

2009 PLANNING COMMISSION ANNUAL REPORT



City of Waynesboro

MESSAGE FROM THE CHAIR

The Waynesboro Planning Commission presents its Annual Report of activities in 2009, detailing our deliberations and recommendations on planning matters in our city. The report conveys the productive year of activities performed by the Commission towards the goal of well-planned development projects which enhance our community and maintain the symbiotic relationship between residential and commercial sections of the city. Significant progress in the ongoing review and revision of the Comprehensive Plan and Zoning Ordinances will enable Waynesboro to be proactive, instead of reactive to new development proposals.

The Planning Commission has maintained membership stability throughout 2009. This has allowed us to retain the benefit of an experienced, trained and certified Planning Commission, which also saves the city money for additional training.

Among our substantial plans for 2010 are projects to increase public awareness of and participation in the Planning Commission's work, including a 'Citizen's Guide' brochure that explains the proceedings at Planning Commission meetings. We look forward to a new year of working with the community to ensure the kind of future that Waynesboroans expect and deserve.

Greg Bruno
Chairman



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2009 Planning Commission

Gregory Bruno was elected as Planning Commission Chair and David Bihl as Vice Chair this year.

Name	Term
Gregory Bruno (Chair)**	09/01/08 – 08/31/12
David Bihl ** (Vice Chair)	09/01/09 – 08/31/13
Harry L. Colman **	09/01/06 – 08/31/10 [^]
Jeannie McCutcheon **	09/01/09-08/31/13
Scott Jones	09/01/08 – 08/31/12
Frank Lucente (Council Liaison)	07/01/08 – 06/30/12
Terry Short, M.U.P.P	09/01/07-08/31/11

** Virginia Certified Planning Commissioner

[^] Not eligible for reappointment

M.U.P.P.-- Master of Urban Planning and Policy

Planning Department Staff

Michael Barnes, A.I.C.P., M.U.E.P., Planning Director,
Weixuan Yang, M.U.E.P., Associate Planner,
Keith D. Pultz, GIS Coordinator
Kay C. Roetto, Administrative Assistant and Recording Secretary

A.I.C.P.—American Institute of Certified Planner

M.U.E.P.—Master of Urban and Environmental Planning

Waynesboro Planning Commission 2009 Meeting Dates



Joint Public Hearings	Regular Meetings	Work Session
01-12-09	01-20-09 09-22-09	01-06-09
08-10-09	04-21-09 10-20-09	07-07-09
10-14-09	06-16-09 11-17-09	Public Forum
11-09-09	08-18-09 12-22-09	06-08-09
12-14-09		06-15-09

Introduction

Established as an advisory board by the Waynesboro City Council in accordance with State law, the Planning Commission is charged with reviewing and making land use recommendations to the City Council “in order to promote the orderly development of the locality and its environs.” As listed below, included in their responsibilities are reviews of requests for conditional use permits, rezoning of property, preliminary plats for major subdivisions, text amendments to the zoning ordinance and other sections of the City Code, as well as other duties and responsibilities as mandated or requested by the City Council.

Waynesboro’s City Code as well as the Commission’s By-laws prescribe that there shall be seven members of the Waynesboro Planning Commission, all of whom must be registered voters of the City and one of whom must also be a member of the City Council. Members are eligible to serve two consecutive 4-year terms, while the Council representative may be appointed to 2-year unlimited terms.

Planning Commission Responsibilities

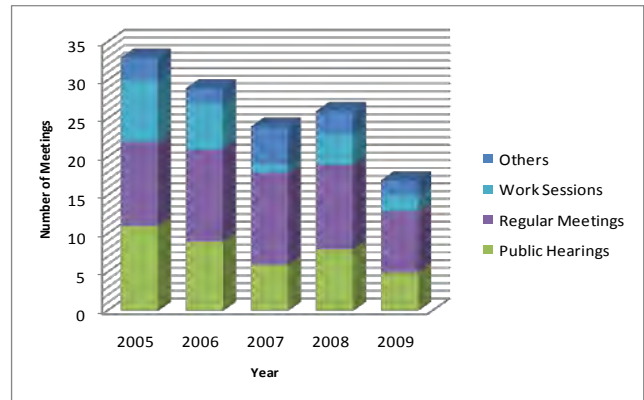
As an official body planning for the future growth and development of Waynesboro, the local planning commission shall, among other things:

