

Kenneth Coiner, 201 Lee Drive, stated his concerns on the frontage of the building and the traffic on Village Drive and the intersection of Stonewall Drive and West Main Street. He wishes the development would fit into the neighborhood and make a good transition from the adjacent commercial uses to the single-family neighborhood.

Margaret Baker, 200 Lee Drive, stated her concerns regarding the driveway location to the townhouse development and the increased traffic on Village Drive.

Ms. Paradiso closed the public hearing.

Mr. Arey made the motion, seconded by Mr. Eusse, to recommend approval to the City Council of the conditional use permit application with conditions as recommended by staff. Motion passed 6:0, as follows:

WHEREAS, upon a conditional use permit (18-271) application by Carl W. Kerby, the Waynesboro Planning Commission finds that the townhouse/multifamily use is permitted as a conditional use in an H-B (Highway Business) District in which the subject property is 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 6-0, that a recommendation be forwarded to City Council that the request of Carl W. Kerby, for a conditional use permit to allow townhouse/multifamily use in an H-B Highway Business District at an unimproved property on Village Drive at the rear of 2601 and 2611 West Main Street (Tax Map number 22-9-6), be approved, in accordance with the application (#18-271), and staff report dated February 20, 2018, with the following conditions as recommended:

- 1. A townhouse or a multifamily residential development shall have at least one building fronting on Village Drive.*
- 2. The height of the proposed townhouses or multifamily buildings shall not exceed 35 feet.*

5. A PUBLIC HEARING ON THE DRAFT COMPREHENSIVE PLAN: Mr. Juday stated that the latest draft version of the Comprehensive Plan was sent out to the Commissioners and this meeting was advertised to receive public hearing, but it is up to the Commissioners to come up to a recommendation. The Commissioners had a brief discussion on the plan.

Ms. Paradiso opened the public hearing, with no comments received, Ms. Paradiso closed the public hearing.

Mr. Kelly made the motion, seconded by Ms. Boyle, to recommend to the City Council adoption of the draft comprehensive plan. Motion passed 6:0, as follows:

BE IT RESOLVED by the Waynesboro Planning Commission, by a 6 to 0 vote, and after a public hearing held this date, that they hereby recommend to the City Council adoption of the attached 2018 City of Waynesboro Comprehensive Plan.

Mr. Juday announced that the consultant representative, Charles Buki, will present the plan to the City Council next Monday and the Council public hearing will be held on March 12th.

6. OTHER BUSINESS/COMMISSIONERS' CORRESPONDENCE AND COMMUNICATION:

Mr. Juday gave an update on minor subdivision applications, NRDA settlement projects, the IRF grant application for the Leggett Building, the greenway project to Ridgeview Park and the industrial park project.

Meeting adjourned at 8:00 pm.

Luke J. Juday, clerk