



CITY OF WAYNESBORO PLANNING COMMISSION
Regular Meeting, Tuesday, March 19th, 2019
7:00 pm

Council Chambers, Charles T. Yancey Municipal Building
503 West Main Street

**PLANNING
COMMISSIONERS**

Andrew Kelly
Chair

Shannon Boyle
Vice-chair

Patrick McNicholas

Stephen Arey

Shannon Boyle

Michael Gibson

Noelle Owen

Bobby Henderson,
Council Rep.

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**FUTURE SCHEDULED
MEETINGS:**

City Council
Business Meeting
Monday, March 25, 2019
7:00 pm

Planning Commission
Regular Meeting/
Public Hearing
Tuesday, April 16, 2019
7:00 pm

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AGENDA

1. Call to order. Pledge of allegiance.
2. Review and approval of minutes of regular meeting held December 4, 2018.
3. Citizen comment period – limited to 4 minutes per speaker, for issues not listed as an agenda item.
4. Discussion of upcoming zoning text amendment package.
5. Presentation from staff on neighborhood planning.
6. Discussion of the recent Basic City neighborhood input meeting and the City's neighborhood planning strategy.
7. Other Business/Commissioners' Correspondence and Communication.
8. Adjournment.

Thank you for attending. Citizen comments are invited and welcomed during the meeting's citizen comment period. For those with special needs, please contact the Planning Department at 942-6604 for any accommodations required at least 3 days prior to the meeting you wish to attend. Assistive listening devices available.

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 22nd day of January, 2019, at 7:00 P.M., in Council Chambers, Charles T. Yancey Municipal Building, 503 West Main Street, Waynesboro, Virginia:

PRESENT: Commission Members

Andrew Kelly, Chair
Shannon Boyle, Vice Chair
Patrick McNicholas
Stephen Arey
Michael Gibson
Noelle Owen
Bobby Henderson, Council Liaison

City Planner &

Clerk of the Commission: Luke Juday (Absent)
Sunny (Weixuan) Yang

1. CALL TO ORDER. PLEDGE OF ALLEGIANCE: Meeting was called to order by Chair Kelly who led the pledge of allegiance to the flag.
2. REVIEW AND APPROVAL OF MINUTES OF REGULAR MEETING HELD DECEMBER 4, 2018: Minutes were approved with a 7-0 vote with corrections (moved by Ms. Boyle, seconded by Mr. Gibson).
3. CITIZEN COMMENT PERIOD- LIMITED TO 4 MINUTES PER SPEAKER, FOR ISSUES NOT LISTED AS AN AGENDA ITEM: None.
4. A PUBLIC HEARING ON A REQUEST BY JIM COATE TO CHANGE THE ZONING OF 201 SHORT STREET, CITY TAX MAP 45-1-2-30, 31, & 32 FROM L-I LIGHT INDUSTRIAL TO C-B CENTRAL BUSINESS: Ms. Yang delivered the staff report on a request to rezone the subject property from L-I to C-B in order to accommodate a potential children's museum and shift the property from industrial to downtown uses in the future. The applicant proposed potential site improvements with parking and landscaping, as well as potential façade improvements with added windows and new doors and painting. The rezoning is a downzoning, which means the most intense uses allowed under the new zoning will generate fewer nuisance impacts to neighboring properties than the most intense uses allowed under the current zoning. The rezoning will also complete the transfer of the entire block into the C-B zone, which is consistent with the City's Comprehensive Plan designation and the trend in the area. As a result, staff recommended approval of the application.

Ms. Boyle was concerned that a space of 2,400 square feet is too small for a children's museum. Karen Orlando, 428 Maple Avenue, representative of Blue Ridge Children's Museum, stated that the museum at the subject property is a starter activity center, not a permanent location. It takes only half of the building and it can be grown into the next half which should be a decent amount of space over time. Because the applicant owns abutting properties, there is lots of room for the museum to stay and grow.

Mr. Arey stated that he is excited about the improvements to the property. Since no sidewalks exist on either Short Street or Race Avenue, he had no objection on not placing a condition for sidewalks around the perimeter of the property. However, he would like to have sidewalks constructed when the rest of the property is developed.

Mr. Kelly opened the public hearing. With no public comments received, Mr. Kelly closed the public hearing.

Jim Coate, owner and applicant, 568 Cherry Avenue, stated that the rezoning and the potential museum is just the baby step towards the revitalization of the whole block. He agreed with Mr. Arey's point on the sidewalk and emphasized the possibility of matching sidewalks when the park or the rest of the block is developed.

Mr. Gibson questioned the illustrative drawing shown with housing development. Jim Coate stated that the conceptual drawing is not from him. Ms. Yang addressed that it is the city's vision because of the Main Street bridge replacement project and the relocation of Race Avenue. The drawing is conceptual only and the block can be revitalized with any potential development.

Ms. Boyle made the point that the rezoning would convert the whole block into a continuous zoning district and she would support the rezoning.

Ms. Boyle made the motion, seconded by Ms. Owen, to recommend approval to the City Council of the rezoning as recommended by staff. Motion passed 7:0, as follows:

WHEREAS, upon application of Jim Coate, owner, the Waynesboro Planning Commission finds that the aftermentioned rezoning will meet or exceed all the requirements of state and local law, and further, that the request is consistent with good planning and zoning practice; is justified by the public necessity, convenience, and general welfare; and is in accord with the general goals and objectives of the comprehensive plan of this City;

NOW, THEREFORE, BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 7-0, that a recommendation be forwarded to City Council that the request of Jim Coate, owner, for rezoning from L-I (Light Industrial) District to C-B (Central Business) District a 0.258 acre site, located at 201 Short Street, Waynesboro, Virginia, Tax Map # 45-1-2-30, 31, & 32, be approved, in accordance with the application (#18-323), and the staff report dated January 22, 2019.

5. PRESENTATION ON THE 2018 PLANNING COMMISSION ANNUAL REPORT: Ms. Yang gave a brief presentation on the Planning Commission 2018 Annual Report, summarizing the accomplishments achieved by the Planning Commission and the Planning Department in 2018 and some potential goals and projects for 2019.

6. OTHER BUSINESS/COMMISSIONERS' CORRESPONDENCE AND COMMUNICATION: Ms. Yang gave an update on several minor plat applications. She announced an upcoming Lower Basic Neighborhood Input Meeting and encouraged the Commissioners to attend the meeting. She also addressed upcoming items for the February meeting.

Mr. McNicholas asked for an update on the property beside the old Ladd School. Ms. Yang stated that it will be a UVA medical office branch.

Meeting adjourned at 7:43 pm.

Luke J. Juday, clerk