

ORDINANCE NUMBER 2022-



**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT
TO ALLOW A DETACHED ACCESSORY APARTMENT AT 1527 RED TOP
ORCHARD ROAD (TAX MAP NO: 40-1-12), WAYNESBORO, VIRGINIA**

WHEREAS, the owner, Lauren Sandercock, submitted an application for a Conditional Use Permit (CUP 22-009) to allow for the construction of a detached accessory dwelling unit (ADU) that is larger than what is currently permitted in the City Code at property located at 1527 Red Top Orchard Road, Waynesboro (the “Property”).

WHEREAS, a public hearing was held by the Planning Commission pursuant to notice thereof as required by Section 98-7.4 of the Waynesboro City Code and Sections 15.2-2204 and 15.2-2205 of the Code of Virginia, as amended, on October 18, 2022, with the Planning Commission voting to recommend approval of the application with condition;

WHEREAS, a public hearing was held by the City Council pursuant to notice thereof as required by Section 98-7.4 of the Waynesboro City Code and Sections 15.2-2204 and 15.2-2205 of the Code of Virginia, as amended, on November 14, 2022;

WHEREAS, the ADU is permitted as an accessory use in the single-family residential district in which Property is located; and

WHEREAS, the ADU will have no more adverse effect on the health, safety, or comfort of persons living or working in the area and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in single-family residential districts.

NOW, THEREFORE BE IT ORDAINED by the Council of the City of Waynesboro, Virginia, that:

1. The applicant, Lauren Sandercock, is hereby granted a conditional use permit to allow for a 1,000 square foot detached accessory apartment on the property located at 1527 Red Top Orchard Road, Waynesboro, in accordance with the application (#22-009) and the staff report dated October 18, 2022, and revised November 14, 2022, which is attached hereto and incorporated herein as Exhibit 1, subject to the following conditions:

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

2. The City Manager, or his designee, is authorized to take all actions reasonably necessary to effectuate and carry out the purpose of this Ordinance, including, without limitation,

execution of such documents as are reasonably necessary to provide a conditional use permit for this property.

3. This Ordinance shall take effect immediately upon adoption by the City Council.

INTRODUCED:

ADOPTED:

EFFECTIVE:

CERTIFICATE

The undersigned Mayor and Clerk of the City Council of City of Waynesboro, Virginia hereby certify that the foregoing constitutes a true and correct copy of an ordinance entitled An Ordinance Granting a Conditional Use Permit to Allow a Detached Accessory Apartment at 1527 Red Top Orchard Road (Tax Map No: 40-1-12), Waynesboro, Virginia, adopted by the City Council at a meeting held on .

[SEAL]

CLERK

MAYOR