



CITY OF WAYNESBORO, VIRGINIA
Staff Report
Conditional Use Permit
CUP 23-012
March 21, 2023, revised April 10, 2023

SUMMARY SHEET

Applicant:	Christopher River, Wilder Assets LLC
Address/Legal Description:	1305 13 th Street, Unit C2 Waynesboro, VA 22980
Tax Map Number:	44-4-12-C2
Area	3,483 square feet
Real Estate Owner of Record:	Wilder Assets, LLC 304 Gray Drive Waynesboro, VA 22980
Current Zoning:	R-O (Residential Office)
Comprehensive Plan Designation:	Medium Density Residential
Attachments:	1) Application
Flood Plain:	No
Enterprise Zone:	No
Action Requested:	Conditional Use Permit to allow for a hair salon and skin care center in the R-O (Residential Office) District
Authorizing City Code Section(s):	Section 2.4 (Use Table)
Summary Recommendations:	Staff recommends approval of the application with no conditions. Planning Commission recommends approval of the application by a 6-0 vote.

1. Nature of Request

Christopher Rice submitted an application for a Conditional Use Permit to allow for a hair salon and skin care center in the R-O (Residential Office) District in an existing office building unit located at 1305 13th Street, Tax Map No. 44-4-12-C2. The proposed use is permitted in the R-O (Residential Office) District with a Conditional Use Permit. The applicant intends to open a hair salon and skin care center business at this location.

2. Location and Background

The subject parcel is in an R-O (Residential Office) district in an existing office complex located at 1305 13th Street, Unit C2. The office complex consists of two buildings with a parking lot fronting on 13th Street. The office buildings span the block between Magnolia Avenue and S. Poplar Avenue on 13th Street. Unit C2 is located in the building closest to the corner of S. Poplar Avenue and 13th Street.

Surrounding Land Use

North: Single family homes and medical offices (R-O and R-MX)

East: Tri-plex, single-family homes (R-O, R-MX, and RS-5)

South: Single-family homes and Summit Square Retirement Community (R-O and RS-7).

West: Single-family homes and medical offices (R-O, R-MX, and RS-7)



3. Review with Respect to the Comprehensive Plan.

The City's Land Use Map identifies the subject parcel and surrounding area as medium density residential. Medium density residential as defined in the zoning ordinance supports the development of residential housing along with certain compatible nonresidential uses. This area has traditionally been a mix of office and residential uses, and is not inconsistent with the surrounding uses.

4. Zoning Requirements

The applicant is intending to open a hair salon and skin care center at the 1305 13th Street, Unit C2 location. Per Section 98-2.4. Use Table, of the Zoning Ordinance, hair, nail, tanning or professional care services is permitted in the R-O (Residential Office) District by conditional use permit.

5. Purpose of the Conditional Use Permit

Conditional Use Permits allow for a case-by-case review of uses which may be, but are not always, compatible with neighboring uses. In order to approve the Conditional Use Permit the City Council must find that the proposed use is consistent with good zoning practice and 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 detrimental, economically or otherwise, to property

or improvements in the surrounding area than would any use generally permitted in the district.

6. Analysis and Recommendation

The area surrounding the subject parcels is already an area with a diverse mix of residential and office uses. The use will be occupying vacant space in an existing office building complex and will fit in with the surrounding neighborhood without causing any adverse effects. The applicant has discussed his proposed use with the office buildings' property owner's association and received support from the POA for the business.

Staff noted that the applicant will need to acquire the necessary permits for building modifications and of the need to abide by the Uniform Statewide Building Code and the Virginia Statewide Fire Prevention Code. In addition, the complex has parking facilities on site and the proposed use should have a negligible impact on traffic on the surrounding streets. Finally, the proposed use does not conflict with the City's land use map.

Staff recommends approval of this application with no conditions.

7. Planning Commission

Planning Commission held a public hearing for the application at their March 21, 2023, and voted to recommend the application for approval by City Council on a 6-0 vote.

cc: Christopher Rice, Applicant
Leslie Tate, Director of Community Development
Laura Martin, Zoning Administrator

Attachment 1 – Application



CONDITIONAL USE PERMIT APPLICATION
CITY OF WAYNESBORO, PLANNING DEPARTMENT

Reference City Code Sec. 98-7-6

Application Fee \$350

A.) SITE INFORMATION:

Project Name: Apex Studio

Property Address: 1305 13th Street Unit C2 Waynesboro VA 22980

Tax Map No./Legal Description: 44-4-12-A1

Present Zoning: RO Comprehensive Plan Designation: Professional Offices ^{Low Density Residential}

Is Property Located in Flood Hazard Area According to Local FEMA Map? YES NO

Is Property Located within the Enterprise Zone? YES NO

Project Description (use a separate sheet as necessary): _____

We plan to use the building as a Salon and Skin care center.

B.) APPLICANT INFORMATION:

Property Owner of Record: Christopher Eugene Rice
(Printed)

Address: 304 Gray Dr Waynesboro VA 22980
(Street Address) (City, State, Zip)

Email Address: christopher.e.rice1@gmail.com Phone #: 540-290-1053

*Applicant Name: "Same as above"
(Printed)

Address: _____
(Street Address) (City, State, Zip)

Email Address: _____ Phone #: _____

* If applicant is not property owner of record, the Power of Attorney Form is Required (Form A-2).

FOR OFFICE USE ONLY:			
Date Rec'd <u>1/23/23</u>	Fee Paid \$ <u>350-</u>	MS Receipt # _____	Application# <u>CUP 23-012</u> Approval Date _____ <input type="checkbox"/> Not

CITY OF WAYNESBORO • Planning Department • 503 W. Main St., Suite 204 • Waynesboro, VA 22980 • Phone (540) 942-6604 • Fax: (540) 942-6671

C.) (OPTIONAL) LICENSED PROFESSIONAL [Architect, Engineer, Surveyor, Landscape Architect]:

Firm Name: _____ Contact Name: _____
(Printed) (Printed)

Address: _____
(Street Address) (City, State, Zip)

Phone #: _____ Fax Number: _____

Email Address: _____ Professional License # _____

E.) SELECT PRIMARY CONTACT PERSON FOR STAFF: Owner Applicant Licensed Professional

D.) SIGNATURES:

If applicant is not property owner of record, the Power of Attorney Form is Required (Form A-2).

AFFIDAVIT: The undersigned property owner, or duly authorized agent/representative thereof [check one] certifies that the foregoing information is true and correct to the best of my knowledge and belief; WITH THE UNDERSTANDING THAT ANY INCORRECT INFORMATION SUBMITTED MAY RESULT IN THE DELAY OR RESCHEDULING OF APPROVAL. I hereby authorize the City of Waynesboro to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

Christopher E. Rize
 Print Name


 Signature of Owner, Contract Purchaser, Agent

540-290-1053
 Daytime phone number of contact

23 JAN 2023
 Date