



Waynesboro City Council Agenda Briefing

Meeting Date:	February 11, 2019	Staff/Council Member(s): Luke J. Juday, Planning Director
Agenda Item #	4	
Ordinance#	2019-	
Department:	Planning	
Subject:	A request by Jim Coate to change the zoning of 201 Short Street, City Tax Map number 40-1-2-30, 31, & 32, from L-I Light Industrial to L-B Local Business.	
Attachments	<ol style="list-style-type: none"> 1. Planning Commission Recommendation 2. January 22, 2019 Staff Report with the Proffers attached 3. Draft Ordinance for the Rezoning 	
Planning Commission Recommendation	The Planning Commission recommends approval of the rezoning with no conditions.	

Background:

On January 22nd, 2019, the Planning Commission held a public hearing and reviewed a request from Jim Coate, owner and applicant, to rezone a property from L-I (Light Industrial) District to L-B (Local Business) District at 201 Short Street, City Tax Map numbers 40-1-2-30, 31 & 32. After the staff presentation, a public hearing was opened but no public comments were received. The Commission voted 7:0 to recommend approval of the rezoning request with no conditions.

Planning Commission Recommendation:

The Planning Commission recommends approval of the rezoning request by Jim Coate at 201 Short Street.

City Manager's Recommendation:

The City Manager recommends approving the rezoning request.

Suggested Motion(s):

Introduce the draft Ordinance as provided in Attachment #3.



**RESOLUTION AND RECOMMENDATION TO THE CITY COUNCIL
FROM THE WAYNESBORO PLANNING COMMISSION
REGULAR MEETING OF JANUARY 22, 2019 PER REZONING 18-323 FOR
JIM COATE**

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.

Luke J. Juday
Clerk of Planning Commission



**CITY OF WAYNESBORO, VIRGINIA
STAFF REPORT
REZONING
ZMA 18-323
January 22, 2019**

SUMMARY SHEET

<i>Applicant:</i>	Free Range Electric LLC
<i>Address/Legal Description:</i>	201 Short Street Waynesboro, VA 22980
<i>Total Acreage:</i>	11,250 square feet
<i>Tax Map Number:</i>	45-1-2-30, 31, & 32
<i>Real Estate Owner of Record:</i>	Free Range Electric, LLC 201 Short Street Waynesboro, VA 22980
<i>Current Zoning:</i>	L-I Light Industrial
<i>Proposed Zoning:</i>	C-B Central Business
<i>Comprehensive Plan Designation:</i>	Downtown Core Area
<i>Attachments:</i>	1. Application & Project Description 2. Use table 3. Conceptual Plan
<i>Flood Plain:</i>	Yes
<i>Enterprise Zone:</i>	Yes
<i>Action Requested:</i>	Rezone a 11,250 square feet site at 201 Short Street from L-I (Light Industrial) District to C-B (Central Business) District.
<i>Authorizing City Code Section(s):</i>	City Zoning Ordinance Section 7.4.
<i>Summary Recommendations:</i>	City staff recommends approval of this rezoning.

1. Nature of Request

Jim Coate, representative of Free Range Electric LLC, has requested a rezoning of a 11,250 square foot property located at 201 Short Street, city tax map numbers 45-1-2-30, 31, & 32, from L-I (Light Industrial) District to C-B (Central Business) District. The purpose of the rezoning is to shift the property away from future industrial use and to accommodate businesses that better match the Comprehensive Plan designation. The applicant has been working with the Blue Ridge Children's Museum to get them an affordable location as the museum attempts to grow. Museums are permitted by conditional use permit in the L-I District but allowed by right in the C-B District.

The applicant currently owns and operates a store named Free Range Electric LLC at the subject property. Free Range Electric supplies parts for electric tractors, serving customers primarily through the internet rather than a storefront. The intention of the applicant is to divide the existing warehouse building into two parts and rent the front portion to a business desiring a more visible location, such as the children's museum. The applicant will continue to run his business in the rear half of the building. The applicant has

provided a conceptual plan for the proposed development (attachment 3). The applicant's proposal and existing business would be allowed by-right in the C-B District.

