

2017 Planning, Zoning, and
Inspections Annual Report



City of Winchester, Virginia

Boards and Commissions

PLANNING COMMISSION:

In addition to a number of work sessions, the Planning Commission held 12 regular meetings during 2017 and considered the items that are listed in the tables below:

SITE PLANS	2013	2014	2015	2016	2017
Carry from previous year	7	0	10	8	5
Applications	33	52	51	39	48
Approvals	40	41	53	40	41
Denials	0	0	0	0	0
Withdrawn	0	1	1	2	1
Carry to subsequent year	0	10	8	5	11

MAJOR SUBDIVISIONS	2013	2014	2015	2016	2017
Carry from previous year	0	0	0	0	1
Applications	0	1	1	1	0
Approvals	0	1	1	0	1
Denials	0	0	0	0	0
Withdrawn	0	0	0	0	0
Carry to subsequent year	0	0	0	1	0

MINOR SUBDIVISIONS	2013	2014	2015	2016	2017
Carry from previous year	2	0	7	2	0
Applications	11	20	29	9	16
Approvals	13	13	33	11	12
Denials	0	0	1	0	0
Withdrawn	0	0	0	0	1
Carry to subsequent year	0	7	2	0	3

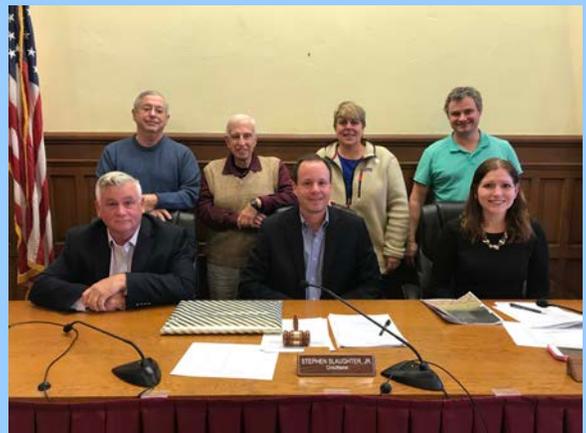
REZONINGS	2013	2014	2015	2016	2017
Carry from previous year	2	0	5	4	2
Applications	9	9	5	4	1
Approvals	8	4	5	6	1
Denials	1	0	0	0	0
Withdrawn	2	0	1	0	1
Carry to subsequent year	0	5	4	2	1

MEMBERS OF THE COMMISSION

Stephen Slaughter, Jr. - Chairman
 Mark Loring- Vice Chairman
 J. David Smith (Until April 2017)
 Kelly Wolfe
 John Tagnesi
 Dr. Rick Fieo
 Katt Eaton
 Brandon Pifer (As of April 2017)
 Eden Freeman, City Manager

STAFF

Timothy Youmans, Planning Director
 Aaron Grisdale, Director of Zoning & Inspections
 Josh Crump, Planner I (Until October 2017)
 David Stewart, Planner I (As of December 2017)
 Carolyn Barnett, Administrative Assistant



Chairman Slaughter was honored for his four years of service as Chairman of the Planning Commission

CONDITIONAL USES	2013	2014	2015	2016	2017
Carry from previous year	4	3	5	5	2
Applications	14	19	11	12	21
Approvals	13	12	11	11	17
Denials	0	0	0	1	0
Withdrawn	2	2	0	1	4
Carry to subsequent year	3	5	5	2	2

TEXT AMENDMENTS	2013	2014	2015	2016	2017
Carry from previous year	1	1	4	1	1
Applications	6	11	7	3	5
Approvals	5	7	9	1	5
Denials	0	0	0	0	0
Withdrawn	0	0	1	1	0
Carry to subsequent year	1	4	1	1	1

STREET VACATIONS	2013	2014	2015	2016	2017
Carry from previous year	1	0	0	0	1
Applications	3	2	2	1	2
Approvals	1	2	1	0	2
Denials	0	0	1	0	0
Withdrawn	0	0	0	0	0
Carry to subsequent year	2	0	0	1	1

CORRIDOR ENHANCEMENT CERTIFICATES	2013	2014	2015	2016	2017
Carry from previous year	1	0	4	8	0
Applications	31	33	52	63	60
Approvals	32	28	47	71	59
Denials	0	0	0	0	0
Withdrawn	0	1	1	0	0
Carry to subsequent year	0	4	8	0	1

122-124 North Loudoun Street
Circa 1940



122 North Loudoun Street
Circa 1950 (2011 view below)



Now (below)
122 North Loudoun Street



The Vertical Infill Development that transformed the one-story portion of the Bell's Clothing Store building at 122 N. Loudoun St into a mixed use building with 5 luxury apartments on the upper levels is consistent with the City's vision for downtown development.

