

2018 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 2018 and considered the items that are listed in the tables below:

| SITE PLANS | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 0 | 10 | 8 | 5 | 11 |
| Applications | 52 | 51 | 39 | 48 | 57 |
| Approvals | 41 | 53 | 40 | 41 | 53 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 1 | 1 | 2 | 1 | 1 |
| Carry to subsequent year | 10 | 8 | 5 | 11 | 11 |

| MAJOR SUBDIVISIONS | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 0 | 0 | 0 | 1 | 0 |
| Applications | 1 | 1 | 1 | 0 | 1 |
| Approvals | 1 | 1 | 0 | 1 | 0 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 0 | 0 | 0 | 0 | 0 |
| Carry to subsequent year | 0 | 0 | 1 | 0 | 1 |

| MINOR SUBDIVISIONS | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 0 | 7 | 2 | 0 | 3 |
| Applications | 20 | 29 | 9 | 16 | 22 |
| Approvals | 13 | 33 | 11 | 12 | 18 |
| Denials | 0 | 1 | 0 | 0 | 0 |
| Withdrawn | 0 | 0 | 0 | 1 | 0 |
| Carry to subsequent year | 7 | 2 | 0 | 3 | 7 |

| REZONINGS | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 0 | 5 | 4 | 2 | 1 |
| Applications | 9 | 5 | 4 | 1 | 6 |
| Approvals | 4 | 5 | 6 | 1 | 4 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 0 | 1 | 0 | 1 | 1 |
| Carry to subsequent year | 5 | 4 | 2 | 1 | 2 |

MEMBERS OF THE COMMISSION

Mark Loring - Chairman
 Lacey Burnett (Appointed April 10, 2018)
 Kelly Wolfe – Vice Chairwoman
 John Tagnesi
 Dr. Rick Fieo
 Katt Eaton
 Brandon Pifer
 Eden Freeman, City Manager

STAFF

Timothy Youmans, Planning Director
 Aaron Grisdale, Director of Zoning & Inspections
 Erick Moore, Deputy Director of Zoning and Inspections
 David Stewart, Planner I
 Carolyn Barnett, Administrative Assistant



Planning Commission as of March 12, 2019
 Left to right: Katt Eaton, John Tagnesi, David Ray, Chairman Mark Loring, Leesa Mayfield, Lacey Burnett, Brandon Pifer

| CONDITIONAL USES | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 3 | 5 | 5 | 2 | 2 |
| Applications | 19 | 11 | 12 | 21 | 15 |
| Approvals | 12 | 11 | 11 | 17 | 13 |
| Denials | 0 | 0 | 1 | 0 | 0 |
| Withdrawn | 2 | 0 | 1 | 4 | 2 |
| Carry to subsequent year | 5 | 5 | 2 | 2 | 2 |

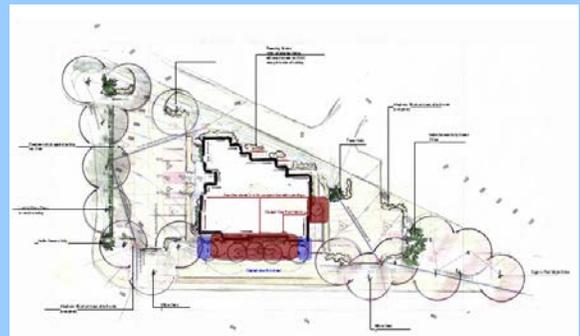
| TEXT AMENDMENTS | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 1 | 4 | 1 | 1 | 1 |
| Applications | 11 | 7 | 3 | 5 | 4 |
| Approvals | 7 | 9 | 1 | 5 | 5 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 0 | 1 | 1 | 0 | 0 |
| Carry to subsequent year | 4 | 1 | 1 | 1 | 0 |

| STREET VACATIONS | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 0 | 0 | 0 | 1 | 1 |
| Applications | 2 | 2 | 1 | 2 | 3 |
| Approvals | 2 | 1 | 0 | 2 | 3 |
| Denials | 0 | 1 | 0 | 0 | 0 |
| Withdrawn | 0 | 0 | 0 | 0 | 0 |
| Carry to subsequent year | 0 | 0 | 1 | 1 | 1 |

| CORRIDOR ENHANCEMENT CERTIFICATES | 2014 | 2015 | 2016 | 2017 | 2018 |
|-----------------------------------|------|------|------|------|------|
| Carry from previous year | 0 | 4 | 8 | 0 | 1 |
| Applications | 33 | 52 | 63 | 60 | 59 |
| Approvals | 28 | 47 | 71 | 59 | 57 |
| Denials | 0 | 0 | 0 | 0 | 0 |
| Withdrawn | 1 | 1 | 0 | 0 | 1 |
| Carry to subsequent year | 4 | 8 | 0 | 1 | 3 |



