

Message From the Chair: Shannon Boyle



I am pleased to present the 2020 Annual Report of the Waynesboro Planning Commission. This report contains a summary of the actions and activities of the Committee for 2020.

Faced with the many regulations and restrictions as a result of the Global COVID-19 pandemic, the Waynesboro Planning Commission met most of the year virtually, which has it's challenges, but did not keep us from working toward several projects for the City of Waynesboro.

All of the commission members contributed valuable insight and commentary as we worked toward a new zoning type, MX-B, to help make

Waynesboro's mixed use areas zoning both more clear and consistent. The exciting Carflo Farm/Creekwood Village development also brought us new challenges as we move toward increased housing and growth on Waynesboro's west end.

It seems especially important to thank Luke Juday and Kira Johnson and all of the City of Waynesboro staff for their flexibility, willingness to learn new means for communication and their commitment to the City of Waynesboro. The Planning Commission is again prepared to help the City of Waynesboro into 2021 with energy, determination and excitement!

Planning Commissioners:

- Shannon Boyle (Chair)
Term: 09/01/2020-08/31/2024
- Stephen Arey (Vice Chair)
Term: 09/01/2019-08/31/2023
- Michael Gibson
Term: 09/11/18– 08/31/2022
- Noelle Owen
Term: 09/11/2018-08/31/2022
- Sarah Severs
Term: 08/26/2019-08/31/2021
- W. Lowrie Tucker
Term: 09/01/2020/08/31/2024
- Bobby Henderson (Council Liaison)
Term: 07/01/2020-06/30/2022

Planning Staff:

- Luke J. Juday
Planning Director, Clerk
- Kira Johnson
Associate Planner
- Keith D. Pultz
GIS Coordinator

PLANNING COMMISSION RESPONSIBILITIES

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

- (1) Make recommendations to the City Council on revisions, updates and adoption of the Comprehensive Plan as required by state law;
- (2) Make recommendations and reports to City Council on applications for conditional use permits, zoning changes and preliminary subdivisions;
- (3) Advise City Council on proposed amendments to the zoning and subdivision ordinances 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.

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Planning Commission Activities Highlights

► Development Applications

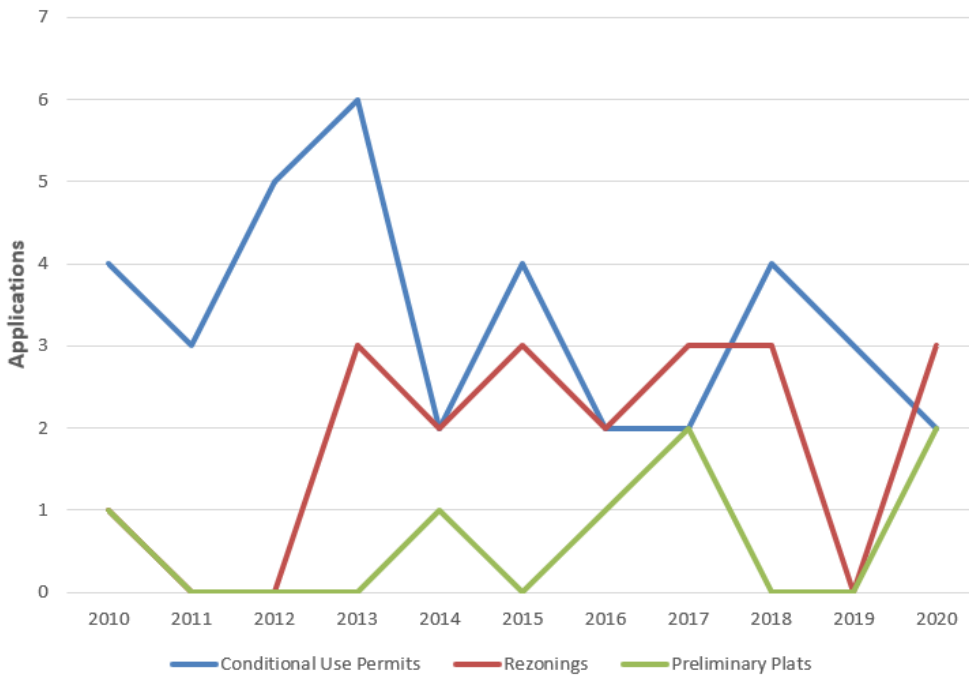
The Planning Commission's primary role is to review and make recommendation to City Council on conditional use permits, rezonings, ordinance amendments, and preliminary subdivision plat applications.

