



## Waynesboro City Council Agenda Briefing

<b>Meeting Date:</b>	November 14, 2022	<b>Staff/Council Member(s):</b> Leslie C. Tate, Director of Community Development
<b>Agenda Item #</b>	9	
<b>Ordinance#</b>	2022-	
<b>Department:</b>	Community Development Department	
<b>Subject:</b>	Conditional Use Permit to allow for a 1,000 square foot detached accessory apartment, per amended plans.	
<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>	<p>Planning Commission recommends approval of the CUP on a 4-0 vote with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Accessory apartment shall be limited to 1,000 square feet or less of interior living area and 200 square feet or less of exterior, attached area for a front porch and rear entry.</li> <li>2. Vegetative plantings to provide a buffer between the accessory apartment and adjacent properties will be required and will be determined during site plan review.</li> </ol>	

### Background:

Planning Commission held a public hearing on October 18, 2022 to consider a request by Lauren Sandercock for a Conditional Use Permit to allow for an 1,100 square foot detached accessory apartment. The requested size has been amended to 1,000 square feet per the amended plans. The applicant is requesting to build a larger detached accessory apartment than what is currently permitted by the Zoning Ordinance in order to provide two senior, unmarried relatives, her father and aunt, a home to age in place in close to family. The applicant is agreeable to the conditions recommended by the Planning Commission.

### Planning Commission Recommendation:

The Planning Commission recommends approval of the conditional use permit on a 4-0 vote with the following conditions:

1. Accessory apartment shall be limited to 1,000 square feet or less of interior living area and 200 square feet or less of exterior, attached area for a front porch and rear entry.
2. Vegetative plantings to provide a buffer between the accessory apartment and adjacent properties will be required and will be determined during site plan review.

### City Manager's Recommendation:

The City Manager recommends approving the conditional use permit with the following conditions:

1. Accessory apartment shall be limited to 1,000 square feet or less of interior living area and 200 square feet or less of exterior, attached area for a front porch and rear entry.

2. Vegetative plantings to provide a buffer between the accessory apartment and adjacent properties will be required and will be determined during site plan review.

**Suggested Motion(s):**

Introduce the draft Ordinance as provided in Attachment #3.