This 2.34 acre site at 217 E. Southwerk Street was rezoned with a Planned Unit Development overlay, to allow for 26 townhomes to be constructed on individual lots. The rear of Garland R. Quarles Elementary School can be seen in the distance.



A triangular lot at 11 Meadow Branch, fronting along Merrimans Lane, is slated for development into a 6,000 square feet dentist office. The Planning Commission approved a Conditional Use Permit to allow for parking to be situated closer than 15 feet to the Merrimans Lane right-of-way. The Corridor Enhancement District application for this project was approved administratively late in 2018.



Left: 2019
Right: 2017

The former gas station at 501 N. Loudoun Street received B.A.R. and site plan approval to be converted into a restaurant.



BOARD OF ZONING APPEALS:

The Board of Zoning Appeals held 5 regularly scheduled meetings during 2018 and considered the items that are listed in the tables below:

MEMBERS OF THE BOARD

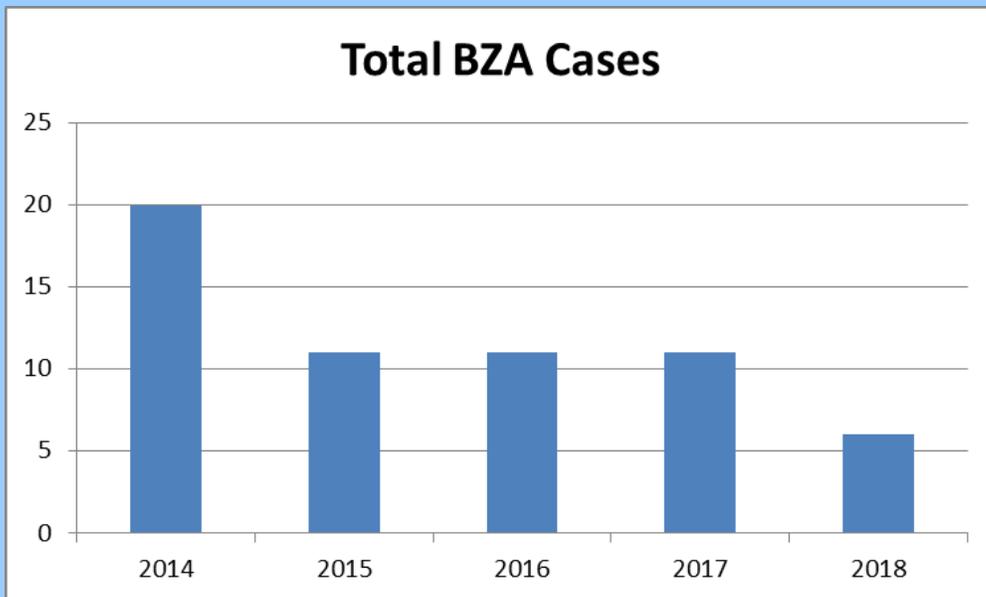
Donald Crawford Chairman (Until 4/18)
 Robbie Marchant Vice Chairwoman
 Chairwoman (Starting 11/18)
 Dan Whitacre Vice Chairman (Starting 11/18)
 Cheryl Anderson
 Andrew Pahl
 Kathleen Shaner Alternate (Until 6/18)
 Full Member (Starting 6/18)

