

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 2nd day of August 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
Michael Gibson
Shari Lambert
Nick Zawhorodny

Director of Community Development &
Clerk of the Commission: Leslie Tate
Associate Planner: Alisande Tombarge

ABSENT: Commission Members: Bobby Henderson, Council Liaison
W. Lowrie Tucker

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. Zawhorodny seconded. Vote was 5-0 in favor.

3. Review and approval of minutes of meeting held June 21, 2022.

Mr. Zawhorodny motioned to approve the minutes; Mr. Gibson seconded. Vote was 5-0 in favor.

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

None.

5. Public hearing on a request by Balzer & Associates, Inc., agent for Rosser Avenue, LLC, to amend an approved Planned Unit Development (known as Waynesboro Place) at Windigrove Drive, Waynesboro, Virginia, City tax map numbers 51-20-1-1, 51-20-1-2, 51-20-2-1, 62-8-3-2, & 61-2-3-1.

Ms. Tate gave the presentation on the request by Balzer & Associates, Inc., agent for Rosser Avenue, LLC, to amend an approved Planned Unit Development (known as Waynesboro Place). For details, see the staff report in the agenda packet for the August 2, 2022, Planning Commission meeting.

Mr. Arey asked if the development of Block 1 would exceed the number of trips allowed. Ms. Tate responded that any development resulting in more than the 3,782 trips would trigger a new traffic study, and this would be reviewed during the site planning stage. Mr. Arey inquired about the comment in the staff report about water and sewer capacity. Ms. Tate indicated that Public Works would be reviewing the water and sewer requirements and that these concerns would be addressed during the site plan review stage.

Ms. Boyle opened the public hearing and invited the applicant's representative forward to speak.

Mr. Ray Burkholder with Balzer & Associates, Inc., 104 Industry Way, Staunton, came forward on behalf of the applicant. Mr. Burkholder reviewed the PUD, the proposed amendment to the PUD, and the placement of the potential hotel.

Mr. Arey asked if the hotel would be increased to 100 rooms. Mr. Burkholder said it was possible, but that a formal plan for the hotel was not yet complete.

Mr. Zawhorodny asked what sort of improvements would need to be made if the development caused traffic movements to exceed the allowed trips. Mr. Burkholder responded that a new traffic study would be done to determine what improvements may be required.

Ms. Lambert asked when the estimated date of completion would be for Block 2. Mr. Burkholder said that he estimated that the hotel would be completed within the next three years. Ms. Lambert asked if the slowdown in the retail market has been taken into account in the plans for future development of the PUD. Mr. Burkholder said that that has played a role in the development since the beginning and indicated that there has been some demand in office use and believes that once the first user has built in Block 1, more will come.

Bruce Wiseman, 501 Brandon Circle, Waynesboro, spoke about the quantity and speed of the traffic on Windigrove Drive and about Alston Court being used as a cut through. Mr. Wiseman stated he was not in favor of the amendment.

Ms. Tate read the comments that were received by email and hand delivered to the planning department. These comments have been attached to the end of the minutes.

William Wells, 1117 Alston Court, Waynesboro, expressed concerns about parking being allowed on both sides of Windigrove Drive and remarked that there is no other way for emergency vehicles to get in and out.

Ms. Boyle closed the public hearing.

Mr. Gibson asked if there was a study underway for a second fire station. Ms. Tate confirmed there was. Mr. Arey said that he was under the impression that the second fire station is currently operating out of one of the old car dealerships on West Main Street, but that a new building is planned.

Mr. Gibson asked if there had been a study done to redesign the intersection of Rosser Avenue and Windigrove in preparation for the new development at Waynesboro Marketplace. Ms. Tate responded that there was a study done to examine signal timing along Rosser and that there was a resulting SMART Scale project that would address signal timing at several of the intersections along Rosser, in addition to access management.

Mr. Zawhorodny asked if there has been any thought about expanding Rosser or Windigrove to allow to better flow of traffic or for additional access. Ms. Tate indicated that VDOT does have

data about intersection crashes for the city and there are funding opportunities to make safety improvements through SMART Scale or HSIP, but there are no specific plans now. Mr. Zawhorodny also commented that reducing the speed limit from 45 to 35 would help with some of the issues along the Rosser corridor.

Ms. Boyle asked if the PUD could develop many other uses by right. Ms. Tate confirmed that this was the case and that additional uses that would increase traffic are possible.

Mr. Gibson asked if there had been a market study done for the new hotel. Ms. Tate said that no study had been submitted by the applicant.

