



Waynesboro City Council Agenda Briefing

Meeting Date:	January 9, 2023	Staff/Council Member(s): Leslie Tate, Director of Community Development
Agenda Item #	8	
Ordinance#	2023-	
Department:	Community Development Department	
Subject:	Conditional Use Permit to modify the build-to line requirement in the C-B (Central Business) District	
Attachments	<ol style="list-style-type: none"> 1. Planning Commission resolution and recommendation 2. Staff report 3. Draft ordinance 	
Planning Commission Recommendation	<p>Planning Commission recommends approval of the CUP on a 6-0 vote with the following condition:</p> <ol style="list-style-type: none"> 1. The placement of any new structures to be located at 222 S Wayne Avenue, TM 45-2-21, shall compliment the set-back of the neighboring structures to ensure a consistent street wall. 	

Background:

Planning Commission held a public hearing on December 20, 2022 to consider a request by David Elmore, representing Elmore Properties, LLC, for a Conditional Use Permit to modify the build-to line requirement in the C-B (Central Business) District for the parcel located at 222 S. Wayne Avenue, Tax Map No. 45-2-21.

The applicant has submitted a site plan for review with the intention of building a new structure on the subject parcel. The build-to line requirement was identified as an issue during the site plan review process.

Planning Commission Recommendation:

The Planning Commission recommends approval of the conditional use permit on a 6-0 vote with the following condition:

1. The placement of any new structures to be located at 222 S Wayne Avenue, TM 45-2-21, shall compliment the set-back of the neighboring structures to ensure a consistent street wall.

City Manager's Recommendation:

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

1. The placement of any new structures to be located at 222 S Wayne Avenue, TM 45-2-21, shall compliment the set-back of the neighboring structures to ensure a consistent street wall.

Suggested Motion(s):

Introduce the draft Ordinance as provided in Attachment #3.