- (1) Make recommendations to the Council on revisions, updates and adoption of the Comprehensive Plan as required by state law;
- (2) Make recommendations and report to City Council on applications for conditional use permits, zoning changes and preliminary subdivisions;
- (3) Advise City Council on proposed amendments to the zoning ordinance section of the City Code or other City Code sections;
- (4) Make suggestions or recommendations on certain planning issues requiring staff input or study;
- (5) Consider and advise City Council on other relevant issues regarding development of the City; and
- (6) Submit an annual report to the City Council.

Planning Commission Meetings

Year	2005	2006	2007	2008	2009
Public Hearings	11	9	6	8	5
Regular Meetings	11	12*	12	11	8
Work Sessions	8	6	1	4	2
Others	3	2	5	3	2
Total	33	29	24	26	17

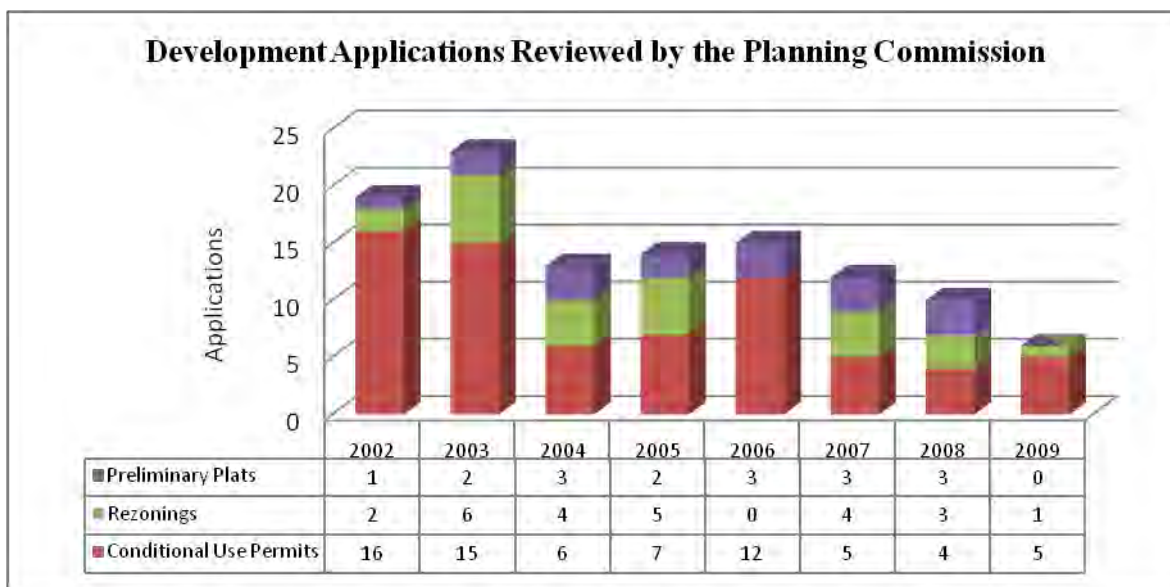
* Six Work Sessions were held under regular meetings



Planning Commission Activities and Highlights

► Comprehensive Plan

Work on the Comprehensive Plan Transportation Plan was facilitated by the Land Design company on the Southern Corridor Study and Entrance Corridor Design Guidelines. The Commission heard presentations by City staff on the Bicycle/Sidewalk/Greenway Plan and Southern Corridor Study.



► Development Applications

A principal role of the Planning Commission continues to be the review of conditional use permit, rezoning and preliminary subdivision plat applications in order to make recommendations to the City Council. In 2009, the Planning Department received 10 applications but only 6 were heard by the Planning Commission. The 4 unheard remain in staff review at the printing of this report.



