



## 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>	10	
<b>Ordinance#</b>		
<b>Department:</b>	Planning	
<b>Subject:</b>	A zoning text amendment to amend Section 2.4 Use Table to allow certain uses in the MX-B (mixed business) district unintentionally excluded during creation of the district.	
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Planning Commission recommendation</li> <li>2. Staff report</li> <li>3. Draft ordinance amendment to chapter 98</li> </ol>	
<b>Planning Commission Recommendation</b>	Planning Commission recommends approval of the attached ordinances on a 5-0 vote.	

### Background:

The amendment would add Brew Pubs, Micro-Breweries, and all light industrial service use not listed [in the use table] as by-right uses and Solar-Farms as a conditional use in the MX-B (Mixed Business) District.

Brew-pubs, micro-breweries, and solar farms were unintentionally excluded during the creation and implementation of the MX-B district because the use table used in the MX-B rezoning was an outdated version. This amendment will rectify this.

Allowing all other light industrial service uses not listed in the table currently, will clarify the intent of the MX-B zone, which was meant to allow all non-polluting manufacturing uses. Unfortunately, the text amendment as passed only technically allowed manufacture of precision instruments and excluded other light industrial uses like printing shops and manufacture of household goods. Allowing these uses was a goal of the MX-B ordinance, and additional provisions of the MX-B district ensure that the list of other light industrial service uses will not include any uses not contemplated by the Planning Commission.

### Planning Commission Recommendation:

Planning Commission recommends approval on a 5-0 vote.

### City Manager's Recommendation:

The City Manager recommends approving the zoning text amendment request.

### Suggested Motion(s):

Introduce the draft ordinances as provided in attachment #3.