



Waynesboro City Council Agenda Briefing

Meeting Date:	August 28, 2023	Staff/Council Member(s): Leslie Tate, Director of Community Development
Agenda Item #	10	
Ordinance#	2023-	
Department:	Community Development	
Subject:	Amend City Code Chapter 98, Section 2.6.4. to remove “C. Except in the C-B district, multifamily building parcels and upper-story residential units in nonresidential districts shall not exceed a density of 8 units per acre.”	
Attachments	<ol style="list-style-type: none"> 1. Planning Commission recommendation 2. Staff report 3. Draft ordinance amendment to City Code Chapter 98, Section 2.6.4. 	
Planning Commission Recommendation	Planning Commission recommends approval of the attached ordinance on a 5-0 vote.	

Background:

Daniel Cyrus of Thomas Builders of Virginia, agent for Waynesboro Senior Living, LLC, has requested an amendment to the City Code Chapter 98, Section 2.6.4.C. addressing the restriction of density of multifamily building parcels and upper-story residential units in nonresidential districts, except in the C-B (Central Business) District, to 8 units per acre.

The Zoning Ordinance permits multifamily buildings in certain nonresidential districts (L-B, H-B, MX-B, and C-B) by conditional use permit (CUP). Upper-story residential units are permitted by right in most nonresidential districts, with the exception of the L-I (Light Industrial) District, where they are permitted by a CUP.

Section 98-2.6.4 regulates the area and dimensional standards for residential development in nonresidential districts. The proposed text amendment would remove the density restriction for multifamily buildings and upper-story residential units in nonresidential districts. Instead, density restrictions would be determined on a project by project basis during the CUP review process.

Planning Commission Recommendation:

Planning Commission recommends approval on a 5-0 vote.

City Manager’s Recommendation:

The City Manager recommends approving the zoning text amendment request. A public hearing for this request will be held at the ordinance’s second reading at Council’s September 11, 2023, meeting.

Suggested Motion(s):

Introduce the draft ordinance as provided in attachment #3.