Rezoning: 3 rezoning applications were received by the Planning Department and 1 went to the Planning Commission; one of them was recommended for approval while two remain in process. Two applicants requested rezoning for PUDs (planned unit developments) while a third requested rezoning from low density residential to higher density residential.

Conditional Use Permit: 6 conditional use permit applications were received by the Planning Department and 5 went to the Planning Commission (one of them was residue from last year); all were recommended for approval. Two applicants requested automobile sales in the C-3 Central Business District. One applicant requested reduction of parking. One requested an office in the RB-4 Mixed Density Dwelling District. The one requesting a day care center in the RB-3 High Density Dwelling District is still under staff review.

Preliminary Subdivision: 1 preliminary subdivision plat application was received by the Planning Department. Due to lack of information, the application is still in process.

Planning Commission Actions

REZONING

Rezoning Application 2009										
Application Number	Name of Project	Applicant	Location	Acres	Application Description	Acceptance Date	Staff Recommendation	PC Recommendation	Council Action	
1 0900000150	Waynesboro Place PUD	Hausrath, ET AL	Windigrove Dr	43.86	PUD	5/1/2009	In Process			
2 0900000155	South River Inc PUD	South River Inc	Arch Ave	41	PUD	6/5/2009	Approval	Approval	Approved	
3 0900000169	MCVEY Rezoning		Rosser Ave	0.48	RA-3 to RB-2	9/9/2009	In process			

Conditional Use Permit 2009

Application Number	Name of Project	Applicant	Location	Acres	Application Description	Acceptance Date	Staff Recommendation	PC Recommendation	Council Action
1 0800000129	Ntelos CUP for telecom facility	Virginia PCS Alliance, L.C.	1150 Shenandoah Village Drive	6	Conditional use permit to allow construction of a wireless facility to include a 199' monopole tower	11/7/2008	Approval	Approval	Approved
2 0900000165	Samson Mall CUP for Car Dealership	Samson Mall	Waynesboro, VA 22980	0.26	Conditional use permit to allow a car dealership in the C-3 Downtown Commercial District	9/3/2009	Approval	Approval	Approved
3 0900000166	Gary Whitesell CUP for professional office use	Gary Whitesell	438 Cedar Ave	0.17	Conditional Use to allow professional office use in the RB-4 Mixed Density Dwelling District	9/1/2009	Approval	Approval	Approved
4 0900000167	Scrogam, Weldon & Phyllis, CUP for auto sales and service/restoration	Weldon & Phyllis Scrogam	518 West Main Street	0.53	Conditional Use to allow auto sales and service/restoration in the C-3 Central Business District.	9/4/2009	Approval	Approval	Approved
5 0900000175	Dewitt Crossing CUP to reduce required parking	Dewitt Crossing LLC	121 Osage Lane	4.7	Conditional use permit to allow a reduction of otherwise required number of parking spaces	11/2/2009	Approval	Approval	Approved
6 0900000176	Obenschain Day Care Center CUP	Cynthia Kay Wade	405 Arch Ave	0.17	Conditional use permit to allow a children day care center in the RB-3 High Density Dwelling District	11/6/2009	Approval	Scheduled for Public Hearing January 2010	

CUP

PRELIMINARY SUBDIVISION

Major Subdivisions 2009

Application Number	Name of Project	Location	Acres	Lots	Acceptance Date	Staff Recommendation	PC Recommendation	Council Action
1 0900000157	Waynesboro Place	Windigrove Drive	41.86	15	6/5/2009	In Process		

Comprehensive Plan

Revising the Comprehensive Plan remained a key priority for the Planning Commission in 2009. With the cooperation of the consulting firm Land Design Inc, a majority of improvements have been made to the Comprehensive Plan Transportation Chapter on the Bike/Sidewalk/Greenway Plan, Southern Corridor Study and Entrance Corridor Guidelines.

The Planning Commission devoted time to the Transportation Chapter update during its regular meetings and work sessions. In addition, the Commission hosted and participated in several forums meant to solicit public opinion and perspective on the plan.