2. Background

The subject property is located on Short Street in the L-I (Light Industrial) District. It contains an existing one-story building of 3,882 square feet. The existing building is used as office and storage for Free Range Electric LLC.

Surrounding Land Use (see vicinity map)

East: Park land owned by Dupont in the H-I District, to be transferred to the City for the planned South River Preserve;

West: Auto service in the C-B District;

North: Vacant land and building owned by the applicant in the C-B District;

South: Former Casco cold storage plant in the L-I District.



3. Zoning Requirements

As noted, the subject property is zoned L-I. The purpose of the L-I Light Industrial District is to provide a location for low-intensity manufacturing and industrial activities that may generate some nuisance. In addition to light industrial uses, L-I permits certain public and civic uses and commercial uses. The only residential use permitted in the L-I District is upper-story residential use, which is permitted only by conditional use permit.

The purpose of the C-B Central Business District is to establish a retail, office and residential core for the City in downtown Waynesboro. It encourages intense development and pedestrian activity through a mixture of uses appropriate to the downtown area. C-B permits higher density residential uses by conditional use permit and upper-story residential use by right. It also permits a variety of commercial uses. Industrial uses that cause nuisances to pedestrians and nearby buildings are not allowed. A summary table comparing uses permitted in the two districts is shown in attachment 2.

The subject property is located in the floodplain (Section 3.3.5). However, the existing building sits on an above-ground cinderblock foundation elevated above the floodplain and no new building is proposed in this case. As a result, the floodproofing requirements of the floodplain ordinance are not applicable.

The City Zoning Ordinance requires a minor site plan for the change of use, thus sections of Chapter 5 of the City Zoning Ordinance pertaining to minor site plan will apply. A minor site plan will only meet the parking requirement (which does not apply to C-B district) and limited landscaping requirements (buffer, street tree, and screening).

4. Review with Respect to the Comprehensive Plan

The City's 2008 Comprehensive Plan Land Use Guide designates the site as Downtown Core Area. The plan emphasized mixed-use development and also calls for attracting destination uses such as restaurants, retail, art galleries, and other entertainment uses. The proposed rezoning will limit the potential of industrial uses and open up the possibility of uses compatible with the downtown area. As a result, the proposed rezoning is consistent with the Comprehensive Plan designation.

5. Analysis

The primary object of the C-B Central Business District is to provide for a vital downtown economy that accommodates commercial, civic, cultural, entertainment and residential uses. According to the adopted zoning district map, the C-B district covers the areas between the South River and Pine Avenue and West 11th Street and West Broad Street. The subject property immediately adjoins the C-B district to the west and to the north and is the last industrially zoned parcel left in the block. The rezoning would convert the whole block into C-B.

With the replacement of the Main Street bridge, the relocation of Race Avenue, and the NRDA settlement money awarded for an expansion of Constitution Park, the City sees potential for redevelopment in this block, referred to in studies and conceptual plans as "Block A." The EPA-funded Brownfield Revitalization Program generated Phase 1 and Phase 2 environmental studies for properties within Block A and found no significant environmental issues. This clears any perceived environmental obstacle to revitalization. The proposed rezoning is consistent with the city's goals for this site and will better support redevelopment of the block.



Block A Conceptual Plan



The conceptual layout provided by the applicant shows added parking along the north side of the building, entering from Short Street and exiting to the alley. Low bushes and landscaping will be added along the east side of the building next to the existing entry ramp. Grass will replace the remaining gravel areas between the driveway and Race Avenue. Because this would be a change of use, a detailed version of this plan will be submitted to the City's site plan approval process.

The proposed concept includes dividing the existing building into two parts. The front part facing Constitution Park will be for the primary tenant, possibly the Blue Ridge Children's Museum, with high visibility from Race Avenue. The rear portion of the building will continue to be used by Free Range Electric or a secondary tenant. The applicant has also discussed possible façade improvements including new paint colors, added windows and entry doors, etc. The property is located within the enterprise zone and is eligible for the City's façade and landscape grants. The applicant has begun the application process and the proposed plans may be adjusted according to the consultant (Frazier Associates) and/or potential tenant's needs.

