

Annual Report of the Planning Commission

City of Waynesboro, Virginia

**September 1, 2003
Through
August 31, 2004**

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WAYNESBORO PLANNING COMMISSION
Members & Terms of Office (Past & Present)
2003-2004

William C. Moulton(Chair) **	09/01/96 – 12/31/03
Robert E. Harris	01/12/04 – 08/31/05
Portia Bass (Vice-Chair) **	09/01/98 – 12/31/03
Gregory Bruno ***	01/12/04 – 08/31/07
Harry L. Colman **	09/01/02 – 08/31/06
Reo B. Hatfield (Council Liaison)	07/01/02 – 06/30/04
Timothy D. Williams (Council Liaison)	07/01/04 – 06/30/06
Jack E. Plummer **	09/01/96 – 08/31/04
Pamela E. Reynolds	11/25/02 – 02/29/04
Cary Bennett	04/26/04 – 08/31/04
Harold B. Stepp **	06/13/94 – 01/26/04
Scott Warren Coleman ***	02/09/04 – 08/31/05

** Virginia Certified Planning Commissioner

*** Virginia Certified Planning Commissioner Candidate

Planning Department Staff

Joseph B. Yount III, A.I.C.P.φ, City Attorney/Director of Planning

Brian J. Haluska, B.U.E.P.φφ, City Planner

Kay C. Roetto, Administrative Assistant and Recording Secretary

φ American Institute of Certified Planners

φφ Bachelor of Urban and Environmental Planning

Waynesboro Planning Commission Meeting Dates September 1, 2003- August 31, 2004

- * September 8, 2003
- ** September 8, 2003
- September 16, 2003
- * October 14, 2003 ☐
- October 21, 2003
- * December 8, 2004
- December 16, 2003
- * January 12, 2004
- January 20, 2004
- * February 9, 2004
- February 17, 2004
- * March 8, 2004
- March 16, 2004
- * April 12, 2004
- April 20, 2004
- ** April 22, 2004
- * May 10, 2004
- May 18, 2004
- * June 14, 2004
- June 22, 2004
- * August 9, 2004
- August 17, 2004

* Joint public hearings

** Special meetings

☐ Presentation of Commission's 2002-03 Annual Report to City Council

INTRODUCTION

Established by the City Council, the Waynesboro Planning Commission is charged with forwarding planning activities that will best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the City's inhabitants.

Statutory Basis, Terms. Section 6 of the City Charter; Article X, Chapter 2 of the City Code; and Section 15.2, Article 3 of the Code of Virginia enumerate the ways in which Planning Commissions shall function as the official body planning for the future growth and development of a locality. State Code authorizes planning commissions of between five and fifteen members appointed by the local governing body. Waynesboro's code prescribes seven members for the Waynesboro Planning Commission, all of whom must be registered voters of the City and one of whom must also be a member of the Council.

The relevant sections of City Code (Sections 2-41 and 2-341 through Section 2-346) are attached as APPENDIX # A. The Council member appointee is appointed for a two-year term at the biennial reorganizational meeting of the City Council.

Planning Commissioners are eligible to serve two consecutive four-year terms. Previous Commissioners were limited to one five-year term. Those serving on February 25, 2000, were eligible for reappointment to a four-year term when their five-year terms expired.

Responsibilities. The responsibilities of the Waynesboro Planning Commission include (1) preparing a Comprehensive Plan and Amendments to the Plan, subject to approval by the City Council; (2) advising City Council on proposed conditional use permits and zoning ordinances and amendments; (3) advising City Council on proposed subdivisions; (4) considering and advising City Council on other items relating to the development of the City; and (5) submitting an annual report to the City Council.

Regular Commissioners generally complete and are urged to enroll in the Virginia Certified Planning Commissioners Program to receive continuing education helpful to them in meeting their planning responsibilities. Only the two newest commissioners have yet to complete certification; one is enrolled for the autumn 2003 sessions, and the other plans to do so next year.

REVIEW OF YEAR'S ACTIVITIES

September 1, 2003 – August 31, 2004

1. IN GENERAL

A. ORGANIZATIONAL

Prior to holding joint public hearings with City Council at the latter body's regular meeting on September 8, 2003, the Commission held a special meeting the same night to consider its own annual reorganization and proceeded with the unanimous reelection of Mr. William C. Moulton as Chair and Ms. Portia Bass as Vice-Chair.