In 2020, the Planning Department reviewed two Conditional Use Permits (Vector Pathways, Ohio St Multiplex), three rezonings (MX-B, Carflo Property, Ohio St), and two preliminary plats (Creekwood Village, Quesenberg). In addition, the Commission considered four zoning text amendments (sign ordinance rewrite, Mixed Use zone addition, single-family attached driveway rewrite, contractor's office addition).

Zoning Text Amendments 2020						
Ap Number	Name of Project	Applicant	Application Description	Staff Rec.	PC Rec.	Council Action
20-004	Sign Ordinance	Planning Commission	Amend Zoning Ordinance to bring Article 5.6 and 9.3 (Signs) to constitutional compliance based on <i>Reed v. Town of Gilbert</i> ruling	Approved	Approved	Approved
20-005	Mixed Business Zone	Planning Commission	Creation of new zone, Mixed-Business (MX-B)	Approved	Approved	Approved
20-006	Creekwood Village Driveways	Ashley Davies, Riverbend Development	Amend City Code wording around driveways for single-family attached homes	Approved	Approved	Pending
20-007	Contractor's Offices	Planning Commission	Add "Contractor's Offices" to the Use table, and permit them by-right in the L-I and H-I districts, and by CUP in the MX-B District	Approved	Approved	Pending

Conditional Use Permits 2020							
Ap Number	Name of Project	Applicant	Location	Application Description	Staff Rec.	PC Rec.	Council Action
20-002	Vector Pathways CUP	Vector Industries Foundation	1300 Hopeman Parkway	Allow Adult Day Support Services in the H-I District	Approved	Approved	Approved
20-003	Ohio St Multiplex—Ponds CUP	Dorothy C. & Jerry F. Ponds	0 Ohio St	Allow duplex in the H-B District	Approved	Approved	Approved

Development Applications Reviewed by the Planning Commission



Planning Commission 2020 Meeting Dates

- 01-21-2020
- 02-18-2020
- 03-17-2020
- 06-2-2020
- 07-21-2020
- 08-18-2020
- 9-22-2020
- 10-20-2020
- 12-15-2020

► PORT REPUBLIC NEIGHBORHOOD PLAN

Last year it was decided to use CDBG funds to hire a consultant to create a neighborhood plan for the Port Republic area. Of three teams that were interviewed, EPR of Charlottesville was selected as the firm. However, due to the pandemic and the limitations on social gatherings, the planning process has been delayed until neighborhood meetings can be safely held.

► SMART SCALE APPLICATIONS

Every other year, localities have the opportunity to apply for VDOT’s transportation infrastructure grant. Localities of Waynesboro’s size may submit up to four applications each cycle. The projects are scored by six metrics: safety, congestion mitigation, accessibility, economic development, environmental quality, and land use. The applications submitted were: 1) Rosser Avenue corridor improvements, which will upgrade and synchronize signals, reconfigure intersections, add pedestrian accommodations, and remove one unnecessary signal. 2) West Main STARS Study recommendations, which will replace center left-turn lane with planted median, allow U-turns, and add continuous sidewalk on one side. 3) Broad Street Access Management, which will beautify, increase safety, and improve pedestrian accessibility. 4) Crozet Tunnel Trail.

The City will hear back in Spring 2021 on which projects will be funded.