Impacts to Adjacent Properties

The request is considered a "downzoning" according to the Zoning Ordinance's hierarchy. This means that the uses allowed in the C-B district generate fewer negative impacts than those allowed in the L-I District. The C-B district has several unique attributes, however, that give it additional impacts. There is no parking requirement in the C-B district and buildings may be much taller than in the L-I district. Impacts expected from uses in the L-I district include noise, mild pollution, poor aesthetic quality, and heavy truck traffic. Impacts from uses allowed in the C-B district may include significant commercial activity, parking overflow, and residential density.

Access and Traffic

The subject property can be accessed from Race Avenue in the front or the alley between Race Avenue and Arch Avenue at the back. Considering the size of the building and the existing traffic volume on Short Street and Race Avenue, any potential use of the subject property will not generate significant impact to the existing road system.

Utilities

Public water and sewer are available to the subject property. If rezoned, the accommodated use/uses will not generate significant impact to the existing public utilities.

6. Conclusion and Recommendations

Staff has concluded that the rezoning is consistent with the Comprehensive Plan, will further the goals of the City of Waynesboro, and will cause no adverse impacts to surrounding properties. Staff recommends approval of the rezoning.

cc: Jim Coate, applicant
D. James Shaw II, Deputy City Manager
Todd Wood, City Engineer
Laura Martin, Zoning Administrator



ZONING MAP AMENDMENT (REZONING) APPLICATION

Reference City Code Sec. 98-7-4

Application Fee \$350

A.) SITE INFORMATION:

Property Address: 201 Short StreetTax Map No./Legal Description: 45-1-2-30, 31, & 32

Proposed Zoning:

C-BPresent Zoning: L-I Comprehensive Plan Designation: _____Lot Size (Acreage or Square Footage): 11,250 ft²(?) Present Use: Retail, repair-orientedIs property located in any of the following overlay districts? Enterprise Zone Flood Hazard Historic Other _____
(according to FEMA map)

Project Description: (use a separate sheet as necessary):

This change will match the property to the surrounding area. As a small parcel with existing infrastructure, no significant environmental, transportation, water/sewer or public safety impacts are expected. This zoning change will allow for potential improvement of the existing building, helping to boost the perceived image of the area. Moving this property away from the potential of more industrial uses aligns well with the ongoing emphasis in the Comprehensive Plan on continued improvements in the downtown area and the expected overhaul at Constitution Park.

B.) APPLICANT INFORMATION:

Property Owner of Record: Free Range Electric, LLC

(Printed)

Address: 201 Short St., Waynesboro VA 22900

(Street Address)

(City, State, Zip)

Email Address: _____ Phone #: 941-1005*Applicant's Name: Free Range Electric, LLC contact Name: Jim Coate

(Printed)

(Printed)

Address: 201 Short St., Waynesboro VA 22900

(Street Address)

(City, State, Zip)

Email Address: jim@freerangeelectric.com Phone #: 941-1005

* If applicant is not property owner of record, the Power of Attorney Form is Required (Form A-2).

FOR OFFICE USE ONLY:
Date Rec'd 12/06/2018 Fee Paid \$350.00 MS Receipt # 13256 Application # 18-323 Approval Date _____ Not approved

CITY OF WAYNESBORO • Planning Department • 503 W. Main St., Suite 204 • Waynesboro, VA 22980 • Phone (540) 942-6604 • Fax: (540) 942-6671

C.) (OPTIONAL) LICENSED PROFESSIONAL (Architect, Engineer, Surveyor, Landscape Architect):

Firm Name: _____ Contact Name: _____
(Printed) (Printed)

Address: _____
(Street Address) (City, State, Zip)

Phone #: _____ Fax Number: _____

Email Address: _____ Professional License # _____

E.) SELECT PRIMARY CONTACT PERSON FOR STAFF: Owner Applicant Licensed Professional

D.) SIGNATURES:

If applicant is not property owner of record, the Power of Attorney Form is Required (Form A-2).