The Transportation Chapter should be ready for a public hearing in 2010.

Bike/Sidewalk/Greenway Plan

Bicycling and walking have been long recognized as low-cost, healthy, and non-polluting modes of transportation as well as increasingly popular forms of recreation. Local pedestrian and bicycle plans are effective planning tools for coordinating development and integrating pedestrian and bicycle infrastructure within a city. City staff is working on the Bicycle Plan, Sidewalk Plan and Greenway Plan, which will be three individual plans but will work together to play an important role in balancing the transport system within Waynesboro and will provide specific recommended alignments for the facilities.

Two meetings were held on the sidewalk, bicycle and greenway plans aimed at gathering comments and input from the public. Several planning commissioners attended the meetings.

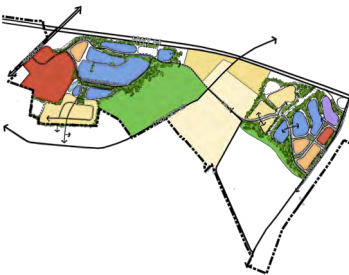
City staff presented to the planning commission during its work session the process of how the plans were prepared. Staff also summarized the goals and strategies and suggested the following steps working on the plans.



Southern Corridor Study

Assisted by Land Design Inc, the Southern Corridor Area Study was derived by applying the recommendations to the setting of the undeveloped area and context along Shenandoah Village Drive between Route 340 and Delphine Ave. A cohesive master plan is needed for this area to ensure an appropriate emphasis on employment-related uses with a compatible mix of housing and supporting commercial uses. The study would encourage creating interconnected neighborhoods in a pedestrian friendly environment and would respect natural features including creeks, floodplain areas and unique topography. The significant extension of Shenandoah Village Drive is a key to the development of the southern portion of the City.

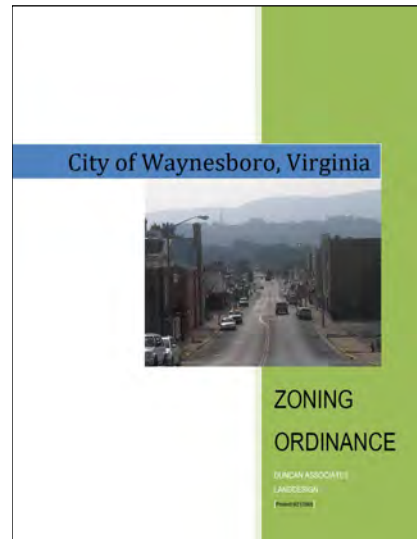
City staff presented to the Planning Commission the general vision, conceptual land use patterns and road alignment scenarios developed through a two-day workshop with Land Design Inc and input from land owners, stakeholders and other citizens.



Zoning Ordinance Update

The Zoning Ordinance Update remained as a major task during 2009 and great progress has been made through the cooperation between Duncan Associates and City Staff. A complete draft ordinance has been carefully reviewed and commented on by City Staff. The draft ordinance covers significant improvements to the current ordinance. In addition, it also addresses a number of concerns from the public, the City Council and the Planning Commission, including the planning review process, zoning districts, sidewalks, buffers and special uses.

City staff will continue to work with Duncan Associates to finalize the draft. A joint public work session is proposed to be held by the City Council and the Planning Commission early Spring 2010.



