



Waynesboro City Council Agenda Briefing

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| Meeting Date: | November 13, 2023 | Staff/Council Member(s): Leslie Tate, Director of Community Development Alisande Tombarge, City Planner |
| Agenda Item # | 7 | |
| Ordinance# | 2023- | |
| Department: | Community Development | |
| Subject: | Rezone the property located at 1010 East Main Street, Tax Map Nos. 56-2-2; 57-2-1; 56-1-69, lots 1, 2, 8, & 9; 57-1-70, lots 1, 2, and 7; 57-1-71, lots 1, 2, 3B, 8, 9, 10, and 11; and 57-4-71-E, from H-B, Highway Business, H-I, Heavy Industrial, and RG-5, General Residential, to MX-B, Mixed Business. | |
| Attachments | <ol style="list-style-type: none"> 1. Planning Commission recommendation 2. Staff report dated October 17, 2023, and revised November 13, 2023, with attachments. 3. Draft ordinance | |
| Planning Commission Recommendation | Planning Commission recommends approval of the rezoning on a 6-0 vote. | |

Background:

VM Acquisitions Waynesboro, LLC, applicant and owner/developer, has submitted an application to rezone the property located at 1010 E. Main Street, commonly known as “Metalcrafters,” from H-B (Highway Business), H-I (Heavy Industrial), and RG-5 (General Residential) to MX-B (Mixed Business).

With the applicant’s current zoning, not all of the current or potential future uses are permitted on the property. This rezoning will allow the applicant to not only house its current businesses, including Basic City Brewery, The Foundry, Commonwealth Crush, and HAPP Coffee & Roasters, but also permit additional commercial uses including retail, office, and food service, along with production-oriented ones. Rezoning the property to MX-B would give the applicant flexibility in the uses that locate there in the future.

Planning Commission Recommendation:

The Planning Commission recommends approval of the rezoning on a 6-0 vote.

City Manager’s Recommendation:

The City Manager recommends approving the application as recommended by the Planning Commission. A public hearing for this request will be held at the ordinance’s second reading at Council’s November 27, 2023, meeting.

Suggested Motion(s):

Introduce the draft ordinance as provided in Attachment #3.