Ms. Lambert commented that the general theme of the comments from citizens seemed to be the health, safety, and welfare of that area of town, and that something needed to be done to ensure that citizens can walk and live safely in the area before the PUD is further developed.

Mr. Arey suggested that the Planning Commissioners consider making a separate motion to Council to look at addressing the traffic concerns.

Mr. Burkholder came forward and commented that the City currently controls Windigrove Drive and could address parking and speed issues. The street was designed to City standards at the time it was built. The street is wide enough to allow parking on both sides and still allow for snow plows to come though. He also indicated that if multi-family went in, it would generate twice the traffic the hotel would generate.

Mr. Zawhorodny asked if the hotel would be built back from Windigrove Drive. Mr. Burkholder said it would be. Mr. Arey asked if the apartments have adequate parking, so the residents would not need to park on Windigrove Drive. Mr. Burkholder confirmed this and said that construction traffic had been parking on Windigrove Drive during the construction of the newest apartment buildings.

Mr. Arey made a motion that the Planning Commission recommend City Council approve the request to amend an approved Planned Unit Development (known as Waynesboro Place) at Windigrove Drive, Waynesboro, Virginia, City tax map numbers 51-20-1-1, 51-20-1-2, 51-20-2-1, 62-8-3-2, & 61-2-3-1.

The motion was seconded by Ms. Lambert.

Vote was 5-0 in favor.

Mr. Arey made a second motion that the Planning Commission recommend that City Council reviews the parking issues and consider reducing the speed limit along Windigrove Drive.

The motion was seconded by Mr. Gibson.

Mr. Zawhorodny said that a portion of Rosser Avenue should be included as well. Discussion among the Planning Commissioners was had to determine which portion of Rosser Avenue would be included.

Mr. Gibson withdrew his second.

Mr. Arey withdrew and revised his motion to recommend that City Council review the parking issues and consider reviewing the speed limit along Windigrove Drive and on Rosser Avenue from Windigrove Drive to Alston Court.

Mr. Gibson seconded.

Vote was 5-0 in favor.

WHEREAS, upon application by Balzer & Associates, Inc., agent for Rosser Avenue, LLC, the Waynesboro Planning Commission finds that the rezoning will meet or exceed all the requirements of state and local law, 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 general goals and objectives of the comprehensive plan of this City;

NOW, THEREFORE, BE IT RESOLVED by the Waynesboro Planning Commission, by a vote of 5-0, that a recommendation be forwarded to City Council that the request of Balzer & Associates, Inc., agent for Rosser Avenue, LLC, for a rezoning to amend an approved Planned Unit Development (known as Waynesboro Place) for a property on Windigrove Drive, Waynesboro, Virginia (City Tax Map numbers 51-20-1-1, 51-20-1-2, 51-20-2-1, 51-20-3-3, 62-8-3-2, and 61-2-3-1), be approved, in accordance with the application ZMA #22-018 and the staff report dated August 2, 2022.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Waynesboro Planning Commission, by a vote of 5-0, that a recommendation be forwarded to City Council that City Council review the parking issues along Windigrove and to consider reducing the speed limit permitted on Windigrove. The Planning Commission also recommends that City Council review the speed limit on Rosser Avenue between the intersections of Rosser Avenue and Windigrove through the intersection of Rosser Avenue and Alston Court.

6. Public hearing on a request by ROCLYND EB 1 LLC and RRC6 LLC, to rezone a portion of the properties at 2712 W. Main St. and 0 Lew Dewitt Blvd., Waynesboro, Virginia, City tax map numbers 21-1-1 and 21-1-5, currently zoned H-B (Highway Business), to R-MF (Multi-family Residential).

Ms. Tombarge gave the presentation on the request by ROCLYND EB 1, LLC, and RRC6, LLC, to rezone a portion of the properties at 2712 W. Main St. and 0 Lew Dewitt Blvd., Waynesboro, Virginia, City tax map numbers 21-1-1 and 21-1-5. For details, see the staff report in the agenda packet for the August 2, 2022, Planning Commission meeting.

Mr. Arey commented that the light at the entrance to the Harbor Freight/Big Lots shopping center and the Amazon facility is a much safer entrance than the proposed entrance on Lew Dewitt. The proposed Lew Dewitt entrance is a difficult intersection.

Mr. Zawhorodny asked if a left turn could be made onto Lew Dewitt from the proposed main entrance. It was confirmed that a left could be made onto Lew Dewitt, but that it would be difficult to do. Discussion ensued about the traffic analysis not triggering any improvements.