On September 16 the Commission approved its 2002-2003 Annual Report, which the Chair formally presented to City Council the next week.

On October 27, 2003, the Commission's chair since 1998, William C. Moulton, a commissioner since 1996, reluctantly resigned from the Commission for compelling personal reasons, but not before earning recognition from the Central Shenandoah Planning District as its local Planning Commissioner of the Year for 2003, a singular honor reflecting great credit on Mr. Moulton, the City of Waynesboro, Virginia, and the Commission itself. On December 16 his colleagues honored him with a resolution praising his wise counsel, judicious use of the gavel, and earnest insistence that every voice be heard in bringing important planning matters to resolution. He was lauded for his calm and reasoned approach, persistence, and knowledge, and the determination with which he happily embraced the onerous challenges of public service.

Ms. Portia Bass, a five-year member of the Commission, succeeded Mr. Moulton as Chair of the Planning Commission, but her decision to move for family reasons from Waynesboro, a city she had so profoundly served in so many capacities for some twenty years, forced her, too, to resign reluctantly from the Commission, effective December 12, 2003. Four days later the Commission likewise honored her for her firmness of purpose tempered, gentility of attitude, and encouragement to all citizens to participate in public decisions, making particular reference to Ms Bass's past representation of Waynesboro before the Virginia Chapter of the American Planning Association and her service as the city's liaison on the Central Shenandoah Planning District Strategic Initiatives Committee and in spearheading the volunteer effort that led to state and federal landmark designation for the historic Port Republic Road neighborhood.

These two vacancies in the leadership of the Commission came at a critical time, but the interim leadership of the acting Chair, senior Commissioner Harold B. Stepp, lent stability and continuity to the body as its vacancies were filled by City Council and its reorganization became effective. Effective December 31, 2004, Council named Mr. Robert E. Harris to fill the vacancy left by Mr. Moulton and Mr. Gregory Bruno to fill the vacancy left by Ms. Bass.

Circumstances conspired to require even further changes in the Commission's make-up during the year. On January 31, 2004, Mr. Stepp, the senior commissioner in point of service, retired from the Commission, seeking to enjoy more time for travel and his family. Mr. Stepp's ten years of valuable service, a consecutive tenure unequalled since the City Charter was adopted

in 1948, won him praise for the courtesy, thoroughness, assertiveness, and conscientiousness, with which he had diligently prepared himself on every issue, as he drew on his extensive business knowledge and on-hands experience as a telecommunications planner.

On February 17, 2004, the Commission formally reorganized itself, naming Mr. Colman as chair and Mr. Plummer, who was then its senior member but faced mandatory retirement under the city code in six months, as Vice-Chair.

Another change occurred with the retirement of Ms. Reynolds for business reasons on February 29, 2004. Ms. Reynolds, a commissioner for fifteen months, received accolades for her work in researching complicated planning issues with staff in order to insure that her colleagues on the Commission were fully informed on more technical matters of certain issues that came before them.

Council named Mr. Scott Warren Coleman to succeed Mr. Stepp, effective February 9, 2004, and Mr. Cary Bennett to succeed Ms. Reynolds, effective April 26, 2004.

On July 1, when City Council undertook its own annual reorganization, Councilman Reo B. Hatfield, Jr., was succeeded as the council liaison member of the Planning Commission by newly-elected Councilman Timothy D. Williams.

Despite the unprecedented turnover in its membership, the Planning Commission functioned effectively and resolutely throughout the year, reflecting great credit on the remaining members and new appointees, all of which worked diligently to fulfill the Commission's significant governmental function.

Members seemed eager to seek certification under the Virginia Planning Commissioner Certification program. Mr. Colman, on completion of the first of the program's two sessions, encouraged his colleagues to attend this training, noting that, while more rigorous and time-consuming than he had expected, it was very worthwhile and had opened his eyes to the broad responsibility and extreme importance of the Planning Commission in the context of local government. As interim chairman, Mr. Colman continued to urge new members to take this training at their earliest convenience.

Through the year Commissioners discussed ideas and potential changes stimulated by their individual observations of the community, input from citizens, and their regular reading of *Planning Commissioners Journal* and other current resources provided to help them maintain their professional expertise. Revision and readoption of the Comprehensive Plan was certain to be a focal point of the Commission's recommendations to Council during the 2003-2004 year.