BOARD OF ZONING APPEALS:

The Board of Zoning Appeals held 9 regularly scheduled meetings during 2017 and considered the items that are listed in the tables below:

MEMBERS OF THE BOARD

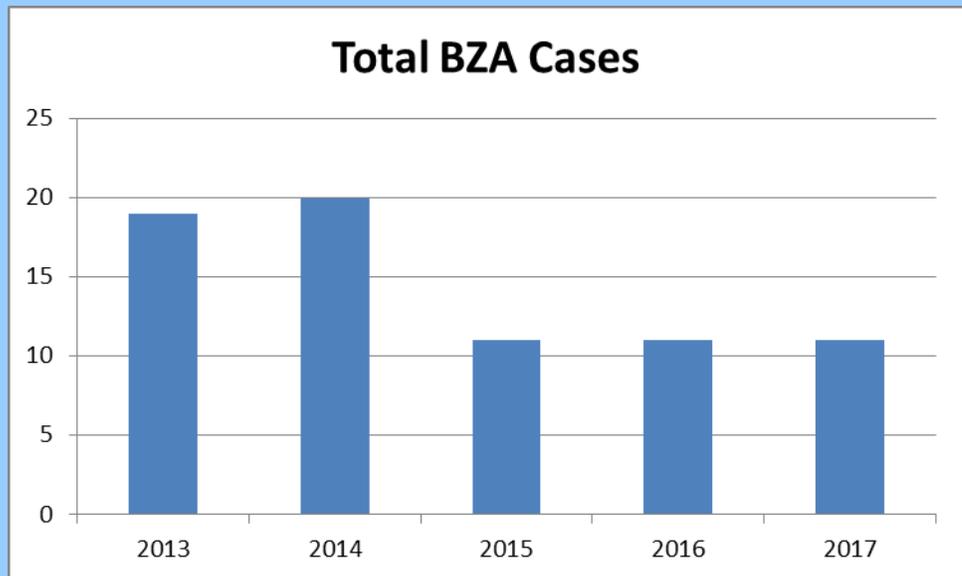
- Brandon Pifer Chairman (Resigned 4/17)
- Donald Crawford Chairman (Starting 9/17)
- Robbie Marchant Vice Chairman
(Starting 9/17)
- Phillip Lewis (Resigned 8/17)
- Dan Whitacre
- Cheryl Anderson Alternate / Full Member
(As of 5/17)
- Andrew Pahl Alternate / Full Member
(As of 9/17)
- Kathleen Shaner Alternate (As of 5/17)

STAFF

- Aaron M. Grisdale, Director of Zoning & Inspections
- Erick Moore, Deputy Director of Zoning & Inspections
- Carolyn Barnett, Admin. Assistant

VARIANCES/APPEAL	2013	2014	2015	2016	2017
Carry from previous year	2	1	0	0	1
Approvals	9	10	5	6	9
Denials	0	0	0	2	2
Withdrawn	2	1	0	2	1
Carry to subsequent year	2	0	0	1	0

