

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 18th day of May 2021, 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
Stephen Arey, Vice-chair
Noelle Owen
Michael Gibson
Sarah Severs
W. Lowrie Tucker
Bobby Henderson, Council Liaison

City Planner &
Clerk of the Commission: Luke Juday

1. Call to order:

Ms. Boyle called the meeting to order.

2. Adoption of agenda

Mr. Gibson made the motion to adopt the agenda; Mr. Tucker seconded. All voted in favor.

3. Review and approval of minutes of meeting held March 16, 2021.

Mr. Arey made the motion to approve the minutes for the March 16, 2021 meeting; Ms. Severs seconded. All voted in favor.

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

No comments were heard.

5. Public hearing on a request by Oceanside Properties II, LLC for a Certificate of Appropriateness to demolish a contributing structure in a historic district at 636 Chestnut Avenue, tax map #55-1-26, lots 29 through 31.

Mr. Juday presented. See the Staff Report posted for the May 18, 2021 planning commission meeting. Staff recommends approval.

Mr. Mike Myers representing the applicant, Oceanside Properties II, spoke in support of their request for the Certificate of Appropriateness to demolish the structure. Oceanside Properties had been doing work at the property and had noticed the garage was being used by trespassing individuals at night with evidence of alcohol and drug use. The company had tried to secure the property, including a conversation with the City's police department, but had been unsuccessful. Demolition and repurposing would allow the owner to attract tenants.

Mr. Arey stated he had noticed what looked like new locks on the structure's doors had been pried open. Ms. Severs asked if the garage was attached to the adjoining carriage house. Mr. Myers answered in the affirmative. Ms. Severs followed up asking if there would be any changes made to the existing carriage house. Mr. Myers

responded that there would be no changes to the carriage house, though the rear of the building where it attaches to the garage would be resided to match the rest of the structure's siding. Mr. Tucker asked if the property's use after demolition of the garage would be extra parking and if the foundation walls would be part of that. Mr. Myers confirmed that the space would be used for parking and the existing foundation walls would remain. Mr. Gibson asked about the wood used to construct the garage and if the applicant had looked into salvaging the wood to resell. Mr. Myers indicated that some salvaging would occur by the contractor.

Ms. Boyle opened the public hearing. Mr. Juday read two letters received by the Planning Department: a letter of support from Melinda Ferguson, 633 S. Wayne Avenue, who owns the house across the alley from 636 Chestnut Avenue and a letter of support signed by two neighbors, Charlane D. Tetreault at 648 Chestnut Avenue and Paige C. Holder at 628 Chestnut Avenue.

No one called in. Ms. Boyle closed the public hearing.

Brief discussion by Planning Commissioners. Mr. Tucker stated that the demolition of the structure would improve the alley. Ms. Boyle agreed and said that homeowner safety is a concern as well.

Mr. Henderson motioned to approve the certificate of appropriateness. Ms. Severs seconded. Vote was 7-0 in favor.

6. Update on SMART Scale applications and CDBG Entitlement projects.

Mr. Juday reported that three of the four SMART Scale applications had been approved for funding including the Broad Street streetscaping project, the West Main Street project, and the project on Rosser Avenue to help traffic flow.

Ms. Severs asked how long it will take to initiate the projects. Mr. Juday indicated that it will be many years before construction will begin. Ms. Severs asked if safety concerns prioritized projects. Mr. Juday said that he had provided public comment during the consideration of the applications indicating that these projects were of great concern for the city. Ms. Boyle thanked Mr. Juday for his hard work on the applications. Mr. Juday also thanked Mr. Jim Powers from the Public Works Department.

Mr. Juday did not have an update for CDBG entitlement projects at this time.

7. Discussion of street widths and signage.

Mr. Juday said that the first of the new subdivisions with reduced street widths had come online. New signs indicating no parking on one side of the streets were installed near the end of the bond period after new property owners had moved in, and some complaints have resulted. Mr. Juday wanted to make the Planning Commission aware of these complaints and that if any of the Planning Commissioners wanted to drive by, it was located in the Claybrook subdivision.

8. Other Business/Commissioners ' Correspondence and Communication.

Mr. Juday introduced Alisande Tombarge as the City's new Associate Planner.

9. Adjournment

Mr. Gibson moved to adjourn, and Ms. Severs seconded. All voted in favor. The meeting was adjourned at 7:35 P.M.