B. STAFF

Staff remained unchanged during the year, comprised of City Attorney and Director of Planning J. B. Yount III, City Planner Brian J. Haluska, and Administrative Assistant and Recording Secretary Kay C. Roetto. Throughout the year City Building and Zoning Officer Joseph B. Honbarrier regularly attended meetings of council and the commission, providing a valuable source of information on many occasions.

C. MISCELLANEOUS CITIZEN COMPLAINTS

On September 9 Mr. Hatfield advised the Commission that he had received numerous citizen complaints concerning the cost to the city of upgrading water mains necessary to serve houses recently built on Sherwood Avenue and also cited parking issues including residents parking in the street and in the yards and lack of appropriate paving width. Mr. Stepp termed these major safety issues. Recognizing the planning implications of the situation, the Chair also asked that Mr. Colman head a committee to investigate the matter and report at the next Commission meeting.

In June Commissioners heard complaints as to eyesores arising from construction dirt being allowed to remain on site and grass not being properly mowed. Addressing a suggestion that these problems might be avoided by requiring the landowner to bond them in addition to the regular developer requirements for which bonding is mandated the Commission noted that the city's nuisance ordinance, enforced at present due to staff limitations on a complaint basis, provided a remedy for such problems.

D. MISCELLANEOUS CIVIC MATTERS

The Commission had taken a leadership role in persuading Council to reinstate the long-dormant Transportation Safety Commission. Citizen concerns over traffic safety in the Sherwood Avenue area were heard by the planners and forwarded to Council.

In October, as applications for flood plain development began to draw increasing public opposition, the Commission formally recommended that the city manager and staff work with the Federal Emergency Management Agency and the local Flood Control Commission in instituting more stringent standards, to the fullest extent allowed by law, for reviewing such future applications. Council accepted this recommendation and subsequently, a moratorium on receipt of applications for residential construction in the floodplain was voted by Council in order to allow time for consideration of the previously mentioned more restrictive code amendments. This moratorium, twice extended, remains in effect and has prevented similar requests that may have been made.

E. COMPREHENSIVE PLAN

During the year staff worked actively with the Central Shenandoah Planning District staff to prepare the preliminary data and staff reports necessary for the Planning Commission to undertake its community-wide work in obtaining citizen input and preparing a recommendation to the City Council for the new Comprehensive Plan which would succeed the document of 1998.

F. FLOODPLAIN DEVELOPMENT

For the first time in recent years opposition to further residential development in the floodplain was increasingly evident, even though the two requests that came before the commission were ultimately approved, largely due to the prevailing legal opinion that denying a conditional use permit to construct single family residences in the flood district on the terms and

specifications required by the city's flood ordinance might constitute a taking of property for which compensation would be legally required.

The seeming inconsistency in the city's allowing further residential development in the floodplain at the same time it was seeking further flood mitigation funding for the acquisition and demolition of floodplain residencies was raised frequently by citizens, commissioners, and council members.

Nonetheless, on September 16 the Commission approved the request of Marvin and Lois Jones to allow construction of a single-family dwelling in the floodplain at 329 Arch Avenue (#C-03-11). At the same time, however, the Commission recommended that the city manager and city staff work with the Federal Emergency Management Agency as well as the local Flood Control Commission in seeking to modify city code so as to institute more stringent standards "to the fullest extent allowed by law" for reviewing future applications for floodplain development. This resolution, subsequently endorsed by City Council, has led the City Attorney to draft a proposed revised ordinance that would ban future new residential construction in the floodplain. The ordinance has been endorsed by staff and the local Flood Control Commission and now awaits review by the state and federal agencies before being processed through the normal procedure for such an amendment, including holding of a joint public hearing, recommendation by the Planning Commission, and action by Council.

In the interim, however, in November 2003 Joyce Groah requested permission to construct three single-family dwellings in the floodplain at 400, 408 and 416 Market Avenue, (#C-03-12). The opposition was even more intense than in the prior Jones case. The Commission, demonstrating obvious reluctance, voted approval by a vote of 3 to 2, but the matter was defeated when it came before Council.

