

The Planning Commission of the City of Waynesboro, Virginia, held a regular meeting on the 22nd day of August 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
Michael Gibson
Hashim Halstead
Kenny Lee, Council Liaison
W. Lowrie Tucker

City Planner & Clerk of the Commission:
Zoning Administrator

Alisande Tombarge
Laura Martin

ABSENT: Commission Members:

William Flory, Vice-chair

Director of Community Development:

Leslie Tate

1. Call to order. Pledge of Allegiance.

Chair Boyle called the meeting to order at 7:02 P.M. and Mr. Tucker lead the Pledge of Allegiance.

2. Adoption of agenda.

Chair Boyle asked for a motion to adopt the agenda. Mr. Gibson made the motion, Mr. Tucker seconded. All voted in favor.

3. Review and approval of minutes of meeting held July 18, 2023.

Chair Boyle asked for a motion to approve the minutes. Mr. Gibson made the motion, Mr. Halstead seconded. All voted in favor.

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

None.

5. Public hearing for a conditional use permit request by Kimberly Rock Miller to allow for a manufactured home in the RG-5 (General Residential) District at 1722 3rd Street (TM# 48-1-188-7), Waynesboro, Virginia.

Ms. Tombarge gave the presentation on the request by Kimberly Rock Miller for a conditional use permit to allow for a manufactured home in the RG-5 District. For details, see the staff report in the agenda packet for the August 22, 2023, Planning Commission meeting.

Chair Boyle opened the public hearing.

No comments were received.

Chair Boyle closed the public hearing.

Mr. Gibson made the motion to recommend approval of the conditional use permit request by Kimberly Rock Miller to allow for a manufactured home in the RG-5 (General Residential) District at 1722 3rd Street (TM# 48-1-188-7), Waynesboro, Virginia.

Mr. Tucker seconded.

All voted in favor, 5-0. The motion carried.

WHEREAS, upon a conditional use permit (23-015) application by Kimberly Rock Miller, the Waynesboro Planning Commission finds that a Conditional Use Permit should be granted for a manufactured home in the RG-5 (General Residential) District in which the subject property is located; and that the proposed use will have no more adverse effect on the health, safety, or comfort of persons living or working in the area and will be no more injurious, economically or otherwise, to property or improvements in the surrounding area than would any use generally permitted in such District; 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 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 Kimberly Rock Miller, to receive a Conditional Use Permit (CUP 23-015) for a manufactured home at Tax Map No. 48-1-188-7, be approved, in accordance with the application and staff report dated August 22, 2023.

6. Public hearing for a conditional use permit request by Waynesboro Area Refuge Ministry, Inc. (WARM), to modify its existing conditional use permit (#13-091 and #18-312) allowing temporary supportive housing operations in the RG-5 (General Residential) District at 1035 Fairfax Avenue (TM# 26-1-9A), Waynesboro, Virginia.

Ms. Tombarge gave the presentation on the request by Kimberly Rock Miller for a conditional use permit to allow for a manufactured home in the RG-5 District. For details, see the staff report in the agenda packet for the August 22, 2023, Planning Commission meeting.

Mr. Lee asked why WARM was going from 3 full-time employees to 1 while at the same time increasing capacity.

Ms. Tombarge said that she had hoped that Brian Edwards [interim executive director of WARM] would be in attendance to answer the Commissioner's questions regarding this, and that WARM had mentioned concerns about cost and finding people to fill open positions, but she could get more information about this from WARM to answer the question.

Chair Boyle said that she would imagine that whomever licenses the facility, that they would meet the minimum staffing requirements?

Ms. Tombarge said she would have assumed so and noted that it was unusual for conditional use permits to have requirements regarding staffing, but she could get more information about the licensing requirements.

Chair Boyle agreed and asked if the licensure of the facility would determine the appropriate number of clients to staff.

Ms. Tombarge said she would need to get more information from the applicant to help answer that question.

Chair Boyle asked if the public hearing could be held tonight and then the application tabled to the next planning commission meeting.

Ms. Tombarge confirmed that the public hearing could be held tonight since the application will not change in a substantive way based on the questions that the Commissioners had.

Mr. Tucker asked if this change was for WARM's existing shelter.

Ms. Tombarge confirmed it was.

Chair Boyle opened the public hearing.

No comments were received.

Chair Boyle closed the public hearing.

Mr. Tucker made a motion to table the conditional use permit request by Waynesboro Area Refuge Ministry, Inc. (WARM), to modify its existing conditional use permit (#13-091 and #18-312) allowing temporary supportive housing operations in the RG-5 (General Residential) District at 1035 Fairfax Avenue (TM# 26-1-9A), Waynesboro, Virginia, pending Staff obtaining additional information from the applicant about the application.

Mr. Gibson seconded.

All voted in favor, 5-0. Motion carried.

7. Review of minor subdivision and final subdivision plats approved since the June 20, 2023, meeting.

Ms. Tombarge presented on the minor subdivision for Tax Map No. 47-1-157-7A, located at 0 5th Street.

8. Matters from Staff.

None

9. Commissioners' correspondence and communications

Mr. Lee acknowledged the passing of Nick Zawhorodny and thanked his family for his service to the Planning Commission, the City, and the community

10. Adjournment.

Mr. Gibson motioned to adjourn the meeting. Mr. Tucker seconded. All voted in favor.

Meeting was adjourned at 7:23 P.M.