

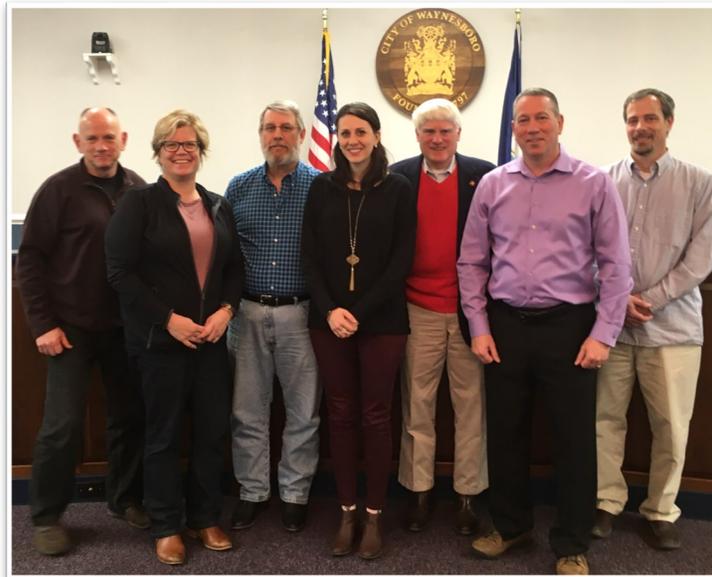
Message From the Chair: Shannon Boyle



I am pleased to present the 2019 Annual Report of the Waynesboro Planning Commission. This report contains a summary of the actions and activities of the Committee for 2019.

Along with reviewing Conditional Use Permits and approving text amendments, the Planning Commission was able to meet with citizens and discuss issues and ideas specific to several neighborhoods. A tour of Waynesboro's water treatment facility was a true highlight. Dwayne Schwartz, water treatment plant manager, shared a wealth of historical and scientific information.

I am pleased to welcome two new committee members, Sarah Severs and W. Lowrie Tucker, as well as to thank Luke Juday and his staff for their leadership and organization. The Planning Commission is well armed to help lead the City of Waynesboro into 2021 with experience, new ideas and hard work.



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:

Shannon Boyle (Chair)
Term: 09/01/2016-08/31/2020

Stephen Arey (Vice Chair)
Term: 09/01/2015-08/31/2019
09/01/2019-08/31/2023

Michael Gibson
Term: 09/11/18– 08/31/2022

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

Sarah Severs
Term: 08/26/2019-08/31/2021

W. Lowrie Tucker
Term: 08/26/2019-08/31/2020

Bobby Henderson (Council Liaison)
Term: 08/08/2018-06/30/2020

Andrew Kelly (resigned)
Term:

Patrick McNicholas (resigned)
Term:

Planning Staff:

Luke J. Juday
Planning Director, Clerk

Kira Johnson
Associate Planner

Keith D. Pultz
GIS Coordinator

Inside:

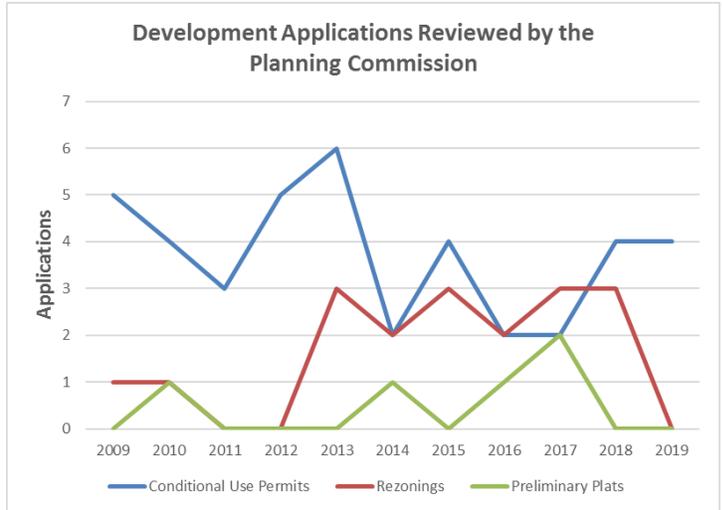
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Planning Commission Activities Highlights

► Development Applications

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

In 2019, the Planning Department experienced a downturn in applications, reviewing only four conditional use permits, no major subdivisions, and no rezonings. In addition, the Commission considered two zoning text amendments, one initiated by Council and one initiated by the Commission at the request of staff.



