



**RESOLUTION AND RECOMMENDATION TO THE CITY COUNCIL
FROM THE WAYNESBORO PLANNING COMMISSION
REGULAR MEETING OF JULY 18, 2023 PER
CONDITIONAL USE PERMIT 23-014**

WHEREAS, upon a conditional use permit (23-014) application by Daniel Cyrus, representing Thomas Builders of Virginia, agent for Waynesboro Senior Living, LLC, owner of 651 Town Center Drive (TM# 60-1-56B), and agent for Virginia Tech Foundation, owner of 150 P Buckley Moss Dr. (TM# 59-1-1, portion), the Waynesboro Planning Commission finds that a Conditional Use Permit should be granted for Multifamily Buildings, in the H-B (Highway Business) District in which the subject properties are located; and that the proposed use 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 such District; and, further, that the request is consistent with good planning and zoning practice; is justified by the public necessity, convenience, and general welfare; and is in accord with the comprehensive plan of this City;

NOW, THEREFORE, BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 5-0, that a recommendation be forwarded to City Council that the request of Daniel Cyrus, representing Thomas Builders of Virginia, agent for Waynesboro Senior Living, LLC, owner of 651 Town Center Drive (TM# 60-1-56B), and agent for Virginia Tech Foundation, owner of 150 P Buckley Moss Dr. (TM# 59-1-1, portion), to receive a Conditional Use Permit (CUP 23-014) for Multifamily Buildings at Tax Map Nos. 60-1-56B and 59-1-1 (portion), be approved, in accordance with the application and staff report dated July 18, 2023. The Planning Commission recommends the following conditions:

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.

Alisande M. Tombarge
Clerk of Planning Commission