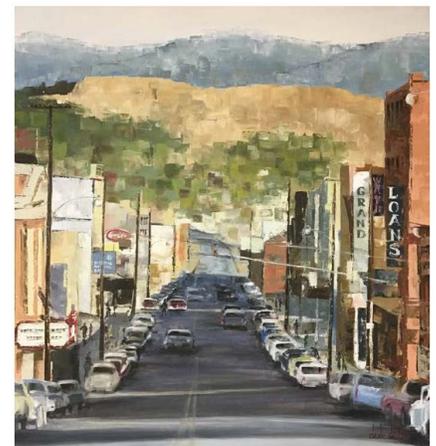
Waynesboro City of Waynesboro, VA  
2017 Comprehensive Plan  
PREPARED BY: cgb, LLC

### ► COMPREHENSIVE PLAN TRANSPORTATION SUPPLEMENT

Virginia state code Section 15.2-2223.B requires that each locality adopt a transportation plan as part of their comprehensive plan. The City’s 2018 Comprehensive Plan was a strategic document and did not have a transportation chapter that met state guidelines, thus staff worked in house to develop the City’s Comprehensive Transportation Plan.

The purpose of the plan is to address current and future transportation needs in a multi-modal system. The Plan seeks to identify transportation needs for various types of users and to respond to those needs as growth occurs. The Plan contains six components: road network, sidewalks, bicycle network, greenways, and transit. It sets goals and strategies and identifies projects for each component.

The Planning Commission held a public hearing on the Plan on December 4th, 2018 and recommended approval for adoption to the City Council. The City Council public hearing is schedule for January 28th, 2019.



Waynesboro City of Waynesboro, VA  
2018 Transportation Plan  
Comprehensive Plan Supplement

## Other Planning Efforts

### ► VDOT SMART SCALE APPLICATIONS

SMART SCALE is the Virginia Department of Transportation's main program for allocating state money to new transportation projects. Localities and metropolitan planning organizations can submit applications with detailed cost estimates and supporting materials every two years. These projects are then scored on five criteria: safety, congestion mitigation, accessibility, environmental quality, and economic development. The highest scoring projects are awarded full funding, though funding is generally not available until six years after the grant award. The City of Waynesboro submitted four applications this cycle.

#### • East Main Corridor Streetscape Improvement Project

Inspired partially by the 2018 Comprehensive Plan, staff used previously completed studies on the East Main Street Corridor to prepare a grant proposal for sidewalk and streetscape improvements along East Main Street. This includes adding on-street parking and street trees to the section of East Main closest to downtown, adding street trees and repairing sidewalks in the vicinity of the Virginia Metalcrafters building, and adding a median and crosswalks at the city's "gateway" entrance near Blue Ridge Bucha. The largest change would be removal of the bike lanes, narrowing of the road profile, and construction of a separated multi-use path to connect to the City's Greenway system and eventually to the Crozet Tunnel Trail.



*East Main Streetscape Improvement Project*

#### • Broad Streetscape Improvement Project

The City's 2001 Downtown Redevelopment Plan identified Broad Street's configuration as a hindrance to downtown development and called for the Broad Street shared left turn lane to be converted to a raised median with street trees and pedestrian refuges. Subsequent City redevelopment plans have consistently restated this goal, including the 2018 Comprehensive Plan, which identified the renovation of the City's primary commercial corridors as a top priority. This grant would support those efforts.



*Broad Streetscape Improvement Project*

#### • Low Dewitt/Rosser Connector Road

This proposed connector would link Rosser Avenue to Low Dewitt Boulevard, providing an alternative route for traffic moving west from the center of the City. The project did not score well enough to receive state funding last cycle. However, the City had an additional application allotment (each locality Waynesboro's size is allowed 4 applications) and most of the materials were already prepared. Changes to the application made it somewhat more competitive this cycle.

#### • 13th/Rosser Roundabout

The traffic light at the intersection of 13th Street and Rosser Avenue was removed and replaced with stop signs due to rot in the utility poles the lights were previously suspended from. The City's on-call engineers conducted an analysis of the intersection and proposed a roundabout. However, they also noted that the intersection does not immediately warrant a traffic control device and thus the City had time to pursue grant money for the project.



### ► Planning Commission Tours

In April, the Planning Commission did a walking tour for South River Greenway Phase III through the Tree Streets neighborhood from the Greenway Phase I trailhead to Ridgeview Park.

In November, the Planning Commission toured several sites in and around the City. Stops included the Crozet Tunnel Afton entrance, the former city landfill (Sunset Park), and DuPont streambank remediation site at the City Shops. The highlight was a tour of the Coyner Springs Water Treatment Plant. At left, Plant Manager Dwayne Schwartz explains the filtration system to Planning Commissioners.

## Looking Forward: Possible 2019 Initiatives

### ► Entrance Corridor Design Guidelines

The City established six entrance corridors within the 2008 Comprehensive Plan's Land Use Guide and within the 2010 Zoning Ordinance. The Entrance Corridor Guidelines chapter provides an overarching vision for each corridor. The chapter provides a tailored set of goals and strategies to guide private sector development as well as advice to Council, the Commission, staff and the general public during their reviews of rezonings and conditional use applications. Staff has produced a drafted plan and will bring it to the Planning Commission for review and recommendations.