In December the Commission and Council held a joint public hearing on a request to allow Kenneth Bradley to construct a commercial building in the floodplain at 1800 East Main Street (#C-03-13). Following the general practice of allowing such commercial and/or industrial construction, given the fact that the safety factors more prevalent in similar residential uses were not as pronounced in non-residential uses, the Commission approved the Bradley request, which was likewise approved by Council.

G. HISTORIC DISTRICT – REQUESTED WAIVER OF PROTECTIVE REQUIREMENT

Waynesboro is proud of its historic landmarks and historic districts, but unlike many communities, Waynesboro has only one substantial safeguard against random demolition of contributing structures in these districts. Respectful of the property owner's rights to manage his own property, Waynesboro does not prohibit a property owner from demolishing a contributing historic structure, provided the owner first advertises the property for sale for six months at no more than 120% of its current assessment value. This requirement may be waived by conditional use permit.

In a case of first impression, the Commission favorably considered the request of Branch Hammock, representative of the Session of the First Presbyterian Church, to allow demolition of

a structure in the historic overlay district at 313 Chestnut Avenue (#C-03-14). Both staff and the Commission felt that the church's need for parking outweighed the importance of this structure to the integrity of the Tree Streets Historic District, situated as it was on the very edge of the neighborhood. Nonetheless, when the matter reached Council, the governing body heard the plea of an active and philanthropic preservationist and voted not to waive the code requirements as to offering the property for sale prior to demolition.

H. MIXED USES

(1) PERMITTING SCHOOL AND CHURCH IN A BUSINESS ZONE.

The concept of mixed uses, as allowed in certain provisions of the code, proved controversial in some contexts and routine in others during a year that saw conditional use requests for residential use in an industrial zone, commercial use in an industrial zone, and residential use in a commercial zone. Equally important were code changes recommended after much discussion to allow certain residential uses by right in the downtown business district, as well as a modification of code provisions allowing rebuilding of certain non-conforming uses, a change that reflected the number of established residences that have developed for decades in commercially or industrially zoned districts.

The Commission approved the request of BCLL Partnership, to allow the construction of a religious/educational institution and daycare facility in a C-2 General Business District at 117 Community Drive (#C-03-15). Likewise, it approved the request of Faith Point Christian Center to allow establish a church in the C-3 Central Business District at 204 Arch Avenue (#C-04-1).

(2) PERMITTING RESIDENTIAL USE IN BUSINESS ZONE.

In April the Commission heard a request from The ARC of Augusta for a conditional use permit to allow construction of two single-family homes at 675 North Delphine Avenue. Recognizing the largely residential character of this commercially-zoned neighborhood, the Commission recommended approval, and Council granted the permit in May.

I. REZONING

The Commission reviewed six rezoning requests during the year. Several drew little if any opposition, and several proved highly controversial.

The first action of the Commission year was its participation with Council in a joint public hearing on a citizen-initiated rezoning of four blocks of Sherwood Avenue from general dwelling to single family. This area was contiguous to portions of Sherwood Avenue and Highland Avenue that had been similarly rezoned the previous year after a groundswell of public support aimed at protecting the attractive, long-established single-family residential neighborhood houses from conversion into multi-family dwellings.

Later in the year an effort to rezone two blocks of Bluff Avenue in a similar manner met opposition from one property owner but wide support from others. This area was likewise contiguous to the rezoned Highland Avenue area. While the Commission deftly removed an existing apartment building on the edge of the requested rezoning area from the proposal, citing the apartment's proximity to and orientation towards multi-family zoning across the side street,

the modified request was adopted by Council in June.

In September the Fishburne-Hudgins Educational Foundation, Inc., requested a rezoning of the old General Wayne Motor Inn property from multiple dwelling district to professional and service district, preferring as a limitation that the structure would be used either as an independent senior living facility with related commercial uses not advertised externally or as an educational institution. Recognizing the desire of Fishburne Military School to retain this historic property while seeking an adaptive use that would help the community and not adversely affect the adjacent 125-year-old military school, the Commission and Council voted approval.

Other rezoning requests drew strong community response but were ultimately approved. The January request of representatives of Lowes, Inc., for rezoning of 15.535 acres in the vicinity of Red Top Orchard Road was accompanied by numerous proffers designed to minimize the impact of the site's development on adjacent residential areas. Several dozen citizens spoke at the public hearing, and most of them were strongly in opposition to the proposal.