AFFIDAVIT: The undersigned property owner, or duly authorized agent/representative thereof [check one] certifies that the foregoing information is true and correct to the best of my knowledge and belief; WITH THE UNDERSTANDING THAT ANY INCORRECT INFORMATION SUBMITTED MAY RESULT IN THE DELAY OR RESCHEDULING OF APPROVAL. I hereby authorize the City of Waynesboro to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

James B. Coate (manager)
Print Name

941-1005
Daytime phone number of contact

James B. Coate
Signature of Owner, Contract Purchaser, Agent

December 6, 2018
Date

USE CATEGORIES	USE TYPES	C-B	L-I
RESIDENTIAL USES (SEE ERROR! REFERENCE SOURCE NOT			
Household living (See Error! Reference source not found.)	Single-family detached		
	Single-family attached		
	Two-family houses (duplex)		
	Corner lot duplexes		
	Multiplexes	C	
	Multifamily building	C	
	Zero lot line houses	C	
	Townhouses	C	
	Upper-story residential	P	C
	Manufactured homes		
Manufactured home parks or subdivisions			
Group living (See Error! Reference source not found.)	Boarding or rooming houses		
	Assisted or congregate living		
	Dormitories		
	Group homes/other (8 persons or fewer)		
	Group homes/seniors	C	
	Nursing or convalescent home	C	
PUBLIC AND CIVIC USES (SEE ERROR! REFERENCE SOURCE			
Community service (See Error! Reference source not found.)	Civic clubs or community centers	P	C
	Libraries or museums	P	C
Day care (See Error! Reference source not found.)	All day care	C	C
Educational facilities (See Error! Reference source not found.)	Schools, elementary or secondary		
	Military academies	P	
Government facilities (See Error! Reference source not found.)	Government offices	P	P
	Post offices	P	P
	Public safety facilities	P	P
Medical facilities (See Error! Reference source not found.)	Hospitals		P
	Medical or dental clinics	P	P
Parks and open space (See Error! Reference source not found.)	Cemeteries and mausoleums		
	Golf courses or clubs		
	Parks or playgrounds	P	P
Passenger terminals and services (See Error! Reference source not found.)	Airports		P
	Heliports		P
	All other passenger terminals and services	C	P

USE CATEGORIES	USE TYPES	C-B	L-I
Religious institution (See Error! Reference source not found.)	All religious institutions	P	P
	Alternative- or post-incarceration facility	P	P
	Exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents (NAICS ¹ 62221, 6232)	P	P
	Neighborhood resource center	P	P
	Rehabilitative clinic	P	P
	Social service facility, soup kitchen, transient lodging or shelter for the homeless (NAICS ¹ 624, 6242)		C
Social service institutions (Error! Reference source not found.)	All other social service institutions	P	P
Utilities, minor (See Error! Reference source not found.)	All minor utilities	P	P
Utilities, major (See Error! Reference source not found.)	Electric substations	C	C
	Telecommunications towers and facilities	C	C
	Utility offices, shops or yards		C
	Water/wastewater treatment plants		C
	Solar Farms	C	P
COMMERCIAL USES (SEE ERROR! REFERENCE SOURCE NOT FOUND.)			
Eating establishments (See Error! Reference source not found.)	Coffee shops	P	P
	Fast food	P	P
	Restaurants, limited	P	P
	Restaurant and bar	P	
	Brewpub	P	
	Adult uses		P
Entertainment, indoor (See Error! Reference source not found.)	Bars or nightclubs	P	C
	Bowling alleys	P	
	Firing ranges, indoor		P
	Pool halls	P	P
	Theaters, auditoriums or exhibition hall	P	P
	Membership clubs or lodges	P	P
Entertainment, outdoor (See Error! Reference source not found.)	Arenas or stadiums	P	P
	Driving ranges		
	Riding academy or boarding stable		P
Offices (See Error! Reference source not found.)	Bank or financial institution	P	P
	Business and professional offices	P	P
	Radio or television studio	P	P

¹ North American Industry Classification System (see <http://www.naics.com> for more information)