Development and Growth

Population

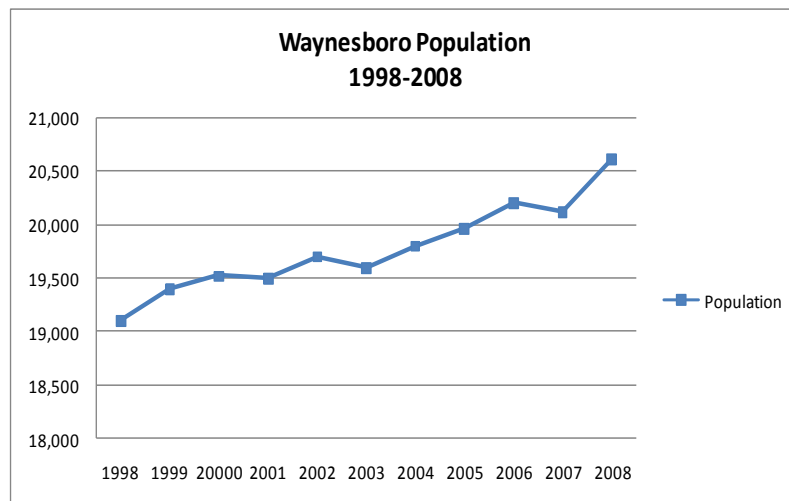


Table 1: Annual Population, 1998-2008*
Waynesboro, Virginia

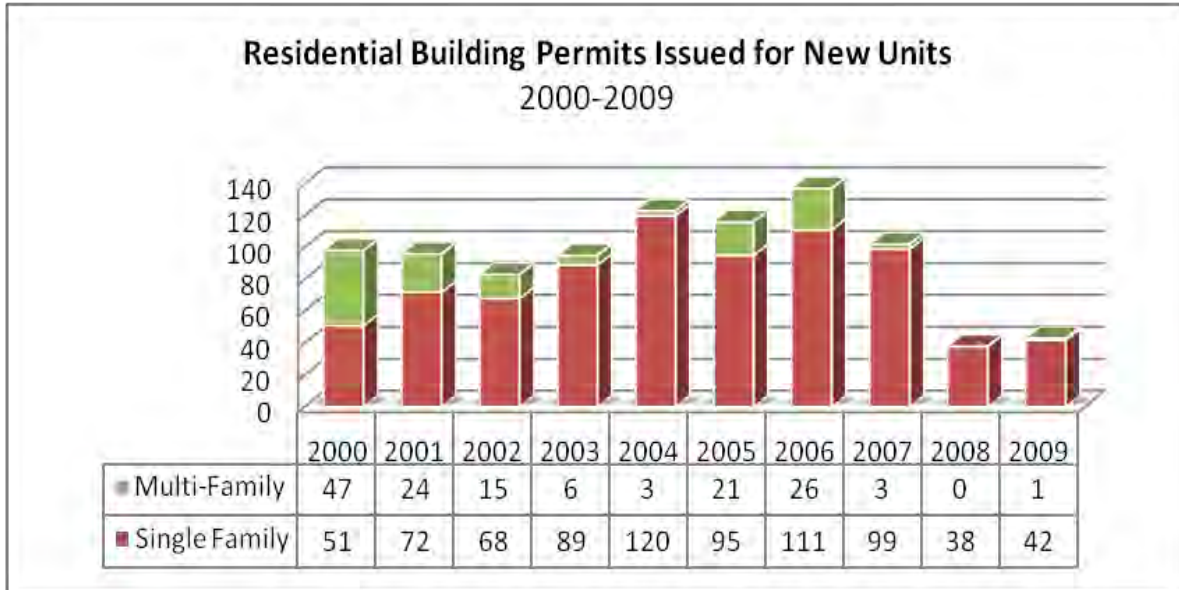
Year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Population	19,100	19,400	19,520	19,500	19,700	19,600	19,800	19,964	20,201	20,116	20,614
Percent Change	2.14%	1.57%	0.62%	-0.10%	1.03%	-0.51%	1.02%	0.83%	1.19%	-0.42%	2.48%

Table 2: 5-year Population Trends and Projections, 2000-2030*
Waynesboro, Virginia

Year	2000	2005	2010	2015	2020	2025	2030
Population	19,520	19,810	20,100	20,300	20,500	20,650	20,800
Percent Change	3.28%	1.49%	1.46%	1.00%	0.99%	0.73%	0.73%