The Planning Commission played a critical role in obtaining additional modifications to the original request from the owner, all designed to ameliorate what the neighboring citizens felt would be a serious impact on their homes. A long list of questions tendered to the owners by Mr. Colman yielded important concessions. By February the request had obtained a majority favorable recommendation by the Commission and approval by a majority of the Council.

A subsequent rezoning, designed to implement some of the aforementioned concessions, accompanied a boundary adjustment between the proposed Lowe's site and the Tabernacle Presbyterian Church and was supported by both property owners. Ancillary to this request was a petition for waiver of off-street parking requirements for the Lowe's site congruent with the initial Lowe's proffering. This waiver was likewise approved.

The sixth rezoning of the year was requested in connection with one of the major preliminary subdivision proposals for tracts of land on either side of Ivy Road (Route 254) west of Hopeman Parkway. The master plan for Ana Maria Estates, discussed below, included a proposal to rezone an internal tract of 17.63 acres from single family use to general dwelling use, all as part and parcel of a proposal designed to maximize open space, provide for greenway dedication, and materially limit the density that existing zoning of the entire tract afforded the owners. Nearby property owners objected to the proposal, severely criticizing the Commission in charges that were eloquently and effectively rebutted by the Chairman. The factors previously cited, including the fact that the multiple family portion did not abut any other property owners, persuaded the Commission to make a favorable recommendation and were apparent factors in Council's ultimate approval.

J. SUBDIVISIONS

Five preliminary subdivision plats, two of them related to the Bonck property (Route 254 at Hanger's Pond) and two of them to the adjacent Ana Maria Estates tract on the opposite side of Route 254, won favorable recommendation from the Commission during the year. The other preliminary subdivision, a proposed renewal of a previously-approved but expired plat for the 12.76 acre Pelham East, was likewise endorsed and ultimately passed, relieving the sidewalk

requirements of the present subdivision ordinance inasmuch as they were not in effect at the time of the original plat approval.

The Bonck property subdivisions involved a tract of 61.04 acres. Initially, two acres were subdivided in a separate application. This approval was granted contingent on all water, sewer, or street extension being borne exclusively by the property owner.

The remainder of the tract (59.04 acres) was approved as Claybrook Subdivision, an 86-lot residential subdivision. Sidewalks were not waived, but the City is negotiating with the property owner to substitute dedicated greenway easements, construction, and contribution for maintenance in lieu of the mandated sidewalks.

Directly across Ivy Street (Route 254), the proposed Ana Maria Estates encompassed 145.20 acres envisioned as a 230-lot residential subdivision, as well as a tract of 17.63 acres, surrounded by the 145.20 acre portion, on which smaller tract town houses were proposed subject to restrictive proffers. The smaller plat was approved only after it had been rezoned.

K. ZONING ORDINANCE MODIFICATIONS

The Zoning ordinance received significant attention from the Commission. In September Commissioners held a Commission-initiated joint public hearing with City Council to consider ordinance modifications deemed necessary to clarify the distinction between accessory buildings and accessory structures in residential areas. Council adopted the Commission's recommendations in October.

In February a further clarification of Zoning Ordinance definitional language arose as a result of opposition to the Lowe's rezoning on Red Top Orchard Road. Opposition from adjacent property owners was strong, and counsel for one such opponent insisted that a store of the nature of Lowe's with outside storage, et cetera, was more properly situated in an industrial zone than in a commercial area. Although the proposed placement of Lowe's in a commercial zone was strongly defended by the City Attorney and Zoning Administrator and appeared to be standard policy in other localities throughout the state, after the zoning issue was settled, the Commission Chair raised the matter again and asked that the code language be rewritten to render any future debate of this nature moot. Revised language, stating explicitly the parameters within which large retail stores might be situated within a commercially-zoned site, was endorsed by the Commission and enacted into the code by Council in May

When a residential treatment care facility was proposed for a site in a district zoned for multiple-dwelling use, staff determined after careful review that the only zone within the city in which the facility could be built by right was an industrial zone. To rectify the situation staff recommended that "residential care treatment facility" be explicitly defined and that such a use be provided as a conditional use in the C-4 Professional and Service District. Endorsed by the Commission, this code modification was approved in May.

