



CITY OF WAYNESBORO PLANNING COMMISSION MEETING



**February 6, 2025
5:00 PM – City Hall**

Board Members Present: Monica Payton Michelle Fort Bill Tinley
 Katherine Kelly Herman Brown Inspector
 Trinetta Skinner, Asst. Manager Shelley Broxton

Guest(s)/Applicant(s): _____ _____

AGENDA

1. Call to order by: _____ Time: _____

2. Invocation: Board Member: _____

3. Approval of Previous Minutes: Motion to accept minutes (___ no corrections/___ with corrections)

Motion by: _____ Seconded by: _____

4. ZONING AMENDMENT

- A petition of Zoning Map Amendment was filed with the City of Waynesboro Requesting a portion (5.5 acres) of Map & Tax Parcel 065 014H be changed from zone R-2 (Residential Single Family, Medium Density) to R-3 (Residential- Multifamily, High Density).

PUROPSE OF ZONING MAP AMMENDMENTS: The applicant, Jon McKnight, Principal of Southeast Housing Partners has requested these changes to allow for the future development of a senior (55+) housing development consisting of 44-units at this location.

5. Motion _____

Motion by: _____ Seconded by: _____

Recommend Approval to City Council? Yes / No _____ Unanimously / _____ of _____

- **A Public Hearing for the Zoning Amendment will be held on February 17, 2025 at 6:15 p.m. with City Council.** All those in favor or objecting to this petition should be present to voice their support or objections at the public hearing.



CITY OF WAYNESBORO PLANNING COMMISSION MEETING



6. Land Use Regulations:

- Request for additional land use Regulations to be adopted for family burial plots and/or cemeteries in residentially zoned areas in the City of Waynesboro.

PURPOSE OF RECOMMENDATION: The Planning Commission will decide on the recommendation to City Council for the adoption of additional Land Use Regulations for family burial plots/cemeteries located on residential property in the city of Waynesboro. Cemeteries/family burial plots are currently allowed in all zones with a CUP. This request would not change the requirement for the approval of a CUP for any cemetery/family burial plot, rather this would impose additional regulations to be required (if approved) for family burial plots on residential property in the city of Waynesboro.

7. Motion _____

Motion by: _____ Seconded by: _____

8. PLANNED UNIT DEVELOPMENT

A Site Plan has been submitted for the property located at **417 E 7th St. Map & Tax Parcel : W10-065**, requesting approval for the **Planned Unit Development (PUD)** to be named **“Alexander Crossings”** which is to consist of a mix of 21 single family (2 br/2 ba, OR 3 br/2.5 ba), fee simple homes (non-subsidized) to be developed and marketed for sale as workforce housing to first time home buyers at this location.

PURPOSE OF REQUEST: The applicant, Gary Guyer, of Smile Housing is requesting approval to allow for the future Planned Use Development to be named **“Alexander Village”**, consisting of 21 single family homes at this location.

9. Motion _____

Motion by: _____ Seconded by: _____

Recommend Approval to City Council? Yes / No _____ Unanimously / _____ of _____

10. OTHER: Calendar for the 2025 Planning Commission meetings

11. Adjourn at _____