* Source: Weldon Cooper Center University of Virginia

Building Permits

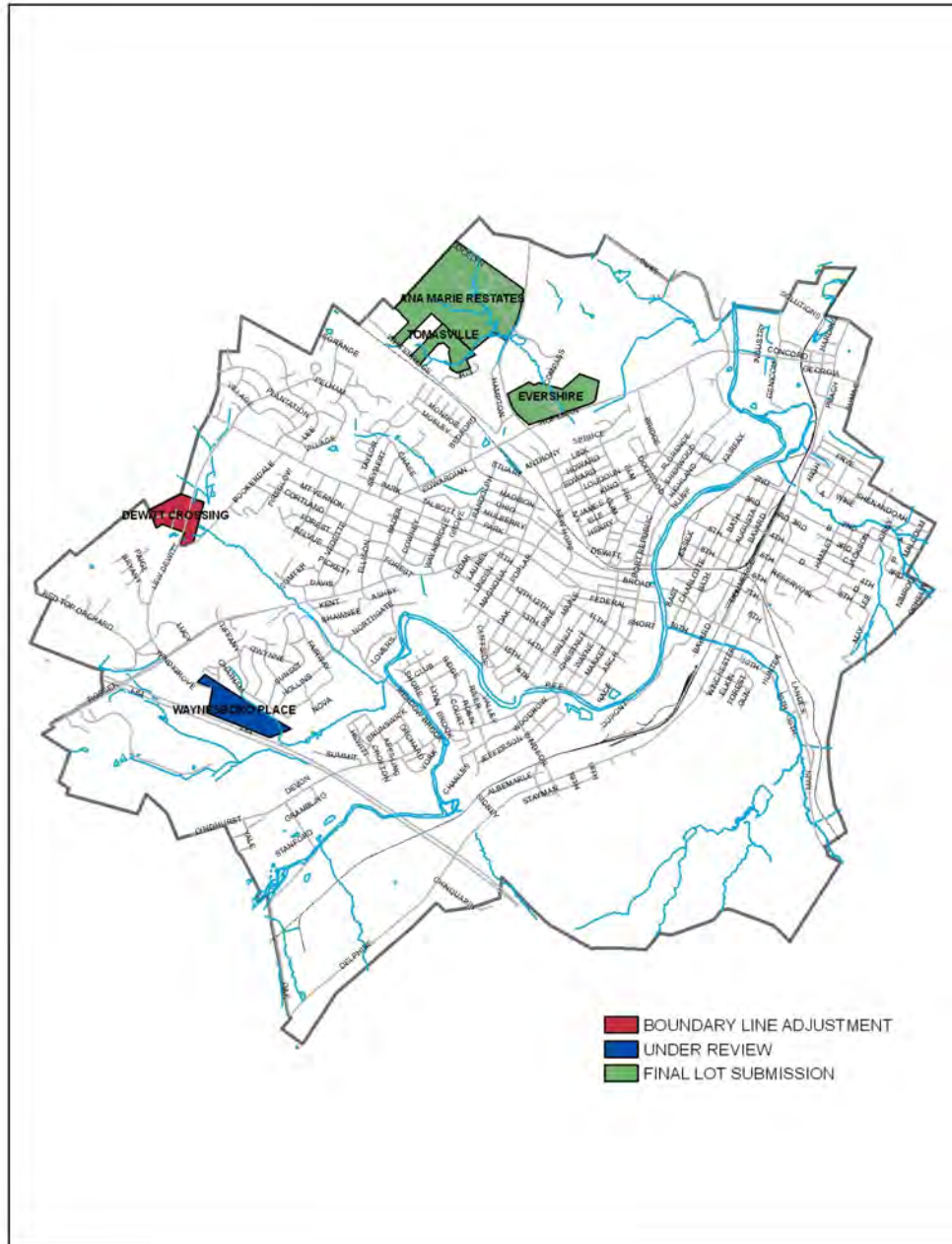


2009 Commercial Projects

- 800 Bridge Avenue – Picnic Shelter for North Park
- 800 Bridge Avenue – Bathrooms for North Park
- 800 Bridge Avenue – Concession Stand, Dug Out and Field Lights for North Park
- 700 South Magnolia Avenue – Bathrooms at Ridgeview Park
- 278 Bookerdale Road – Sewage pump station
- 201 Osage Lane – 2 Story office building (Weaver Insurance)
- 720 Town Center Drive – McDonald's
- 51 Apple Tree Lane – Golden Corral
- 132 Community Drive – Office Building (Knott office building)

