

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 21st day of June 2022, 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
 Bobby Henderson, Council Liaison
 Michael Gibson
 Shari Lambert
 W. Lowrie Tucker
 Nick Zawhorodny

 City Planner &
 Clerk of the Commission: Luke Juday
 Associate Planner: Alisande Tombarge

1. Call to order. Pledge of Allegiance.

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

2. Adoption of agenda.

Mr. Gibson motioned to adopt the agenda; Mr. Tucker seconded. Vote was 7-0 in favor.

3. Review and approval of minutes of meeting held April 19, 2022.

Mr. Gibson motioned to approve the minutes; Ms. Lambert seconded. Vote was 7-0 in favor.

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

None.

5. Public hearing on a request by Mitchener Properties, LLC, to amend Zoning Ordinance Section 98.1.5.3.B, Parking Maximums, amending the requirements for parcels zoned H-B (Highway Business) within the Corridor Overlay District to require screening for parking in excess of maximum allowed.

Ms. Tombarge gave the presentation on the proposed zoning text amendment for the parking maximum requirements section of the Zoning Ordinance. For details, see the staff report in the agenda packet for the June 21, 2022, Planning Commission meeting.

Discussion followed on topics including the type of screening that would be constructed by developers, the possibility of adding a maintenance requirement for plantings to ensure they will be replaced if they die, the reasoning behind requiring a wall and a vegetative buffer, and clarification of the change in the language of the ordinance.

Ms. Boyle opened the public hearing.

No members of the public were present to speak, and staff had received no written comments.

Ms. Boyle closed the public hearing.

Ms. Lambert motioned that the Planning Commission recommend City Council approve the zoning text amendment for Zoning Ordinance Section 98.1.5.3.B, Parking Maximums.

The motion was seconded by Mr. Zawhorodny.

Vote was 6-1 in favor, with Mr. Tucker voting Nay.

WHEREAS, upon a zoning text amendment (22-013) application by Mitchener Properties, LLC, to amend the City Code addressing parking maximum requirements, the Waynesboro Planning Commission finds that the change requested 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 6-1, that a recommendation be forwarded to City Council that the request of Mitchener Properties, LLC, (ZTA 22-013) for a zoning text amendment be approved, in accordance with the application and staff report dated June 21, 2022.

6. Second consideration of amendments to the subdivision ordinance:

- a. An amendment to City Code Chapter 74, Divisions 1 and 3 (General Procedures and Major Subdivision Procedures), in accordance with §15.2-2260 of the Code of Virginia, requiring submission of a preliminary plat for subdivisions of more than 50 lots and for submission of a preliminary plat at the option of the landowner for subdivisions of 50 or fewer lots.**
- b. An amendment to City Code Chapter 74, Sections 74-37 and 74-38, relating to preliminary plat procedures in accordance with §15.2-2260 of the Code of Virginia, requiring the Planning Commission to act on a preliminary subdivision plat and removing the requirement for a preliminary plat to be forwarded to the City Council for final approval.**

Mr. Juday gave a short presentation recapping the subdivision ordinance amendment, the reason for the changes, and a potential subdivision process to use going forward. He noted that the first big change was removing the requirement for a City Council vote on by-right subdivisions. The second change was for revision of the preliminary plat process now that preliminary plats can no longer be required for subdivisions with 50 lots or less. The proposed amendment would keep an option for a preliminary plat or, if not, require a final plat and a public improvement plan that would go before Planning Commission for a public hearing. The final plat would not be released until the public improvements had been constructed and accepted by the City or bonded. This new process would remove Council from the process but retain the public hearing before Planning Commission.

After a short discussion, the Planning Commissioners agreed that the new process would work well. Ms. Boyle confirmed that no public hearing would be held. Mr. Juday confirmed, saying that the city attorney did not feel that the changes were significant enough to warrant a second public hearing.

Mr. Tucker moved to initiate the alternative subdivision process brought this month by Mr. Juday amending the subdivision ordinance.

Mr. Gibson seconded.

Vote was 7-0 in favor.

BE IT RESOLVED by the Waynesboro Planning Commission, by a 7-0 vote, that a recommendation be forwarded to the City Council that the revised Chapter 74, Subdivision Ordinance, be approved as presented and as attached hereto.

7. Port Republic neighborhood plan update

Mr. Juday reported that the Port Republic neighborhood workshop was held a couple weeks ago and that it had gone well and had had good participation. The discussion focused on keeping the history alive, including signage and creating a long-term plan for the African American Heritage Museum, and making smaller improvements to the neighborhood.

8. Other business/commissioners' correspondence and communications

Mr. Gibson mentioned that this meeting would be Mr. Juday's last meeting and asked if there had been a replacement named.

Mr. Juday first mentioned that Ms. Tombarge sat for her American Institute of Certified Planners (AICP) exam in May. Mr. Juday then confirmed that this meeting would be his last and announced that Leslie Tate had been named as his successor. Ms. Tate had been the Senior Planner with Augusta County prior to accepting the Community Development Director position with Waynesboro.

Ms. Tombarge mentioned that the APA Virginia Conference will be taking place July 17-20, which overlaps with the July Planning Commission meeting. She suggested cancelling July's meeting and moving August's meeting up to August 2nd. In addition, Ms. Tombarge mentioned that Planning Commissioners could attend the conference for free. After discussion, it was agreed that the July Planning Commission meeting would be cancelled and the August meeting would be moved to August 2nd.

Mr. Juday mentioned that there is Planning Commissioner training provided through the state and the City tries to send one or two Planning Commissioners each year. Ms. Lambert and Mr. Arey spoke a little about the program and their experience in it. Mr. Gibson asked when the next training was. Mr. Juday responded that he was not sure and that staff would get them that information.

Ms. Lambert asked if there was a response or a planned response to the letter received by the Planning Commissioners from Sharon Adler, who lives on the corner of Bridge and Sherwood Avenues and wishes to add the portion of Bridge Avenue from Essex Avenue to King Avenue to the through-truck restriction. Mr. Juday responded that staff had reviewed her complaints and set up

traffic counts, which determined that trucks were not an overwhelming amount of the traffic and that speed was not a concern through there. He said the city had communicated that to her.

9. Adjournment.

Mr. Tucker made a motion to adjourn the meeting. Mr. Gibson seconded. The vote was 7-0 in favor.

The meeting was adjourned at 8:14 P.M.