



Waynesboro City Council Agenda Briefing

Meeting Date:	September 12, 2022	Staff/Council Member(s): Leslie Tate, Director of Community Development, Alisande Tombarge, Associate Planner
Agenda Item #		
Ordinance#	2022-	
Department:	Planning	
Subject:	Application to rezone a 16.4 acre, more or less, portion of (2) lots containing 29.38 acres, more or less, located at 2712 West Main Street and 0 Lew Dewitt Boulevard, Tax Map Numbers 21-1-1 and 21-1-5, from H-B, Highway Business, to R-MF, Multi-Family Residential.	
Attachments	<ol style="list-style-type: none"> 1. Staff report 2. Draft ordinance 3. 2018 Transportation Plan – City of Waynesboro Sidewalk Plan 4. Staff sketch of existing and proposed sidewalk and shared use path 	
Planning Commission Recommendation	Planning Commission recommends approval with proffers of the rezoning on a 4-1 vote.	

Background:

City Council held a public hearing on August 22, 2022 to consider a request by ROCLYND EB 1 LLC, and RRC6 LLC, to rezone a 16.4-acre portion of two parcels containing a total of 29.38 acres, Tax Map Numbers 21-1-1 and 21-1-5, located at 2712 West Main Street and 0 Lew Dewitt Boulevard from H-B, Highway Business, to R-MF, Multi-Family Residential.

The property is the vacant area located behind the Amazon Facility (former Kmart). The applicant has indicated their intention to develop this portion of the property into a multi-family development that would include approximately 180 apartments and 27 condominiums.

City Council voted to introduce the ordinance with the approved proffers and with accommodations for a bicycle facility as envisioned in the 2008 Land Use Plan, which showed Lew Dewitt as a proposed bike route and included a greenway on the western side of Lew Dewitt starting at the intersection of Lew Dewitt and Sheppard Court.

After Council's request, staff reviewed the 2018 Transportation Plan which designated Lew Dewitt for sidewalk development. In addition, the 2018 Transportation Plan shows a proposed greenway on the eastern side of Lew Dewitt.

The City Ordinance requires the provision of bicycle and pedestrian facilities. Specifically, Section 98-5.3.5. states that trails will be provided in accordance with adopted plans. In light of the proposed greenway and sidewalk plan shown for Lew Dewitt in the 2018 Transportation Plan, staff feels that during site plan review, development of a shared use path by the development will be required by City Code. Staff has attached a sketch that shows existing and proposed sidewalk and proposed shared use path that staff feels is in keeping with the 2018 Transportation Plan.

Planning Commission Recommendation:

The Planning Commission recommends approval with proffers of the rezoning on a 4-1 vote.

City Manager's Recommendation:

The City Manager recommends approving the rezoning.

Suggested Motion(s):

Adopt the draft Ordinance as provided in Attachment #2.