

HISTORIC PRESERVATION COMMISSION MEETING

Minutes

May 27th, 2025 | 6:00 P.M. | Waynesboro City Hall

Present: Emma Williams, Rob White, Peggy White, Tommy Powell, Steve Nix, Rex Gerlinger

Not Present: Kim Arrington

Staff: Don Lively

Others Present: Mike Bickley

The Waynesboro Historic Preservation Commission met on May 2th, 2025 at 6:00PM.

1. The meeting was called to order at 6:03pm by Chair Tommy Powell.
2. Review minutes from the previous meeting.
 - a. Motion to approve by Rex Gerlinger
 - b. Second by Steve Nix
 - c. Approved Yes X No .
3. New Business:
 - a. 417 E 7th Street. Gary Guyer of Smile Housing, Inc. made a presentation to the commission pertaining to the proposed housing development at the site. Mr. Guyer reported that the project will be a partnership with the Department of Community Development. The project is designed to be “workforce housing” and there will be 21 houses on the site with approximately 15 to 20 feet between each house. Each house will have Hardie Plank siding and architectural shingles. All houses/lots will be individually owned and not rented. There will be a home-owners association (HOA) once the project is complete. Mr. Guyer’s marketing research indicates that all houses will sell quickly. The project is planned with walkability in mind so that residences can easily walk to the downtown shopping district. Roads through the project will be asphalt and the project will have sidewalks and curbs. Picture examples of the proposed houses are comparable to other examples of in-fill housing in the city.
After hearing Mr. Guyer’s presentation, a motion was made by Rex Gerlinger to approve the project. Tommy Powell seconded the motion. The project was approved.
 - b. 25-COA-SA-04 / 6th Street and Perry Street. Don Lively reported that the owners of the old brick warehouse that was badly damaged by Hurricane Helene had requested approval to demolish the rest of the building. After consulting with the HPC, Don Lively approved the request.

- c. 25-COA-SA-05 / 417 E. 7th Street. The owner of the property requested approval to demolish a dilapidated shack on the property to make way for a new housing project. After determining that the structure was beyond repair, Don Lively staff approved the request.
- d. 25-COA-SA-06 / 711 Academy Avenue. The owner of the house requested approval to replace all rotten wooden windows with new vinyl windows of a similar design and grid pattern. Don Lively staff approved the request.
- e. 25-COA-SA-07 / 535 Jones Avenue. The owner of the house requested approval to replace all of the rotten wooden windows with new vinyl windows of a similar design and grid pattern. Don Lively staff approved the request.

4. Old Business:

- a. Don Lively reported that he met with Anne Floyd and that they will be attempting to set up a one-day HPC training in Waynesboro in late July or early August.

5. Adjournment

- a. Motion to adjourn by Rex Gerlinger
- b. Second by Tommy Powell
- c. The meeting was adjourned at 6:54pm.