

## PLANNING COMMISSION MEETING MINUTES

Feb 6, 2025

Board members Monica Payton, Michelle Fort, Bill Tinley Katherine Kelly, Herman Brown, Assistant Manager Tinetta Skinner, and Community Development Director Shelley Broxton. Also in attendance were guests Jon McKnight and Gary Guyer.

1. The Meeting was called to order at 5:00 p.m. by Monica Payton.
2. The invocation was given by Council Member Bill Tinley.
3. A motion to approve previous minutes was made by Council Member Katherine Kelly and seconded by Michelle Fort.
4. **Zoning Map Amendment** A petition for the 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)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. After a short discussion, a motion was made by board member Bill Tinley and seconded by Board member Michelle Fort to recommend approval to City Council for the request to rezone a portion (5.5 acres) of the property located at (Lovers Lane), Map & Tax Parcel 065-014H from zone R-2 (Residential Single Family, Medium Density) to R-3 (Residential Multifamily, High Density) **CONTINGENT upon** the developer moving forward with the submitted project development (for Griffin Orchard Senior (55+) Living Facility.) If this specific project does not move forward as presented, the zoning of the parcel will remain at R-2. Board Members unanimously voted in favor of the request.
6. A 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 was made.
7. At this time this request will be tabled until the next meeting to give members a chance to look over other regulation options that were submitted by board member Bill Tinley at this meeting.
8. 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. 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. A motion was made by Michelle Fort and seconded by Katherine Kelly to approve the site plan that was submitted for the development. All members voted to unanimously recommend approval of the PUD to City Council.
10. With no other business to discuss, the meeting was adjourned at 5:29pm.

Planning Commission Meeting

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*Draft minutes to be approved by Planning Commission at next meeting.*