STAFF

Aaron M. Grisdale, Director of Zoning & Inspections
 Erick Moore, Deputy Director of Zoning & Inspections
 Carolyn Barrett – Administrative Assistant

| VARIANCES/APPEAL | 2014 | 2015 | 2016 | 2017 | 2018 |
|--------------------------|------|------|------|------|------|
| Carry from previous year | 1 | 0 | 0 | 1 | 0 |
| Approvals | 10 | 5 | 6 | 9 | 5 |
| Denials | 0 | 0 | 2 | 2 | 1 |
| Withdrawn | 1 | 0 | 2 | 1 | 0 |
| Carry to subsequent year | 0 | 0 | 1 | 0 | 0 |

| TOTAL BZA CASES | |
|-----------------|----|
| 2014 | 20 |
| 2015 | 11 |
| 2016 | 11 |
| 2017 | 11 |
| 2018 | 6 |

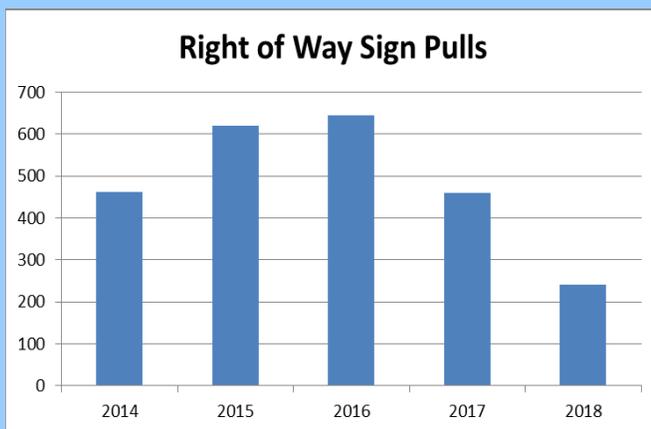
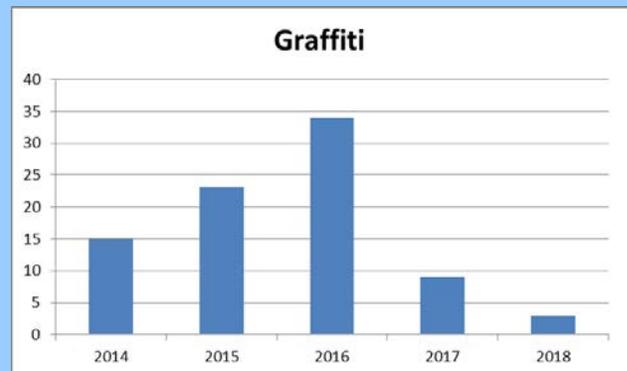
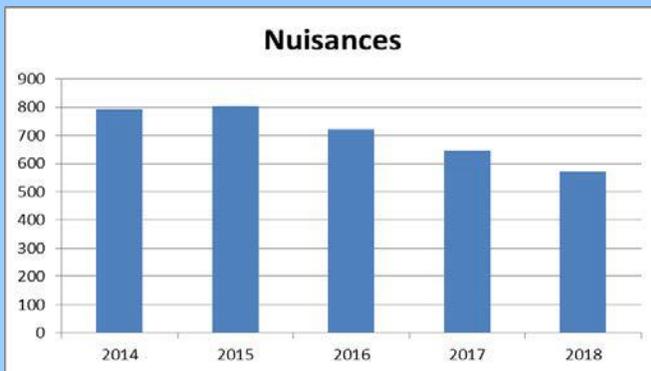


Zoning/Codes Enforcement Data

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.

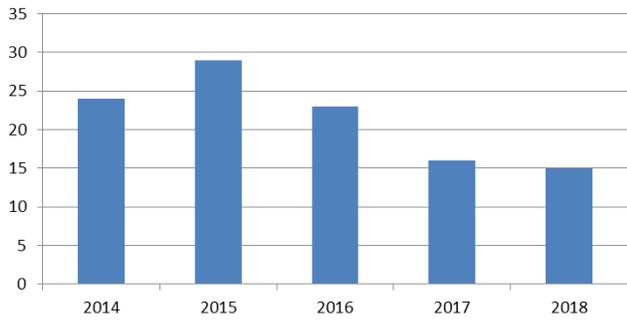
During 2018 City Council and staff conducted a comprehensive review and update to the Rental Inspection program and added two new districts: (1) Shawnee/Shenandoah/Opequon Avenues and (2) York Avenue/Sorrell Court/Yorktown Place/Valley Avenue (portions). This resulted in a notable increase in rental housing inspection cases in the additional areas of the City that require additional attention due to a history of property maintenance issues and the age of the housing stock.

