



## Waynesboro City Council Agenda Briefing

<b>Meeting Date:</b>	June 27, 2022	<b>Staff/Council Member(s):</b> Luke J. Juday, Director of Community Development
<b>Agenda Item #</b>	9	
<b>Ordinance#</b>	2022-	
<b>Department:</b>	Planning	
<b>Subject:</b>	Amend City Code Section 98-5.1.3.B to allow parking beyond the maximum allowed on a H-B (Highway Business) zoned parcel within the Corridor Overlay District if adequate screening is installed.	
<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 City Code Chapter 98</li> </ol>	
<b>Planning Commission Recommendation</b>	Planning Commission recommends approval of the attached ordinance on a 6-1 vote.	

### **Background:**

The current ordinance reads: “Maximum Requirements. Nonresidential uses requiring 50 or more parking spaces may not provide more than 110 percent of the minimum number of spaces required under the parking ratio requirements of Sec. 98-5.1.3.C, below. However, this maximum shall not apply to parcels that are located in H-B Districts that are not in the Corridor Overlay District.” The purpose of the parking maximum section is to prevent large swaths of parking lots fronting on the city’s entrance corridors.

The proposed change would affect parcels zoned H-B that lie within the Corridor Overlay Districts which includes parcels fronting on the City’s main entrance corridors.

The applicant is a developer who has requested this amendment to allow for a commercial development on the Rosser Avenue Corridor. The potential uses include two national restaurant chains, and the restaurants require more parking than the ordinance currently permits as a condition of locating in Waynesboro. Under this change, additional spaces would be allowed beyond the maximum if those additional spaces are screened from view by the building or a wall or fence with a landscaped buffer.

### **Planning Commission Recommendation:**

Planning Commission recommends approval on a 6-1 vote.

### **City Manager’s Recommendation:**

The City Manager recommends approving the zoning text amendment request.

### **Suggested Motion(s):**

Introduce the draft ordinance as provided in attachment #3.