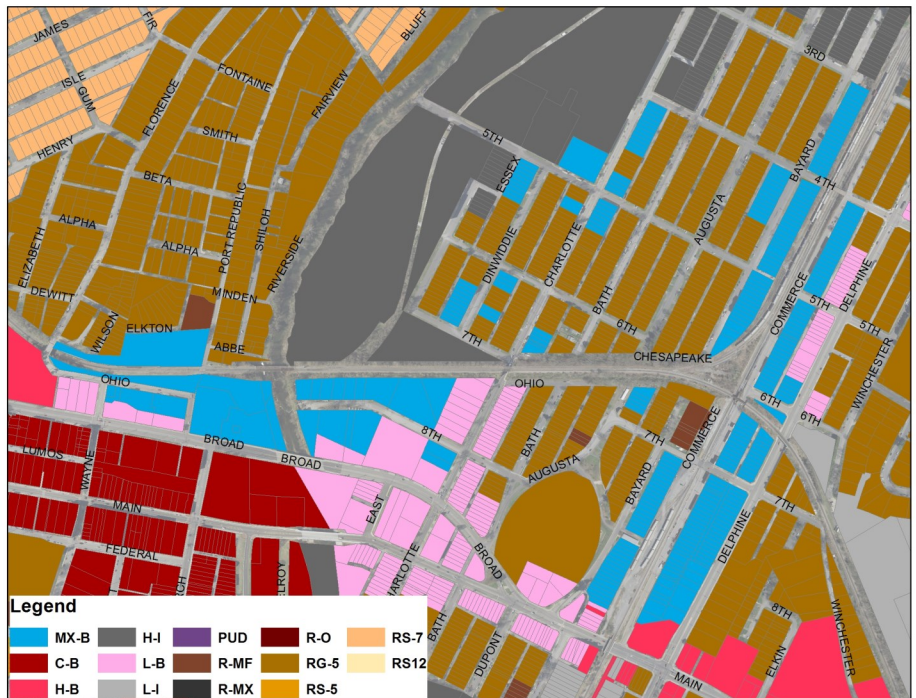
► MIXED BUSINESS (MX-B) REZONING

Beginning last year, the Basic City area was discussed as an area for a land use update. Through various discussions this year it was decided to form a new zone, named Mixed Business. The purpose of the district is to provide greater flexibility in areas with residential units near legacy industrial and commercial structures. It is meant to encourage business activity and redevelopment while also providing a good residential environment.

► **MIXED BUSINESS (MX-B) REZONING (CONT)**

The MX-B zone is intended for use in areas with a historic gridded subdivision pattern, which creates ample opportunities for on-street and shared parking. As such, the MX-B zone reduces the parking requirements to allow for easy redevelopment of small buildings.

A Zoning Text Amendment was approved in late 2020, adding the new district to the Zoning Ordinance. At the time no properties were rezoned. A larger rezoning is expected to happen in early 2021.



GIS (Geographic Information System)

The City of Waynesboro's GIS (Geographic Information System) division captures, maintains, and produces citywide geographic data and other types of information (names, classifications, addresses, etc.) that enable a person to visualize land-related aspects of the City using mapping technologies.

GIS products and services created over the last year:

- Government Agencies (Local, State, and Federal): CSPDC, VITA/VGIN, U.S. Census Bureau, U.S. Department of Education, FEMA
- Private Businesses: Inflow and Infiltration Improvements, Waynesboro Commerce and Industry Park, Nature's Crossing Technology Center, Chesapeake Conservancy, EnerGov, Munis, Vision Government Solutions, Caregraph Asset Management
- Community: online interactive maps, GIS data development, E-911 addressing, real estate assessments, police map products, public schools maps, public transportation, and Parks & Recreation comment web applications, Fall Foliage Art Show
- City Staff: city property maps, existing housing and demographics, infrastructure maintenance and assets inventory, environmental planning, parks, and greenway planning, zoning district map, ward boundary map, downtown business inventory website, tourism maps

We anticipate that the City's GIS will promote increased use of mapping technology that translates into efficient and effective infrastructure management, natural resources management, and City business processes.

CONTACT OR VISIT

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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