

Ms. Boyle closed the public hearing.

Mr. Gibson inquired about any plans the City had in place for the replacement of the collapsed stormwater pipe underneath the building. Mr. Juday responded that the City would need to work with the developer to address the pipe and that the City did not have any plans in place for its replacement. Mr. Arey asked if stormwater was still actively running through the pipe and if the city could repair it with the owner's permission. Mr. Juday confirmed stormwater was still running through the pipe and that more studies would likely need to be done to determine how to fix it.

Mr. Gauldin, applicant, described the current condition of the stormwater pipe, a collapsed tunnel of brick. The pipe is very deep in the ground and the solution would probably be to abandon the pipe in place and reroute the stormwater elsewhere.

Mr. Henderson made the motion to issue a COA for the two structures located at 304 and 320 West Main Street. Mr. Gibson seconded. The vote was 4-0 in favor.

NOW, THEREFORE, BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 4-0, that the request of Bottom Alley M, LLC, for a certificate of appropriateness to demolish contributing structures in the Downtown Historic District at 304 and 320 West Main Street (Tax Map numbers 45-3-18A, 45-3-18B, 45-3-34A, and 45-3-35), be approved, in accordance with the application (#21-003), and the staff report dated February 22, 2022. This certificate is for the two-story commercial building located at 320 West Main Street and the connected annex building located at 304 West Main Street, constructed ca. 1963 and 1941, respectively.

6. Public hearing for a request by Hats Land Development, LLC, to rezone 0 Ivy Street, Waynesboro, Virginia (Tax Map No. 4-1-28A) from RS-12 (Single-Family Residential - large lot) to RS-7 (Single-Family Residential - small lot).

Mr. Juday gave the presentation on the proposed rezoning of Tax Map No. 4-1-28A from RS-12 (Single-Family Residential – large lot) to RS-7 (Single-Family Residential – small lot). Staff recommended approval. For details, see the staff report in the agenda packet for the February 22, 2022, Planning Commission meeting.

Mr. Henderson confirmed the number of lots that would be allowed with the rezoning to RS-7.

Mr. Arey confirmed that if the developers built the subdivision by-right, they would not need to build any additional traffic improvements, but with the rezoning would be required to build a right-turn taper. Mr. Juday responded that the traffic study reviewed by VDOT's local assistance division warranted a right-turn lane, and that the City would own the road and receive VDOT maintenance money for it.

Ms. Boyle opened the public hearing.

Ms. Boyle invited the applicant to come forward and speak on behalf of the application.

Peter Boutros, representative of the applicant, came forward and offered to answer questions. Mr. Arey asked if the development would be limited to 107 lots, and if the plan shown during staff's presentation was proffered.

Mr. Boutros said the number of lots should stay around 107. Mr. Juday added that the conceptual site plan was meant to represent the feasibility of fitting the lots and that once the plan is more fully realized, with infrastructure needs, it is possible an additional lot or two may be added. The conceptual site plan has not been proffered, but the zoning would put a functional limit on the number of lots possible.

Mr. Arey confirmed that VDOT recommended only a right turn lane for the development, no other changes to the road. Mr. Juday confirmed this and commented that there has been a lot of focus on ensuring interconnectivity between the subdivisions to try to reduce the amount of traffic reliant on Ivy Street/254. Eventually, the speed limit may need to be reduced on Ivy as more development occurs.

Mr. Arey asked if the proposed plan included an outlet to the property to the east. Mr. Juday confirmed that it did and added that the road would be stubbed out to make a future road connection there possible.

Ms. Severs asked if this application was for the rezoning only. Mr. Juday confirmed it was.

Bill Moore, Balzer & Associates, said that his company had prepared the exhibits shown in the presentation and he could answer any questions about them.

Wayne Weeks, 7020 Ivy Street, Waynesboro, expressed concerns about traffic safety along Ivy Street with the number of houses proposed under the rezoning and the number of houses coming in at the Ivy Commons subdivision. He also expressed concerns about the capacity of the schools to handle the additional students.

