

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 18th day of April 2023, at 7:00 P.M., in Council Chambers, Charles T. Yancey Municipal Building, 503 West Main Street, Waynesboro, Virginia:

PRESENT: Commission Members:

Shannon Boyle, Chair
William Flory
Hashim Halstead
Kenny Lee, Council Liaison
W. Lowrie Tucker
Nick Zawhorodny

Director of Community Development:
City Planner & Clerk of the Commission:
Zoning Administrator:

Leslie Tate
Alisande Tombarge
Laura Martin

ABSENT: Commission Member:

Michael Gibson

1. Call to order. Pledge of Allegiance.

Ms. Boyle called the meeting to order at 7:00 PM and asked Mr. Zawhorodny to lead the Pledge of Allegiance.

2. Adoption of agenda.

Mr. Tucker motioned to adopt the agenda; Mr. Zawhorodny seconded. Vote was 6-0 in favor.

3. Review and approval of minutes of meeting held February 21, 2023.

Mr. Tucker motioned to approve the minutes; Mr. Halstead seconded. Vote was 6-0 in favor.

4. Public comment period for items not on the agenda.

None.

5. Second consideration for a preliminary plat request by D.R. Horton for a 167-lot residential subdivision on 17.344-acres located at 0 Hopeman Parkway, Waynesboro, Virginia, Tax Map Nos. 15-1-45A and 15-1-45B.

Ms. Tate provided a brief update noting that the Planning Commissioners were concerned about the lack of pedestrian infrastructure and a pedestrian crossing across Hopeman Parkway given the development's location across from the Food Lion shopping center. She said that staff is still working with legal counsel and having follow-up conversations with the developer. Ms. Tate recommended continuing the tabling of the plat to a May 2, 2023, work session, and that the Planning Commission hold a meeting on the first Tuesday of the month that is reserved for the Planning Commission's work sessions as needed.

Mr. Tucker asked is there was any indication about how the applicant will proceed. Ms. Tate said that the applicant had seem receptive to the idea of a pedestrian crossing and that she had reached out to VDOT for guidance and feedback concerning a potential crossing.

Mr. Flory asked if the applicant had aligned the development's entrance across from the Food Lion with the Food Lion's entrance.

Ms. Tate said that applicants had done this and had submitted a new version of the plat reflecting this change. Ms. Tombarge noted that the revised plat shows 163 lots verses 167.

Mr. Tucker made a motion to continue tabling the preliminary plate request by D.R. Horton to the Planning Commission's May 2, 2023, work session.

Mr. Zawhorodny asked about the density and size of the townhouses and if they would be three stories.

Ms. Tombarge said that the applicant had said at the March 23, 2023 meeting that the townhouses would be 2-bedroom, 2-bath and around 1,200 square feet.

Ms. Boyle asked if there was a second for the motion made by Mr. Tucker. The motion was seconded by Mr. Halstead.

Vote was 6-0 in favor.

Mr. Zawhorodny commented about the need for single-story housing for older residents.

6. Staff presentation of vape/tobacco shop research.

Ms. Tombarge presented on Staff's research into Virginia localities' vape and tobacco ordinances and items Waynesboro might consider. For details, see the briefing in the agenda packet for the April 18, 2023, Planning Commission meeting

Discussion among the Planning Commissioners covered the inclusion of Fishburne Military Academy along with the public schools in any buffer, the broad availability of vape products at stores other than specialty vape and tobacco shops, enforcement responsibility, the risk of deterring responsible businesses, the ability of kids to get these products regardless of restrictions, the need to create a broad definition (including substances like Delta-8, Delta-9, THC, and THC-derivatives), whether a sign ordinance may be more appropriate, and the inability of proposed ordinance to address the broader problem of underaged children purchasing vapes, and whether or not there had been any discussion of this kind of ordinance with City Council.

To conclude the discussion, Ms. Tate reviewed the process for the text amendment. Ms. Boyle said that she thought the Planning Commission should revisit the topic at the next regular meeting to determine if a text amendment was the right approach.

It was agreed that the topic would be placed on the agenda for the Planning Commission's next regular business meeting on May 16, 2023.

7. Review of minor subdivision and final subdivision plats approved since the March 21, 2023, meeting.

Ms. Tombarge updated the Commission on a minor subdivision plat approved at 340 N. Commerce Avenue, Tax Map Nos. 46-1-46, lots 4-8.

8. Matters from Staff.

Ms. Tate noted that staff will send out the agenda prior to the May 2, 2023 meeting.

9. Commissioners' correspondence and communications

Mr. Halstead noted that he had met with Steve Garon, Safe Routes to School Coordinator with the Office on Youth, and had the idea of temporarily closing Race Avenue to traffic. Right now, people use the street as a cut through to avoid the light. He wanted to know if the Commissioners would be interested in requesting Staff look into a temporary closure to see how it would feel.

Ms. Boyle asked if that was something the Planning Commission could request.

Ms. Tate said that Staff could look into this more and provide an update about if it would be possible and how it could be done.

Ms. Boyle asked if there was a motion to request Staff look into the process and possibility of testing the temporary closure of Race Ave.

Mr. Halstead made the motion. Mr. Zawhorodny seconded. Vote was 6-0 in favor.

10. Adjournment.

Mr. Tucker motioned to adjourn the meeting. Mr. Zawhorodny seconded. Vote was 6-0 in favor.

The meeting was adjourned at 7:59 P.M.