City of Waynesboro Active Residential Subdivisions				
Subdivision	Preliminary Plat Lots	Final Plat Lots Approved Total	Lots Built to Date	Final Lots Approved 2009
Ana Marie Estates	334	138	50	Open
Charleston Park	121	110	59	
Claybrook	86	33	12	
Evershire	284	49	29	15
Pelham East	17	17	0	
Pratts Run	213	66	27	
Silver Creek	133	34	1	
Edgeworth	90	0	0	
New Town House	16	0	0	
Pelham Meadows	77	46	39	
Hopeman Station	231	231	220	
Tomasville	47	18	0	18
Hillcrest Forest 2	9	9	0	
Davis Commons	18	18	0	
Burns	12	12	0	
Total	1603	690	437	33

City of Waynesboro Active Subdivisions 2009



The map shown here describes the active subdivisions with applications, including preliminary plat, final plat and minor subdivision/line adjustment submitted to City Planning Department for review in 2009.

Looking Forward

1. Zoning Ordinance and Zoning Map

In order to implement the vision of the recently adopted Comprehensive Plan, it was recognized that the City's Zoning Ordinance would need to be completely revised and Zoning map amended. Staff has completed the first draft of the new Zoning Ordinance and will bring it to the Planning Commission and City Council in 2010 for consideration and further refinement. A key role of the Commission will be to ensure that ample opportunity is afforded to property owners and the community in general to have a voice in the whole process.

2. Update to Comprehensive Plan's Transportation Chapter

Significant progress was made to the Comprehensive Plan Transportation Chapter this year. Staff is preparing complete draft language for this chapter and will bring it to the Commission for its consideration after the Commission has reviewed the initial draft of the Zoning Ordinance. The Transportation Chapter will include updates to or creation of the following topic areas:

Detailed Sidewalk and Bike Route Plan:

Improving pedestrian and bicycle safety and mobility is an important aspect of the City's efforts towards sustainability and a multi-modal transportation system. The plan will identify and prioritize routes where people walk and bike in the city by improving the connectivity, safety, convenience and attractiveness of the pedestrian and bicycle networks. The plan will also include recommendations for policies, regulations, design standards, and programs that affect walking and bicycling citywide.

Detailed Greenway Plan:

Guided by the 2001 Waynesboro Greenway Conceptual Master Plan, current planning efforts have analyzed the viability and practicality of the general routes of the 2001 planned greenway trails and adjusted them to better or more reasonable locations where necessary. This planning effort will also establish the order for implementing these trails so that limited resources can be focused into the highest priority trails.

Southern Corridor Study:

The Southern Corridor Study provides guidance on land uses, design elements, and the preferred alignment of an extension of Shenandoah Village Drive between Route 340 and South Delphine Avenue. The completion of the study will provide the framework for future development and help residents, developers, and decision-makers to fully understand the opportunity and benefits.

Lew Dewitt Corridor Interconnection Plan:

Unlike the Southern Corridor Study, the Lew Dewitt Corridor Interconnection Plan will focus solely on where potential interparcel road connections should be achieved. As the many undeveloped parcels along the Corridor begin to build-out over the next decade, it will be important to establish this network of interconnections in order to establish appropriate expectations, to guide future development decisions, and to manage future increases in traffic.

Entrance Corridor Design Guidelines:

Entrance Corridor Design Guidelines will enhance the aesthetics along the key road corridors leading into the City and the Downtown Historic District by providing landowners with desired development standards for new and redevelopment projects along these corridors. While these standards will not be mandatory, they will support the City's economic redevelopment strategies. Staff hopes to bring these guidelines to the Commission later in 2010 for their consideration and recommendation onto City Council.