USE CATEGORIES	USE TYPES	C-B	L-I
Overnight accommodations (See Error! Reference source not found.)	Bed and breakfasts	P	
	Hotels and motels	P	
	Inns	P	
Parking, commercial (See Error! Reference source not found.)	All commercial parking	P	P
Retail sales and service, sales-oriented (See Error! Reference source not found.)	Alcoholic beverage or liquor	P	
	Artist studios or galleries	P	
	Building supply and lumber		P
	Convenience stores with fuel service	C	P
	Convenience stores without fuel service	P	P
	Drug store with drive-through		
	Drug store without drive-through	P	
	Farmers market or farm stand		
	Flea market or auction		
	Florists, retail	P	
	Greenhouse or nursery		P
Retail sales and service, personal service-oriented (See Error! Reference source not found.)	Grocery stores	P	
	Manufactured home sales		P
	Animal care facilities and services		P
	Art studio or gallery	P	
	Body art studios	P	
	Hair, nail, tanning or personal care services	P	
	Hardware stores	P	P
	Headstone, monument or vault sales		P
	Laundry or dry cleaning pickup stations		P
Retail sales and service, repair-oriented (See Error! Reference source not found.)	Mortuaries or funeral homes		
	Schools of special instruction	P	
Retail sales and service, repair-oriented (See Error! Reference source not found.)	All retail sales and service, repair-oriented	P	P
Self-service storage (See Error! Reference source not found.)	All self-service storage		P
Vehicle sales and service (See Error! Reference source not found.)	Body shops and upholstery shops		P
	Fuel stations, including full-service, mini-service and self-service	C	P
	Towing services		P
	Vehicle service, full		P
	Vehicle services, limited	C	P
	Vehicle sales, rental, or leasing facilities	C	P

USE CATEGORIES	USE TYPES	C-B	L-I
INDUSTRIAL USES (SEE ERROR! REFERENCE SOURCE NOT FOUND.)			
Light industrial service (See Error! Reference source not found.)	All light industrial service uses not listed below		P
	Crematorium		P
	Manufacture or assembly of equipment, instruments (including musical instruments), appliances, precision items, and other electrical items		P
	Micro-brewery	C	P
	Vehicle or equipment storage yards		P
Warehouse and freight movement (See Error! Reference source not found.)	Cold storage plants, including frozen food lockers		P
	Household moving and general freight storage		P
	Parcel services		P
	Separate warehouses used by retail stores such as furniture and appliance stores		P
	Stockpiling of sand, gravel or other aggregate materials		P
Waste-related service (See Error! Reference source not found.)	Recycling centers		P
	Solid waste transfer or composting		P
	Waste service		
	Wrecking or salvage yards		C
Wholesale trade (See Error! Reference source not found.)	Sale or rental of machinery, equipment, heavy trucks		P
	Lumber yard		P
	Mail order house	P	P
	Railroads and appurtenances, right-of-way and tracks	C	P
	Retail sales of farm equipment and machinery and earth moving and heavy construction equipment		P
Heavy industrial (See Error! Reference source not found.)	Animal concentrations; animal processing, packing, treating and storage		
	All other heavy industrial		
OTHER USES (SEE ERROR! REFERENCE SOURCE NOT FOUND.)			
Agriculture (See Error! Reference source not found.)	Agricultural crops, community gardens	P	P
	All other agriculture		



