



## Waynesboro City Council Agenda Briefing

<b>Meeting Date:</b>	February 14, 2022	<b>Staff/Council Member(s):</b> Luke Juday, Planning Director
<b>Agenda Item #</b>	8	
<b>Ordinance#</b>	2022-	
<b>Department:</b>	Planning	
<b>Subject:</b>	A preliminary subdivision plat request by The Q, LLC, c/o Milestone Partners, to amend a preliminary subdivision plat approved on May 7, 2020 for a 214-lot residential subdivision on a 66.106 acre tract located at 0 Ivy Street, Waynesboro, Virginia, City Tax Map Parcels 14-6-25 and 15-1-1, including a waiver to allow street trees to be located within the right-of-way.	
<b>Attachments:</b>	<ol style="list-style-type: none"> <li>1. Planning Commission Recommendation</li> <li>2. Draft Ordinance</li> <li>3. January 18, 2022 Staff Report for the preliminary plat application</li> </ol>	
<b>Planning Commission Recommendation:</b>	<p>The Planning Commission recommends approval of the preliminary subdivision plat entitled “Quesenbery Subdivision Amendment to Preliminary Plat,” produced by Timmons Group for The Q, LLC, c/o Milestone Partners, for Tax Map No. 14-6-25, The Q, LLC, owner, and Tax Map No. 15-1-1, The Q, LLC, c/o Milestone Partners, agent for WMD Quesenbery Jr Estate (et al) c/o Whitney Quesenbery, owner, dated December 20, 2019 and revised March 9, 2020, December 10, 2021, and January 25, 2022, to amend the Quesenbery plat (now branded “Ivy Commons”) for a 215-lot residential subdivision on a 66.106 acre tract located at 0 Ivy Street, Waynesboro, Virginia, with a waiver to allow street trees in the right-of-way from City Code Section 74-71 (e) in accordance with the application MJR #21-015, the staff report dated January 18, 2022, and the following conditions:</p> <ol style="list-style-type: none"> <li>1. Street trees may be located within the right of way pursuant to staff approval of tree species.</li> </ol>	

### Background:

Planning Commission held a public hearing on January 18, 2022 to consider an application from The Q, LLC, c/o Milestone Partners, to amend a preliminary plat for the Quesenbery Subdivision originally approved on May 7, 2020.

The amended plat adds one additional lot for a total of 215 single-family lots, relocates the northern road connection (currently aligned with “Berry Street”) farther west, and removes one of the inter-parcel road connections with the Sheri L. Smith Revocable Trust (Smith) parcel to the east. The removal of the northernmost road connection to the Smith parcel allowed for the addition of one parcel, increasing the number of lots from the approved 214 to 215.

As part of the amended preliminary plat review, the applicant has requested a waiver from the requirements of Subdivision Ordinance Section 74-71 (e). This section states that street trees are

not to be planted within the roadway right-of-way (ROW) when less than 60-feet of ROW is provided.

The Quesenberg subdivision (Ivy Commons) was originally approved on May 7, 2020 with the following conditions:

1. No final plats may be issued for lots beyond lot 100 until the following improvements are either bonded or constructed:
  - a. A right turn lane on Route 254 Ivy Street into the proposed subdivision with 100' storage and 100' taper.
  - b. A left turn lane on Route 254 Ivy Street into the proposed subdivision with 100' storage and 100' taper. Taper length may be reduced at the discretion of the City Engineer if design considerations, such as the orientation of the left turn lane, warrant a reduction.
2. Final plats and associated deeds in a form acceptable to the City Attorney shall ensure the continued maintenance of stormwater facilities and common areas by a property owners association and shall be recorded in the City of Waynesboro Circuit Court.
3. Lots must be served by sewer connections acceptable to the Public Works Director. Before developing any lots requiring force mains or pump stations to provide sanitary service, the applicant must make and document a reasonable effort to acquire the necessary easements, at fair market value, to install gravity mains across neighboring parcels to provide for sewer service.
4. Once Road A [Walsh Lane] and Road C [White Birch Road] are improved more than 150 feet beyond any intersection, a gravel emergency access connection shall be maintained between the unfinished ends until these roads form a complete connection between Road B and Lilly Lane. This requirement may be modified by the Fire Marshal during phasing changes to ensure that adequate emergency access is available at all times.

The approved preliminary plat had 214 lots following the cluster development option for lot configuration, which allows for smaller yards on individual properties in exchange for the preservation of more open space. The subdivision will be built out in phases beginning with Phase 1A. Construction began in the fall of 2021.

**Planning Commission Recommendation:**

The Planning Commission recommends approval of the amended preliminary plat on a 5-0 vote with the following condition:

1. Street trees may be located within the right of way pursuant to staff approval of tree species.

**City Manager's Recommendation:**

The City Manager recommends approval of the application as recommended by the Planning Commission.

**Suggested Motion(s):**

Introduce the draft Ordinance as provided in Attachment #2