



## Waynesboro City Council Agenda Briefing

<b>Meeting Date:</b>	January 10, 2022	<b>Staff/Council Member(s):</b> Luke J. Juday, Planning Director
<b>Agenda Item #</b>	8	
<b>Ordinance#</b>	2022-	
<b>Department:</b>	Planning	
<b>Subject:</b>	Rezone property at 1001 Shenandoah Village Drive, Tax Map Number 60-1-56, from H-B, Highway Business, to L-I, Light Industrial.	
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Planning Commission recommendation</li> <li>2. Staff report</li> <li>3. Draft ordinance</li> </ol>	
<b>Planning Commission Recommendation</b>	Planning Commission recommends approval of the rezoning on a 5-0 vote.	

### Background:

Planning Commission held a public hearing on December 7, 2021 to consider initiating a rezoning of an 83.097-acre parcel located at 1001 Shenandoah Village Drive, southeast of the Town Center shopping complex, from H-B (Highway Business) to L-I (Light Industrial) as requested by the Economic Development Department.

Greg Hitchin, Director of Economic Development, has been in discussions with Richard T. Spurzem, manager of Waynesboro Village, LLC and owner of the subject parcel, about improving the parcel from a Tier 2 Virginia Business Ready Site to a Tier 4 site. Mr. Spurzem has committed to pursue other actions necessary for this site to meet the Tier 4 site requirements per the letter dated November 3, 2021, attached to this report. One of the criteria to qualify as a Tier 4 site is that the parcel is zoned properly for the target uses. To meet this criterion, staff requested the Planning Commission initiate a rezoning of this parcel to L-I (Light Industrial). The parcel is currently vacant.

### Planning Commission Recommendation:

The Planning Commission recommends approval of the rezoning on a 5-0 vote.

### City Manager's Recommendation:

The City Manager recommends approving the rezoning.

### Suggested Motion(s):

Introduce the draft ordinance as provided in Attachment #3.