TOTAL BZA CASES	
2013	19
2014	20
2015	11
2016	11
2017	11

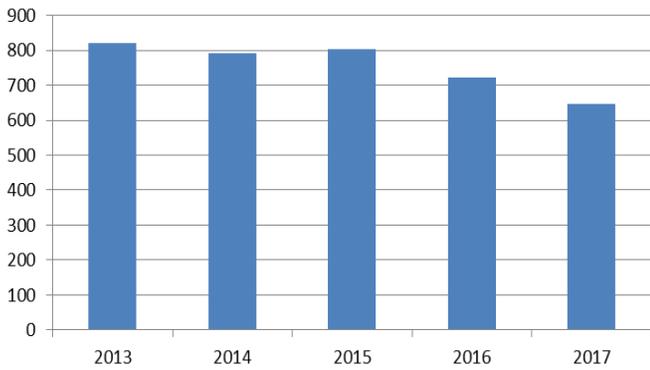


Zoning/Codes Enforcement Data

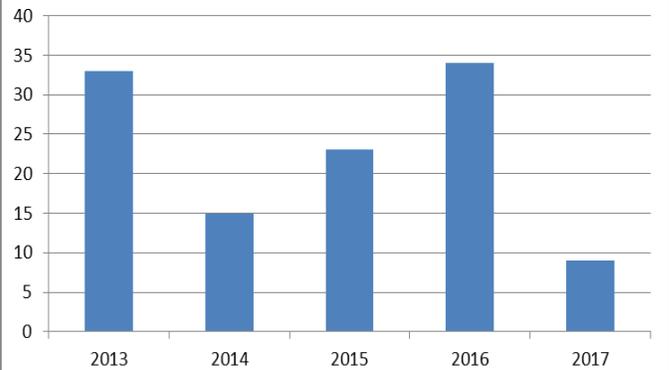
The following information is a representation of the types and volume of zoning and code enforcement case load for the past 5 years. The largest numbers of cases that inspectors continue to address are nuisance cases (tall grass & trash/refuse), property maintenance cases, and rental housing inspections. Code enforcement staff continues to assist the Department of Social Services with Housing Choice Voucher Program Inspections. During 2017 staff continued to see a trend of higher numbers of vacant buildings throughout the City.

Staff continued to address community and neighborhood concerns proactively through the Community Response Team (CRT) process, with the Winchester Police Department, Fire Marshals, and Commissioner of Revenue's office. Some of the main areas of overlapping departmental concerns during 2017 have been the evolution of outdated budget motels into de facto extended stay facilities, leading to property maintenance, zoning, fire code, and police calls for service concerns.