Throughout the year complaints as to abuse of the city's liberal unregulated policy as to residential area-conducted yard sales or garage sales had led Council to instruct the City Attorney to craft an ordinance that controlled such abuse. Two drafts, only one of

which reached the Commission for a joint public hearing, faced strong public opposition. The latter draft, which would have regulated the number of yard sales an individual could hold within a year and strictly define such sales, failed to muster sufficient votes after a number of motions to craft a firm Planning Commission recommendation. The planning commission did pass a motion on a few proposed amendments to the zoning code intended to help control illegal businesses vs. legitimate yard sales by outlawing resale of items purchased for that purpose. City Council tabled the matter for three months, directing that the ordinance be reconfigured so as to control the abuses as illegal businesses rather than regulating all yard sales or requiring permits for the same. The matter will doubtless be returning to the Commission in the next year.

2. SUMMARY

The Commission is determined to encourage public participation in local government and municipal planning. Every effort is made to stimulate citizen involvement in an open, public process. Commissioners are available to hear from their constituents at all times and vigorously seek to maximize attendance at their meetings. Commission leaders and members render themselves available to press and other media to inform public opinion as to pending planning matters and work closely with staff to achieve this end.

This diligent effort to open the planning process to all citizens in no way dilutes the Commission's own responsibility for its actions and recommendations. On the contrary, its members probe the issues in depth and often work behind the scenes with staff and applicants to improve an application or resolve a point in contest. In short, the Commission reaches its conclusions by applying its best collective judgment to matters before it only after exhausting all avenues to ascertain the relevant factors surrounding an issue and to hear all voices desiring to express an opinion. The result seeks in all cases well-informed and well-intentioned recommendations to Council and genuinely significant service to the citizens.

* * *

CONDITIONAL USE PERMIT APPLICATIONS 2003-04

1. Request of Marvin and Lois Jones to allow construction of a single-family dwelling in the floodplain at 329 Arch Avenue (#C-03-11, *approved*).
2. Request of Tom Shumate for Joyce Groah, to allow construction of three single family dwellings in the floodplain at 400, 408 and 416 Market Avenue (#C-03-12, *approved by 3 to 2 vote*).
3. Request of Tom Shumate for Kenneth Bradley, to allow construction of a commercial building in the floodplain at 1800 East Main Street, (#C-03-13, *approved*).
4. Request of Branch Hammock, First Presbyterian Church, to allow demolition of a structure in the historic overlay district at 313 Chestnut Avenue (#C-03-14, *Commission recommended approval; Council subsequently denied*).
5. Request of BCLL Partnership, to allow for religious/educational institution and daycare facility in a C-2 General Business District at 117 Community Drive (#C-03-15, *approved*).
6. Request of Faith Point Christian Center to allow church in C-3 Central Business District at 204 Arch Avenue (#C-04-1, *approved*).
7. Request of ARC of Augusta to allow construction of two single-family homes in C-2 General Business District at 675 N. Delphine Avenue (#C-04-2, *approved*).
8. Request of Tom Shumate for SBHV Development Inc. to allow for reduction in parking requirements for the future Lowe's Home Improvement Store, Lew Dewitt Boulevard (#C-04-3, *approved*).

PRELIMINARY SUBDIVISION PLATS 2002-03

1. Request of David Collins, John McNair & Assoc., two-lot subdivision on Bonck property on Ivy Street (#S-03-7, *approved*).
2. Request of Claybrook Associates, Bonck property off Ivy Street, 86-lot residential subdivision (#S-03-6, *approved*).
3. Request of Blazer Associates, "Ana Maria Estates", 162.83 acres on Ivy Street at City Limits, 230-lot residential subdivision (#S-04-4, *approved*).
4. Request of Balzer Associates, "Ana Maria Estates", 17.63 acres on Ivy Street at City Limits, 104 townhouse lots (#S-04-5, *approved*).
5. Request of Southern Development, "Pelham East", residential subdivision on 12.76 acres off Village Drive (#S-04-7, *approved*).