Conditional Use Permits 2019							
Ap Number	Name of Project	Applicant	Location	Application Description	Staff Rec.	PC Rec.	Council Action
19-329	Nature’s Crossing Water Tower CUP	Michael G. Hamp II, City of Waynesboro	1625 South Delphine Ave and 51 South Oak Lane	Construction of a water tower	Approval	Approval	Approved
19-338	B Street Mobile Home CUP	Nancy Johnson	1734 B Street	Conditional use permit to allow a manufactured home in the RG-5 District	Approval	Approval	Approved
19-348	430 E Main St CUP	KRB Land, LLC	430 E Main Street	Conditional use permit to allow Vehicle Sales, Rental, or Leasing facilities as well as continuation of existing CUP	Approval	Approval	Approved
19-00001	1015 Gardner St. Mobile Home	Ivette Pintor	1015 Gardner Street	Conditional use permit to allow a manufactured home in the RG-5 District	Approval	Pending	Pending

Zoning Text Amendments 2019						
Ap Number	Name of Project	Applicant	Application Description	Staff Rec.	PC Rec.	Council Action
19-333	Electronic Signs in Residential Districts	City Council	Allow electronic changeable copy signs on public property in residential districts	Approval	Approval	Approved
19-340	Short-term Rentals	Planning Commission	Allows homestays and short-term rentals in all legal dwelling units	Approval	Approval	Approved

► BASIC CITY NEIGHBORHOOD INPUT MEETING

On January 30th, a meeting was held in the lower Basic City area to gather input from residents and property owners on their vision for the area. The meeting was attended by several City Councilors, a majority of the Planning Commission, and staff from the Planning Department and City Manager's office. There were approximately 15 attendees, including mostly property owners as well as a handful of residents.

Members of the public expressed concern with the trajectory of the neighborhood and a lack of investment from the City. Residents were primarily concerned with property maintenance issues and crime. There were no concerns about zoning-related issues, which the Planning Commission will address at a later date. Following the meeting, the City initiated several police and property maintenance actions, and began meeting with Fishburne Military School to discuss the abandoned buildings in the 300 block of Commerce Avenue.

The Planning Commission also held a public input session during its July 16th regular meeting soliciting input on the upcoming round of CDBG actions, which the City Council had directed to be used in the Basic City area. Residents had few concrete suggestions, but generally expressed a desire to see the money used for projects that would make a visible impact in the neighborhood rather than for utility or other basic infrastructure work.

► PORT REPUBLIC NEIGHBORHOOD INPUT MEETING

In April, a meeting was held in the Port Republic Road Neighborhood to receive input from residents on CDBG projects and other neighborhood issues. Two Council members, a Planning Commissioner, as well as staff from the Planning Department, Parks and Recreation Department, Waynesboro Housing and Redevelopment Authority, and City Manager's office attended. There were approximately 15 members of the public in attendance, most residing in the neighborhood.

Attendees were generally supportive of the proposed projects, but expressed concerns with the City's history of investment in the neighborhood and proposed hiring a consultant to conduct a larger-scale neighborhood planning process rather than engaging in piecemeal interventions. The City reallocated money from another project to fund this study and is releasing an RFP to hire a consultant to assist with the plan.

Planning Commission 2019 Meeting Dates

Regular Meetings

01-22-2019	09-17-2019
03-19-2019	10-22-2019
04-16-2019	
07-16-2019	

• AirBnB Ordinance

The Planning Commission addressed the growing demand for short-term rentals through websites such as AirBnB.com at two work sessions. An ordinance was approved that took elements of ordinances from several neighboring jurisdictions and adjusted them to fit Waynesboro's situation. Short term rentals were allowed in all legal dwelling units in all zones. However, short term rental operators must register with the Commissioner of Revenue, obtain a business license, pay transient lodging tax, and meet the building code.

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 and services created over the last year:

- Government Agencies (Local, State and Federal): CSPDC, VITA/VGIN, 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, Vision Government Solutions, Caregraph Asset Management
- Community: online interactive mapping - <http://waynesboro.mapsdirect.net/>, GIS data development, E-911 addressing, real estate assessments, police map products, public schools maps, public transportation, and Parks & Recreation comment web applications, Fall Foliage Art Show
- 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

We anticipate that the City's GIS will promote increased use of mapping technology that translates into efficient and effective management of infrastructure, natural resources,



Water Treatment Plant Manager Dwayne Schwartz giving planning commissioners a tour of the facility

Development and Growth

► 2019 Significant Commercial Projects and Final Plats

St. John's Church	301 Sheppard Court	Fishburne Fieldhouse	225 Wayne Ave
Attached condos	2740 Shenandoah Village Dr	ABC Store	219 Arch Ave
Evershire Townhomes Sections		Commercial Buildings	501 Shenandoah Village Dr
Claybrook Phase II		Commercial Buildings	520 Lew Dewitt Blvd
Pratt's Run Section 5		Shiloh Baptist Church parking	234 Shiloh Ave
Building Addition	301 N Poplar Ave	Industrial Machine Works	444 Bayard Ave
Nature's Crossing Water Tower	1625 Delphine Ave	Auxiliary parking Fishburne	200 Maple Ave
Conditional Use Permit			
Taco Bell outparcel	850 Shenandoah Village Dr		
Holiday Inn Express	108 Chicurel Ln		

CONTACT OR VISIT

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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