3. Downtown Revitalization Plan/ Economic Restructuring Strategy

Working over the next year with the Waynesboro Redevelopment and Housing Authority and WDDI, staff will develop a comprehensive Revitalization Plan for the downtown district. As part of this effort, citizens, downtown merchants and property owners shall be engaged to facilitate the vision for the Revitalization Plan and formulate a set of specific Economic Restructuring Strategies for the downtown area.

4. Review the Public Review Process for Rezonings and Conditional Use Permits

For the past year, the possibility of revising the current review process has been discussed in order to increase citizen participation in the process, improve the Planning Commission recommendation and reporting process to City Council, and to remove some structural concerns related to how and when proffers can be revised. Staff will work with Council and the Commission to determine whether the current process suits the City or whether revisions are warranted.

5. Safe Routes to Schools and other Multi-Modal Planning Efforts

Over the next year, staff will be administering the implementation of sidewalks and crosswalks as part of the Berkeley Glenn Safe Routes To School grant. Staff will also be working with the Waynesboro Public Schools to develop a city-side Travel Plan. This document is a prerequisite for obtaining other Safe Routes To School grants for the other schools. Finally, staff will pursue other grant funding that will develop multi-modal plans for other streets within the City.

6. Additional Planning Program Initiatives

In the coming years the Planning Commission will, through direct and indirect participation, and through advocacy and support, be involved in a number of special projects of the City to include: *(These programs will not be finished within one year but represent ongoing initiatives.)*

CIP

The Planning Commission will stand ready to make recommendations to the City Council on Capital Improvement Programs.

Historic Preservation Planning

The Planning Commission will actively stress the importance of historic preservation to residents and encourage and recommend to the City Council meaningful historic preservation regulations and programs.

Gateway Plans

In tandem with the Entrance Corridor Design Guidelines, the Gateway Plans will provide more detailed proposals for specific City gateways with sketches for landscapes, buildings, streetscapes, and sidewalks. These Gateway Plans will also include wayfinding strategies to pull visitors into the downtown area. The Gateway Plans will guide public and private investments.

Housing Study

The Planning Commission will assist City staff and others to conduct a housing study, analyzing the fiscal impact of development and how government may appropriately influence development in the housing market.

Citizen Participation

The Planning Commission recognizes that it serves as a citizen body and its perspective and actions represent a citizen voice in the planning process. In addition, the Commission will ensure through its meetings, work sessions and other forums that the public at large has access to the City's planning activities.

Professional Training

Commissioners will urge new members to complete training as Certified Virginia Planning Commissioners and maintain their professional expertise through opportunities offered by the Virginia Chapter of the American Planning Association, the Virginia Citizens Planning Association, and other appropriate agencies, as well as through regular reading and collective discussion of relevant current planning trends found in planning literature.

Cooperation

The Commission will willingly accept referrals it receives from City Council or city management and give its best judgment on all such matters. It will work to encourage and interact with the planning staff, citizens, other agencies, and public/private partnerships in achieving the best results in public planning in an ongoing effort to protect the quality of life, promote the economic viability, and preserve the environmental and historic assets of Waynesboro.



PLANNING DEPARTMENT

CONTACT OR VISIT

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Email: planning@ci.waynesboro.va.us



We are on the Web:

www.waynesboro.va.us

Intent of the Planning Commission:

“Encourage (the locality) to improve the public health, safety, convenience and welfare of its citizens and to plan for the future development of communities to the end that transportation systems be carefully planned; that new community centers be developed with adequate highway, utility, health, educational, and recreational facilities; that the need for mineral resources and the needs of agriculture, industry and business be recognized in future growth; that residential areas be provided with healthy surroundings for family life; that agricultural and forestal land be preserved; and that the growth of the community be consonant with the efficient and economical use of public funds.”

Code of Virginia Section 15.2-2200



Planning Commissioners

Front Left to Right: Gregory Bruno, David Bihl, Jeannie McCutcheon

Back Left to Right: Harry L. Colman, Frank Lucente, Terry Short, Scott Jones