Mr. Gibson confirmed that the layout of the development had not been proffered. Mr. Arey said that his recommendation would be for the developers to think about the entrance and consider using the light on West Main Street across from the Harbor Freight/Big Lots shopping center as the development's main entrance.

Ms. Boyle opened the public hearing and invited the applicant to come forward.

Mr. Ray Burkholder, Balzer & Associates, Inc., 104 Industry Way, Staunton, VA, representing the applicant, stepped forward and addressed the discussion about the using the West Main Street light entrance as the main entrance to the development. The access to that entrance would require the residents to go through the Amazon facility's loading dock area so that could not be a primary access. Discussion continued, about accessing the light on West Main Street from the development. Mr. Burkholder also said that the proposed layout had not been proffered because conversations were ongoing about the form and density the development would take

Mr. Zawhorodny asked if the developer owned any property along Bookerdale Road. Mr. Burkholder confirmed that the developer did not. Discussion about access continued. Mr. Burkholder commented that a large portion of the property was in a floodplain and contained an old stormwater management basin that will need to be bought up to current standards. He said it had been a challenging site to plan because of these issues.

Ms. Lambert asked if the estimated population associated with the 180 apartments would be approximately 300-400 people. Mr. Burkholder said that with apartment projects it is often a lot of smaller families and singles. For example, in the first section of the Windgrove Apartments, the 234 units only had seven children. Ms. Lambert expressed concern about the traffic flow and safety, taking into account the movements of the development's residents, and that that be considered during the development of the site. Mr. Burkholder said that the plans did call for improvements including road striping on the private drive and that this topic would be dealt with at the site planning stage.

Mr. Gibson asked if any of the Amazon facility's work would shift over to the new Fishersville warehouse. It was broadly agreed that the Fishersville facility was a separate operation that would not affect operations at the Waynesboro's facility.

Ms. Boyle closed the public hearing.

Ms. Boyle expressed concern that the proposed rezoning did not comply with the comprehensive plan and wanted more explanation about how the rezoning fits in with the land use plan. Ms. Lambert agreed. Ms. Tombarge commented that the age of the land use map was an issue. Ms. Tate clarified that the land use map painted with broad brush and that where certain uses are designated for certain areas, they are the predominant uses. She mentioned that there is a need for housing and a need for housing at all price points. The development would be set back from the commercial areas and would not lie not directly within the commercial use area or on the main corridor. The addition of multi-family development is reasonable there because there is already multifamily development in the area. Mr. Arey commented that the land in question may not be the best suited for commercial development and that developing residential behind the commercial development could be acceptable, confirming again that it was a difficult piece of property. Ms. Boyle agreed.

Mr. Gibson made a motion that the Planning Commission recommend City Council approve the request by ROCLYND EB 1, LLC, and RRC6, LLC, to rezone a portion of the properties at 2712 W. Main St. and 0 Lew Dewitt Blvd., Waynesboro, Virginia, City tax map numbers 21-1-1 and 21-1-5, from H-B, Highway Business, to R-MF, Multi-family Residential with proffers shown by staff.

Mr. Arey seconded.

Vote was 4-1 in favor with Mr. Zawhorodny voting nay.

WHEREAS, upon a Zoning Map Amendment (rezoning) application by ROCLYND EB 1, LLC, and RRC6, LLC, the Waynesboro Planning Commission finds that the request to rezone certain property consisting of a 16.4 acre, more or less, portion of (2) lots containing 29.38 acres, more or less, located at 2712 West Main Street and 0 Lew Dewitt Boulevard, Tax Map Numbers 21-1-1 and 21-1-5 from H-B, Highway Business, to R-MF, Multi-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 4-1, that a recommendation be forwarded to City Council that the request of ROCLYND EB 1, LLC, and RRC6, LLC, be approved, in accordance with the application and staff report dated August 2, 2022.

7. Review of minor subdivisions approved since the June 21, 2022, meeting.

Ms. Tombarge presented on two minor subdivisions that had been approved. One was for Tax Map Nos. 37-1-4-3, 4, 5, 6, 7, 8, and 9 located on N. Bayard Avenue. This plat consolidated the seven parcels into three lots. The second minor subdivision was for Tax Map Nos. 4-2-1B and 4-2-1 located on Ivy Street. This plat was for a lot line adjustment between the two parcels.

8. Other business/commissioners' correspondence and communications

Mr. Gibson welcomed Ms. Tate to the City. Ms. Tate introduced herself and gave a brief overview of her background.

9. Adjournment.

Ms. Lambert made a motion to adjourn the meeting. Mr. Gibson seconded. The vote was 5-0 in favor.

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