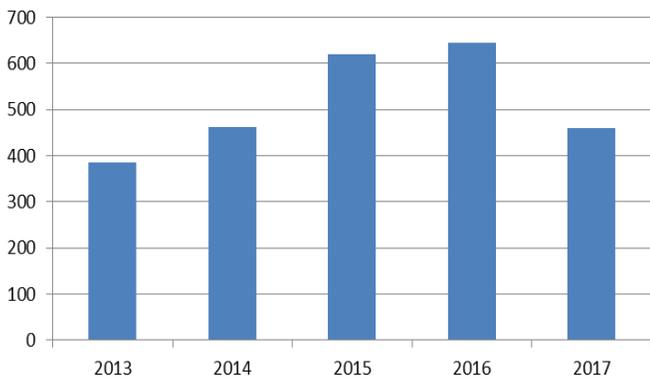
Nuisances



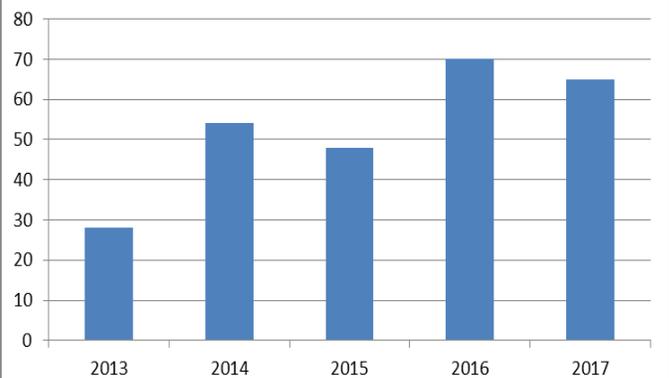
Graffiti



Right of Way Sign Pulls

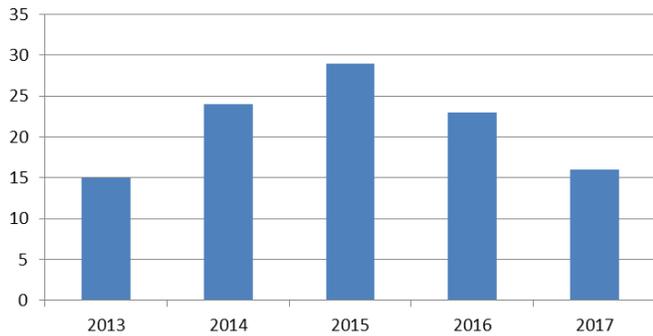


Vacant Buildings

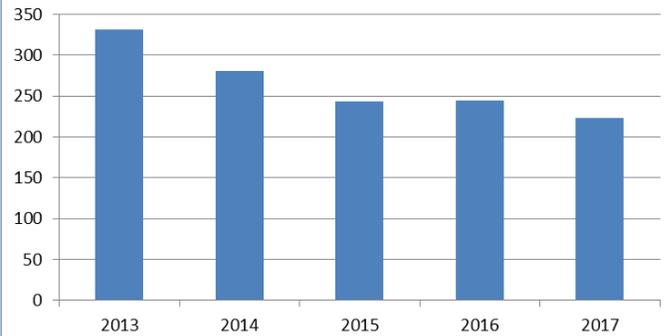


Zoning/Codes Enforcement Data

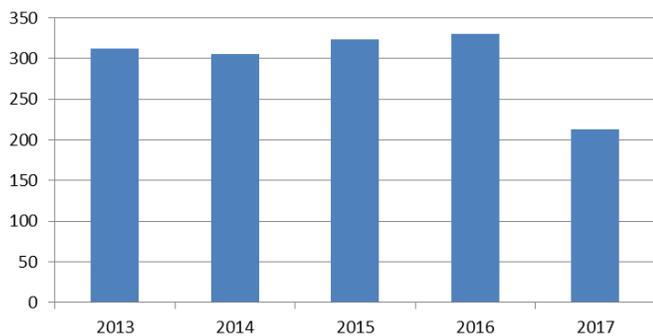
Residential Overcrowding



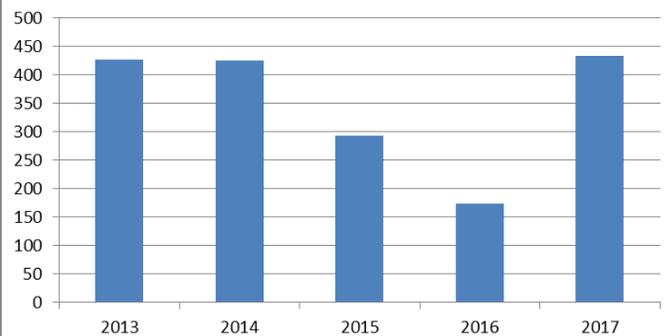
Property Maintenance



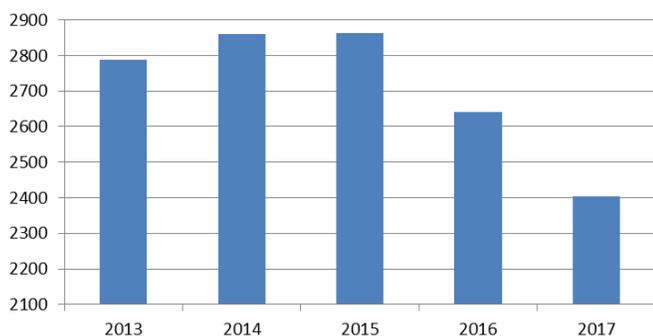
Housing Choice Voucher



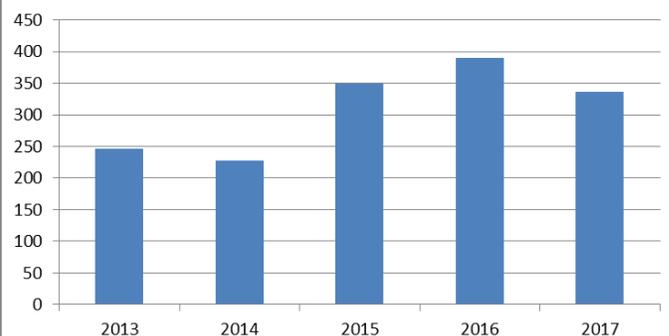
Rental Housing Ordinance



Total Code Enforcement Cases

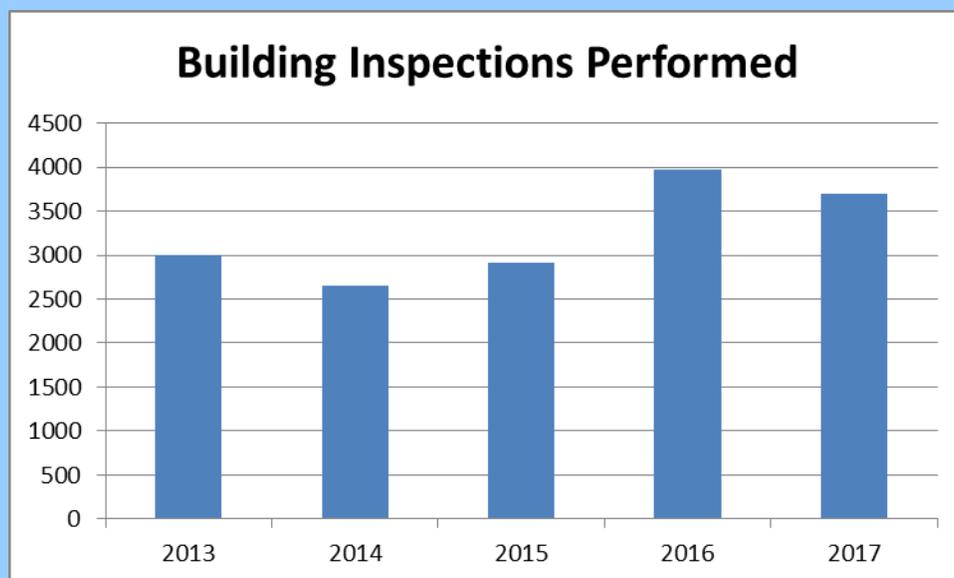
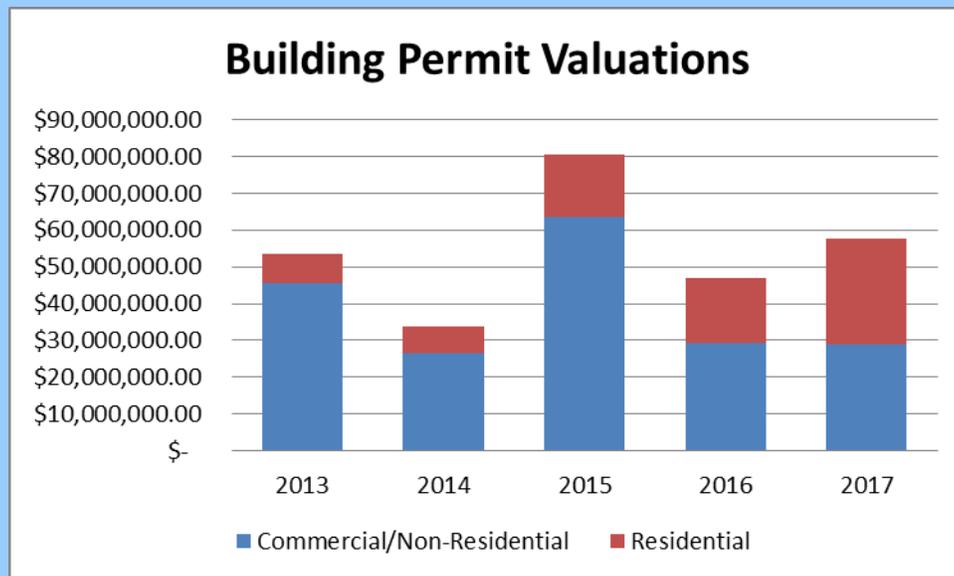


Zoning



Zoning & Inspections

The Zoning & Inspections department has seen a marked increase in residential construction over the last two years (both in real dollars and as a proportion of development investment), tied to two large planned unit multifamily developments. There has also been a notable increase in residential development and investment in the downtown during this same period. As a result of these increased levels of permitted construction, there has been a correlating higher number of building inspections required of our building inspections staff.



BOARD OF ARCHITECTURAL REVIEW:

The Board of Architectural Review held 20 regularly scheduled semi-monthly meetings during 2017 and considered the items that are listed in the tables below:

BAR Certificate of Appropriateness	2015	2016	2017
Applications	97	114	135
Board Approvals	45	47	71
Administrative Approvals	46	60	51
Denials	1	0	0
Withdrawn	5	5	8
Tabled	0	2	0
Carried to subsequent year	0	0	5

BAR APPEALS	2015	2016	2017
Denials Appealed to City Council	1	1	0
BAR Decision Reversed	0	1*	0
BAR Decision Upheld	1	0	0
*BAR Decision was upheld but modified by City Council with certain conditions			

MEMBERS OF THE BOARD

Kevin Walker, Chairman
 Patricia Jackson, Vice-Chairman
 Beth Elgin
 Anne Walker Schroth
 Kyle Hopkins
 Don Packard
 Bart Chasler