REZONING APPLICATIONS 2002-03

1. Request of the Planning Commission on behalf of the neighborhood of the 700 – 1000 blocks of Sherwood Avenue, to rezone from RB-1 General Dwelling to RA-2 Single Family (#R-03-4, *approved*).
2. Request of Fishburne Hudgins Educational Foundation, Inc., to rezone from RB-2 Multiple Dwelling to C-4 Professional and Service property at 620 West Main Street (#R-03-5, *approved*).
3. Request of Tom Shumate on behalf of Red Top Orchard Road property owners to rezone from RA-1 and RA-2 Single Family to C-2 General Business properties located at Red Top Orchard Road and Lew Dewitt Boulevard (future Lowe’s site) (#R-03-6 *approved by 4 to 1 vote*).
4. Request of Tom Shumate to rezone portion of Rodgers property from C-2 to RA-2 and portion of Tabernacle Presbyterian Church property from RA-2 to C-2, Red Top Orchard Road (future Lowe’s site) (#R-04-1, *approved*).
5. Request of Mary Burcham on behalf of neighborhood to rezone from RB-1 General Dwelling to RA-2 Single Family Blocks 57 and 58 of Bluff Avenue, excluding 2 lots (#R-04-2, *approved*).
6. Request of Balzer Associates, to rezone from RA-1 Single Family to RB-1 General Dwelling 17.63-acre portion of “Ana Maria Estates”, Ivy Street at City Limits, to allow for townhouses (#R-04-3, *approved*).

ZONING AND OTHER ORDINANCE AMENDMENTS 2002-03

1. September 2003 – amendment to Section 98-589 “Definitions” to amend definition of accessory building and add new definition for accessory structure (*approved*).
2. April 2004 - amendment to Sections 98-250.1, 98-250.11 and 98-250.12 to clarify retail use and delineate scope of specified uses in general (*approved*).
3. April 2004 - amendment to Sections 98-250.13 and 98-589 to provide for residential treatment care facility to be added as a permitted conditional use in the C-4 zoning district and adding and amending certain definitions consistent with such change (*approved*).
4. August 2004 amendment to Section 98-589 “Definitions” to include definition of *yard sale* in order to better regulate their conduct in the city (*approved with modifications to delete original proposed language to restrict number allowed per year and to not add it to definition of home occupation; passed by a 5 to 2 vote*).

PLANNING COMMISSION GOALS 2004-2005

1. COMPREHENSIVE PLAN REVISION

The major duty of the Planning Commission during the 2004-2005 year will be to finalize its recommendation to City Council on the new Comprehensive Plan.

Updated statistical information, the background and foundation for any meaningful revisions to the plan, will be presented to the Commission in September, followed by proposed text updates and land use recommendations in October. The Commission will conduct its own review, seek citizen involvement on its special committees and at ad hoc neighborhood meetings, and evolve a final Commission recommendation to the Council.

2. ZONING MAP

Major zoning protections suggested in the 1998 Comprehensive Plan were accomplished through textual amendments to the Zoning Code, but a revision of the Zoning Map, including the overlay zones established in the new Zoning Code and reflective of neighborhood rezoning of several major areas, should be a substantial and immediate follow-up to adoption of a new Comprehensive Plan. The Commission will offer its best recommendations along with the text of the Comprehensive Plan. The actual city-wide zoning map update will likewise come through the Commission for recommendation to Council.

3. AD HOC ZONING CODE AMENDMENTS

As in the past, the Commission will stand ready to hear and at times initiate ad hoc zoning code amendments it may deem necessary to improve the process or correct inequities in the text of the Zoning Code.

4. PROFESSIONAL TRAINING

Commissioners will urge new members to complete training as Certified Virginia Planning Commissioners and maintain their professional expertise through opportunities offered by the Virginia Chapter of the American Planning Association, the Virginia Citizens Planning Association, and other appropriate agencies, as well as through regular reading and collective discussion of relevant current planning trends found in planning literature.

5. CITIZEN CONCERNS

The Commission will always emphasize its primary duty of informing, involving, and educating the public on land use and other planning matters of importance to Waynesboro. In addition, the Commission will do its best to ensure that the public is notified of such matters on a timely basis and has every opportunity to make its collective and individual opinions heard.

6. COOPERATION

The Commission will willingly accept referrals it receives from City Council or city management and give its best judgment on all such matters. It will work to encourage and interact with the planning staff, citizens, other agencies, and public/private partnerships in achieving the best results in public planning in an ongoing best effort to protect the quality of life, promote the economic viability, and preserve the environmental and historic assets of Waynesboro.