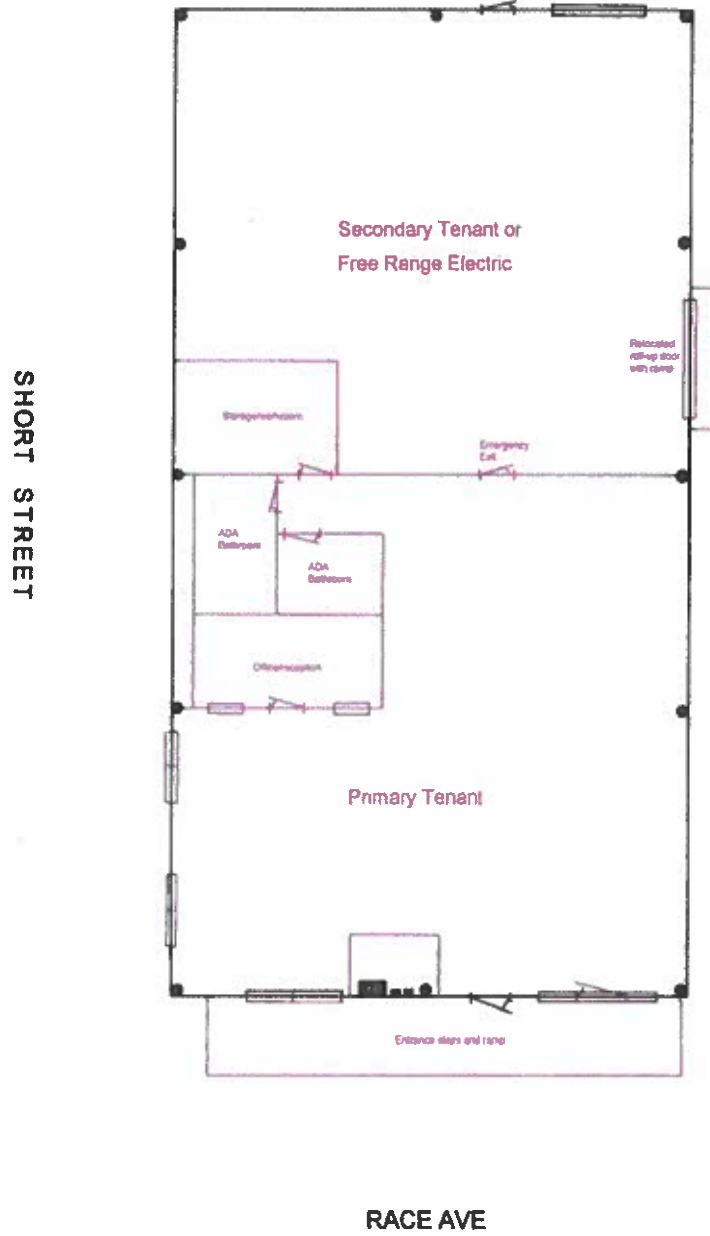
Sample upgrades:



There are many possibilities for this building. It could be split lengthwise or, as in the version shown, the building could be split front and back for two separate uses. The portion towards the park would be for the primary tenant with high visibility from Race Ave (2100 SF +/-). The rear portion would be for use by Free Range Electric or a secondary tenant (1700 SF +/-).

In this example, both existing roll-up doors facing Race Ave are replaced with a bank of windows and a glass entry door. The existing stone ramp could be revamped with new railings and used to provide ADA access to the front door, or an all new entrance porch with steps & ramp added. Additional windows could potentially be added along the south wall facing Short Street and/or along the north wall. A fresh coat of paint with an updated color scheme and modest (or more extensive) landscaping completes the new look.

Sample floor plan:



ORDINANCE NUMBER 2019-



AN ORDINANCE REZONING, A 0.258 ACRE SITE LOCATED AT 201 SHORT STREET, WAYNESBORO, VIRGINIA FROM L-I (LIGHT INDUSTRIAL) DISTRICT TO L-B (LOCAL BUSINESS) DISTRICT

WHEREAS, upon application of Jim Coate, owner, public hearings were held by the Waynesboro Planning Commission and City Council pursuant to notice thereof as required by Section 98-7.4 of the Code of this City and Sections 15.2-2204 and 15.2-2205 of the Code of Virginia, both as amended, and

WHEREAS, it appears that the proposed rezoning is consistent with good zoning practice, is justified by the public necessity, convenience, and general welfare, and is in accord with the comprehensive plan of the City;

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that the request of Jim Coate to rezone a 0.258-acre site located 201 Short Street, Waynesboro, Virginia, City Tax Map numbers 45-1-2-30, 31, & 32, from L-I (Light Industrial) District to L-B (Local Business) District, be and the same hereby is approved as requested, all in accordance with the application (#18-323) and the attached staff report dated January 22, 2019.

INTRODUCED:

ADOPTED:

EFFECTIVE:

CLERK

MAYOR