### ► Neighborhood Plans

The City is working on a more robust neighborhood planning program. The first step is developing neighborhood plans based on the neighborhood map shown in the adopted 2018 Comprehensive Plan. In 2019, Planning staff hope to initiate planning processes for neighborhoods in the Basic City, Port Republic Road, and Florence Avenue areas. A neighborhood input meeting for lower Basic City (west of Delphine Avenue) has been scheduled for the end of January.

### ► Small Area Plan for the exit 94 Area

The City's recently adopted Comprehensive Plan calls for a small area plan for the I-64 exit 94 area. The small area plan would set a vision for the exit 94 area and provide specific guidance for future planning, urban design, and investment decisions.

### ► Zoning Ordinance Text Amendments

The Planning and Zoning departments continue to work towards correcting and improving the City's zoning and subdivision ordinances. It is likely that a new round of revisions will be brought to the Commission for consideration next year, including new language on transient lodging and short-term rentals (AirBnB). A transient lodging ordinance was prepared in 2018 and is currently undergoing legal review.

## GIS (Geographic Information System)

The City of Waynesboro's GIS (Geographic Information System) division captures, maintains and produces citywide geographic data (the locations of man-made and natural features on the earth's surface) and other types of information (names, classifications, addresses, etc.) that enable a person to visualize land-related aspects of the City using mapping technologies.

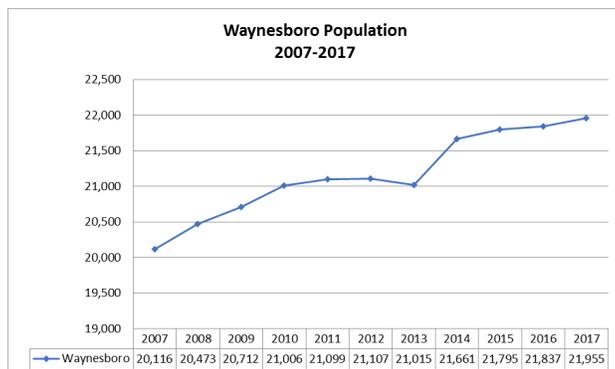
GIS products have been created for multiple purposes over the last year, including:

- Government Agencies (Local, State and Federal): CSPDC, VITA, U.S. Census Bureau, U.S. Department of Education, FEMA
- Private Businesses: Inflow and Infiltration Improvements, Waynesboro Commerce and Industry Park, Nature's Crossing Technology Center, Chesapeake Conservancy, EnerGov, Munis
- Community: online interactive mapping - <http://waynesboro.mapsdirect.net/>, GIS data development, special-event planning, E-911 addressing, real estate assessments, police map products, public schools maps, public transportation, and parks & Recreation comment web applications
- City Staff: city property maps, existing housing and demographics, infrastructure maintenance and assets inventory, environmental planning, parks, and greenway planning, zoning district map, ward boundary map, downtown business inventory website, tourism maps

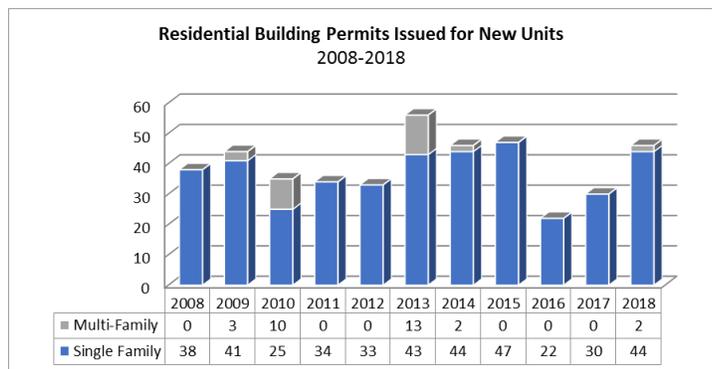
With the proliferation of GIS-related applications, including GPS, mobile phones, desktop and online applications such as Waynesboro's Internet Mapping Service, Google Earth, and Facebook, it is our hope that the City's GIS will promote increased use of mapping technology and will translate into a more efficient and effective management of infrastructure, natural resources, and City business processes.

## Development and Growth

### ► Population



### ► Building Permits



### ► 2018 Significant Commercial Projects

Animal Hospital of Waynesboro	2637 W. Main Street	Fishburne Fieldhouse	225 South Wayne Avenue
Valvoline	601 Shenandoah Village Drive	St. John's Church	301 Sheppard Court
2 Strip Buildings	100 Community Drive	Telecommunications Tower	North Winchester Avenue
Discount Tire	600 Town Center Drive	Construction Trailer for WHS	1100 West Main Street
Summit Square Memory Care	501 Oak Lane	Modular Oven Building	400 Dupont Boulevard

#### CONTACT OR VISIT

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[www.waynesboro.va.us](http://www.waynesboro.va.us)

#### Intent of the Planning Commission:

"Encourage (the locality) to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds."

**Code of Virginia Section 15.2-2200**