Staff

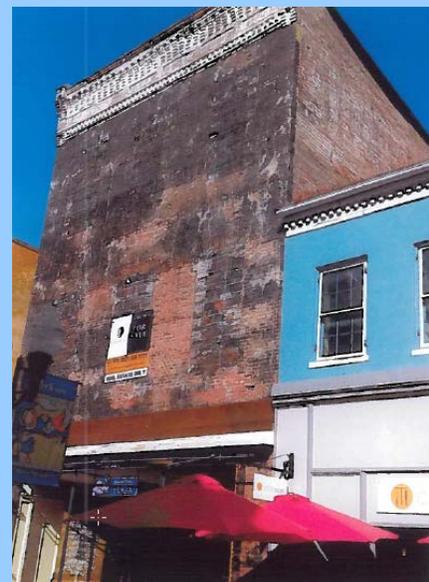
Josh Crump, Planner I
 (Until December 2017)
 David Stewart, Planner I
 (As of December 2017)
 Aaron M. Grisdale, Director of Zoning & Inspections (Z&I)
 Erick Moore, Deputy Director of Z&I
 Jackie Mathes, Office Assistant

Now: 160 North Loudoun (early 2018)



The removal of mid-twentieth century monolithic concrete panels from the upper levels of 160 North Loudoun revealed original window openings that have now been restored allowing for reuse of the upper two levels of this circa 1870 building situated in both the local as well as the national historic district. Four apartments are being constructed on the upper levels.

Then: 160 North Loudoun (early 2017)



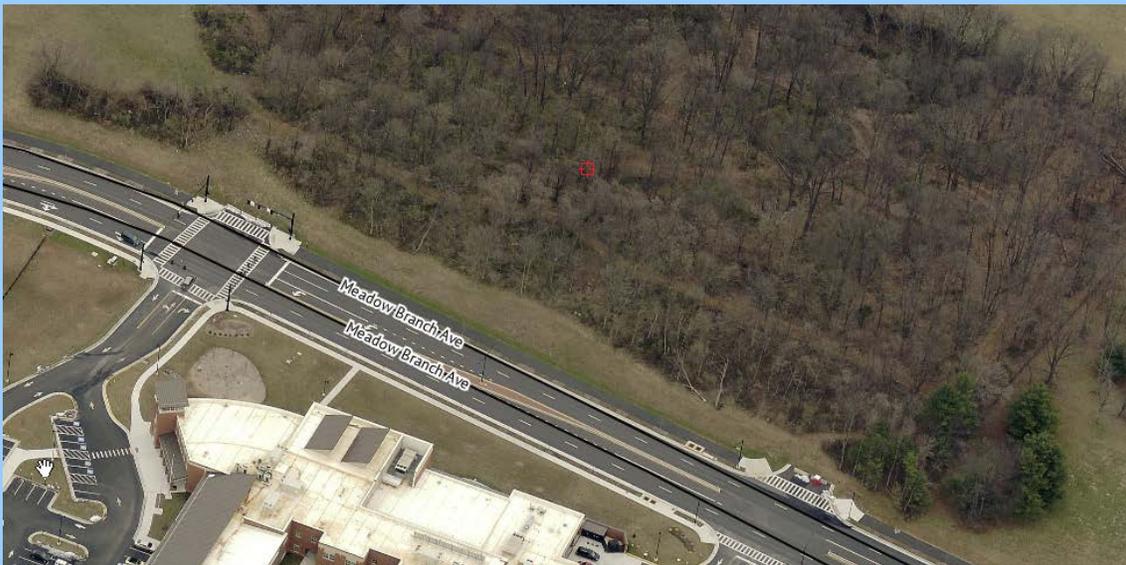
Then & Now:

The 170-unit Meadow Branch Apartments development at 450-480 Ridgewood Lane was approved using Planned Unit Development (PUD) zoning. Construction of Meadow Branch Avenue and this development help implement the Vision for Winchester which calls for “a range of housing options and easy movement.”

Now: January 2018



Then: March 2017



The PROMotion "Pro" Therapy Building at 3127 Valley Avenue is the latest addition to the Creekside Station development in the Valley Avenue Corridor Enhancement (CE) District at the south end of the City. It replaced an unoccupied single-family ranch house that had been demolished leaving only the driveway as visible in the lower photo below.

Now: January 2018



Then: January 2015

