



Waynesboro City Council Agenda Briefing

Meeting Date:	August 28, 2023	Staff/Council Member(s): Leslie C. Tate, Director of Community Development Alisande M. Tombarge, City Planner
Agenda Item #	11	
Ordinance#	2023-	
Department:	Community Development	
Subject:	Conditional Use Permit to allow Multifamily Buildings in the H-B (Highway Business) District	
Attachments	<ol style="list-style-type: none"> 1. Planning Commission recommendation 2. Staff report 3. Draft ordinance 	
Planning Commission Recommendation	<p>Planning Commission recommends approval of the conditional use permit on a 5-0 vote with the following conditions:</p> <ol style="list-style-type: none"> 1. The development shall be developed in general conformance with the “651 Town Center Drive Conceptual Layout Plan”, prepared by Balzer and Associates, dated June 28, 2023. 2. Pedestrian conductivity shall provide a safe, walkable route from all dwelling units and shall include a pedestrian crossing of Town Center, Drive, provided the crossing is permitted by Waynesboro Town Center LLC, or their successors. The applicant shall use all reasonable commercial efforts, to gain permission for the installation of the pedestrian crosswalk, at the developer’s expense, along Town Center Drive. 3. Building elevations shall be in general conformance with materials and architectural styles submitted in conjunction with the application. 4. Buildings shall not exceed a maximum building height, as measured per the City of Waynesboro Zoning Ordinance, of 64’-10”, as depicted by the provided building elevations dated 6.28.23. 5. The property shall be subdivided in general conformance with the submitted concept plan prior to site plan approval, provided that all other subdivision regulations of City Code Chapter 74 are met. 6. The entrances shown on the concept plan are for conceptual plan purposes, approval of the conditional use permit, shall not necessitate approval of the entrances. Entrances shall be evaluated and approved through site plan approval as appropriate with appropriate agencies. 	

	7. The maximum number of residential units shall not exceed 252 units.
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Background:

Daniel Cyrus, representing Thomas Builders, has submitted an application for a Conditional Use Permit to allow for multifamily residential development in the H-B (Highway Business) District on the property located at 651 Town Center Drive (Tax Map No. 60-1-56B) and the rear portion of the property located at 150 P Buckley Moss Drive (Tax Map No. 59-1-1). Multifamily buildings are permitted in the H-B District by conditional use permit (CUP).

The applicant is intending to build five apartment buildings consisting of 48-52 units per building for a total of 252 units. The multifamily buildings will primarily be on the undeveloped property fronting onto Town Center Drive. However, in order to get the density, the applicant is seeking, approximately 1.4 acres of the rear portion of the parcel that fronts on Rosser Avenue containing the old P. Buckley Moss museum and exhibit space, Tax Map No. 59-1-1, will be used as well. The remaining portion of the P. Buckley Moss parcel would be developed commercially by Thomas Builders with three estimated commercial parcels. The applicant will be submitting a subdivision application during the site plan review process to create these commercial parcels.

Staff notes that the applicant’s CUP request is tied to a zoning text amendment application (ZTA 23-017), running congruently with the CUP request, to amend City Code Section 98-2.6.4. removing the density restriction of 8 units per acres for multifamily buildings or upper-story residential units in nonresidential districts, except for the C-B (Central Business) District.

Planning Commission Recommendation:

The Planning Commission recommends approval of the conditional use permit on a 5-0 vote with the conditions listed above.

City Manager’s Recommendation:

The City Manager recommends approving the conditional use permit request with the attached conditions. 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.