Mr. Arey inquired about the speed limit in front of Mr. Week's house. The speed limit is 45-mph. Mr. Arey asked if the City had the ability to lower the speed limit in that vicinity. Mr. Juday responded the city could.

Ms. Severs asked if VDOT had a say in the final approval of the safety of the road. Mr. Juday responded that though the City owns its roads, VDOT is asked to review traffic studies since the City lacks that expertise. A traffic study was run recently on Ivy Street, and it was concluded that it was still safe at the 45-mph speed limit; however, once the average daily traffic went up, the speed limit would need to come down to 35-mph.

Jason Dameron, 7010 Ivy Street, Waynesboro, expressed concerns about traffic safety, turn lane placement, groundwater contamination, and the ability of the school system to absorb the children from new families moving in.

Ellen O'Hanlon, 998 Northgate Avenue, Waynesboro, was concerned about the ability of the fire department to provide adequate fire protection to the city and all the houses being constructed.

Karie Weeks, 7020 Ivy Street, Waynesboro, expressed concern about the density and design of the new developments that have been built along Ivy Street. She was also concerned about traffic safety on Ivy Street.

Mr. Juday said there was one emailed comment objecting to the rezoning and the other development going on in the area.

Ms. Boyle closed the public hearing.

Mr. Henderson commented that he was in a meeting earlier that day in which Waynesboro citizens discussed the lack of housing and the lack of affordable housing. The City has expensive housing and low-income housing but few houses priced in the middle.

Ms. Severs said that safety seemed to be the primary concern, but that the City would not purposely create an unsafe situation for citizens in the area, and she assumed that would be addressed as the development occurs to ensure it stays safe.

Mr. Henderson said that there will be a new fire station constructed in the next 1-2 years on the west side of the City. City Council has made constructing an additional fire station a priority.

Mr. Gibson commented that the proposed lot sizes would make “good-sized” lots. Mr. Juday confirmed the lots would be a minimum of 7,000 square feet, which is about one-sixth of an acre and that the overall density incorporates the needed roads, common areas, and other infrastructure.

Mr. Arey commiserated with the commenters and said that Waynesboro is growing and that the northern part is growing the fastest. The turn lane into the subdivision should help with keeping traffic from getting bogged down.

Discussion continued, with topics including the possible need to widen Ivy Street/254 in the future.

Ms. Boyle commented the City needed houses that are priced in between the high and low ends. She advised those in attendance with concerns about the rezoning to come to the City Council meeting

Mr. Arey asked for clarification on the wording in the staff report regarding the staff recommendations for the rezoning and traffic study results.

Mr. Arey made the motion to recommend the rezoning of Tax Map No. 4-1-28A from RS-12 (Single-Family Residential – large lot) to RS-7 (Single-Family Residential – small lot) to City Council. Mr. Gibson seconded. Vote was 4-0 in favor.

WHEREAS, upon a Zoning Map Amendment (rezoning) application by Santo LLC, the Waynesboro Planning Commission finds that the request to rezone certain property consisting of one (1) lot containing 37.42 acres, more or less, located at 0 Ivy Street, Tax Map Number 4-1-28A, from RS-12, Single-Family Residential, to RS-7, Single-Family Residential, 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 4-0, that a recommendation be forwarded to City Council that the request of Santo, LLC, be approved, in accordance with the application and staff report dated February 22, 2022.

7. Other Business/Commissioners' Correspondence and Communications.

Ms. Boyle announced that Ms. Severs had resigned from the Planning Commission as she has moved outside the city limits. Ms. Severs thanked everyone and said that she had been honored to serve on the Planning Commission.

8. Adjournment.

Mr. Henderson made a motion to adjourn the meeting. Mr. Gibson seconded. The vote was 4-0 in favor.

The meeting was adjourned at 8:15 P.M.