

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 18th day of August 2020, at 7:00 P.M., held on Zoom:

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  
Kira Johnson

1. **Call to order. Pledge of allegiance:**

Meeting was called to order by Chairwoman Boyle who asked to forego the pledge of allegiance as the meeting was held through video-call.

2. **Adoption of agenda :**

Mr. Arey made the motion, Mr. Gibson seconded, all voted in favour.

3. **Review and approval of minutes of work session held July 21 , 2020:**

Ms. Severs moved to approve the minutes, Mr. Gibson seconded, it was approved 7-0.

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

There were no comments made.

5. **Public Hearing on a rezoning for a property at 326 Ohio Street, Tax Map #45-3-A1, from L-B Local Business to L-I Light Industrial.**

Mr. Juday gave a presentation on the application, concluding the proposal was consistent with the comprehensive plan and recommended approval. See staff report attached to 8/18/2020 agenda for details.

Ms. Sarah Stowers of Virginia Panel Corporation introduced herself and expressed that the immediate need is to obtain a building conducive of the kind of manufacturing that will be done. Some discussion was had about parking, but that will be finalized in the site plan phase once a building is obtained.

Ms. Boyle opened the public hearing. There were no comments made.

Mr. Arey moved to recommend the rezoning to City Council, Mr. Tucker seconded. It passed 7-0.

6. **Continuation of Basic City Land Use Plan discussion**

Staff presented the "Industrial Revitalization Zone" and what would be / would not be permitted. The thought behind the new zone is to allow small scale manufacturing and industrial uses but that are conducive in a residential environment. Residential

uses that are permitted in the L-B zone would also be allowed in the I-R zone. A wide-range of commercial uses will be permitted. Social service institutions would be more restricted, or by conditional use permit. Vehicle services would be most allowed by conditional use permit. Use standards will be added for vehicle sales and services, manufacturing uses, and industrial uses.

As for parking, the initial thought proposed by Mr. Juday is to have a 50% parking reduction for parking of 4 or more spaces. Some discussion was had about how this would affect different uses.

**7. Other Business/ Commissioners ' Correspondence and Communication:**

Mr. Henderson mentioned that City Council will be held in person on August 24<sup>th</sup>. Some discussion was had about whether the next Planning Commission meeting should be virtual or in person, and the consensus was to continue meeting virtually.

**8. Adjournment :**

Mr. Gibson moved, Ms. Severs seconded, and the meeting was adjourned.

Meeting adjourned at 8:00 pm.

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Luke J. Juday, Clerk