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.

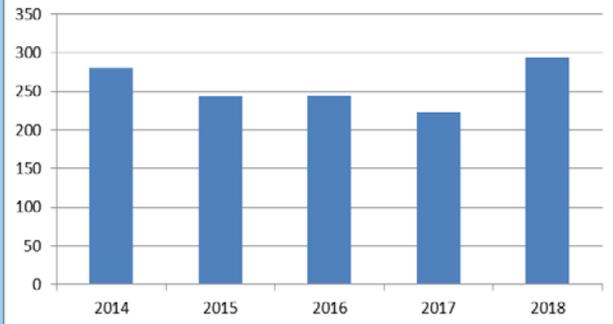


Zoning/Codes Enforcement Data

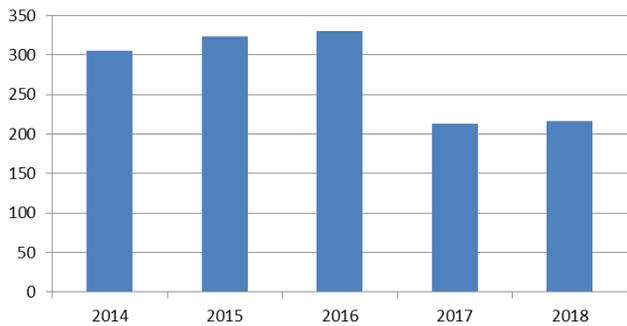
Residential Overcrowding



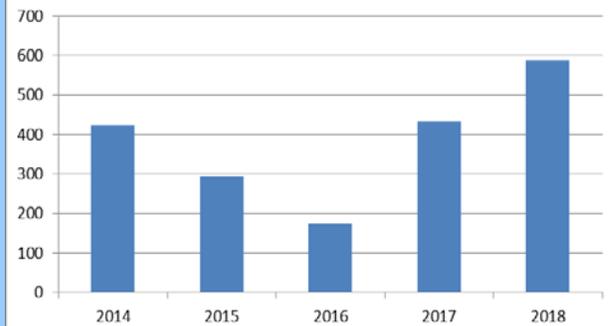
Property Maintenance



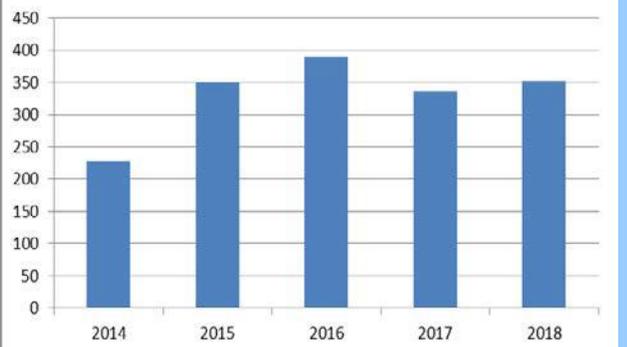
Housing Choice Voucher



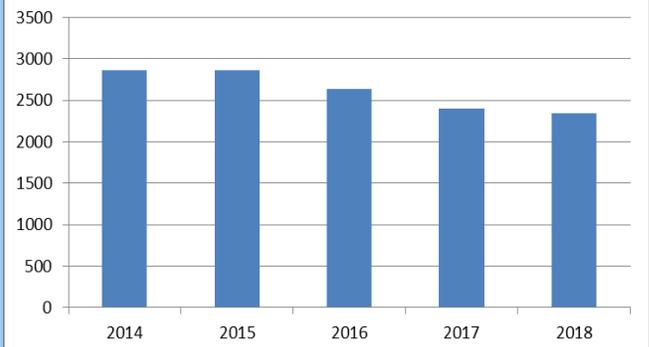
Rental Housing Ordinance



Zoning



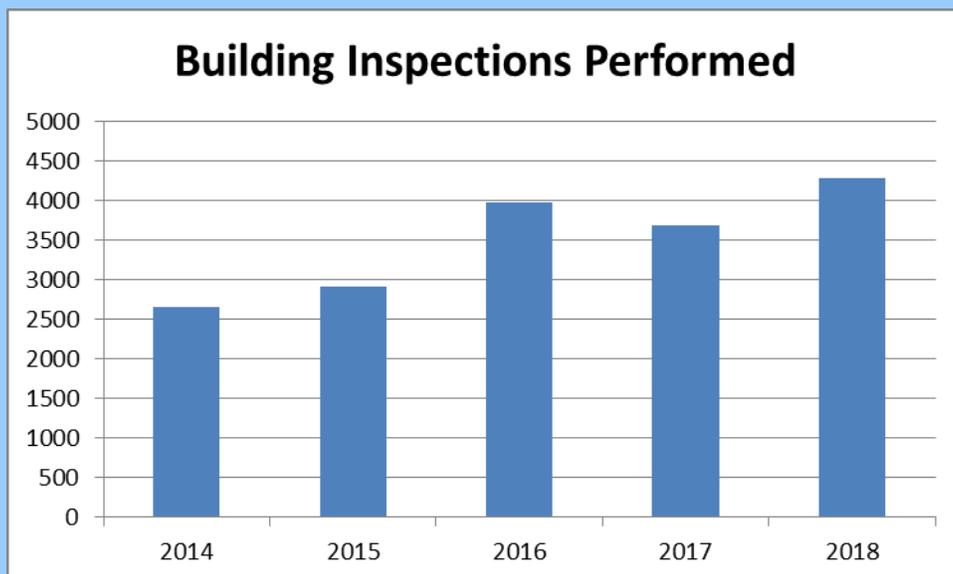
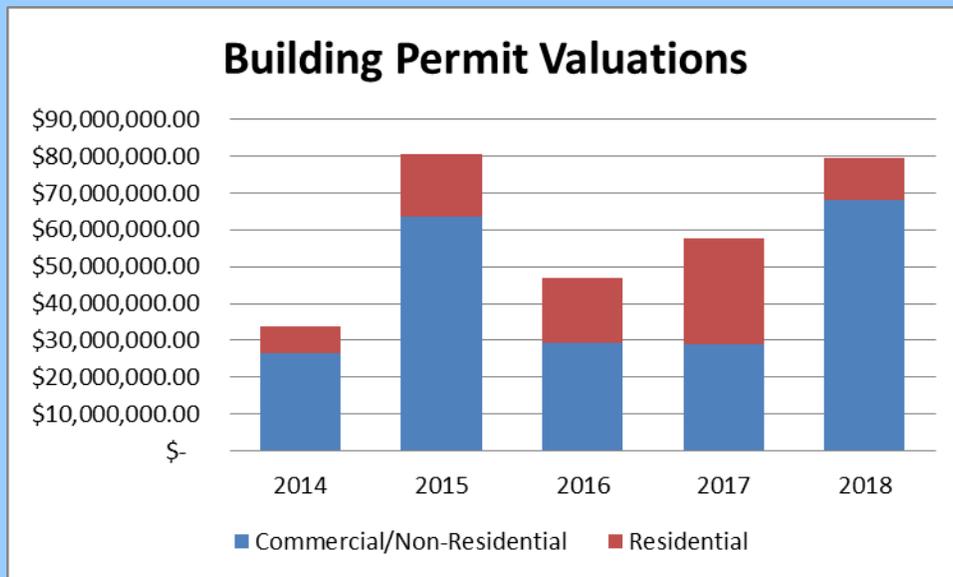
Total Code Enforcement Cases



Zoning & Inspections

The Zoning & Inspections department continued to observe an increase in permit levels and construction valuations over the last two years. In 2018 this increase was predominantly related to nonresidential construction including several major projects at the Winchester Medical Center campus (Medical Office Building (MOB) 1 expansion, North Tower 4th floor fit-out, and Parking Garage 2 expansion), Shenandoah University (renovation and addition to the Health Professions Building on North Sector Court), O'Sullivan Films (Continental), and Winchester Station (tenant reconfiguration for Kirklands and Petco).

Directly attributable to the increase in residential and commercial projects and permits issued over the last few years, Building Inspections staff has seen a significant increase in the number of on-site building inspections required.



BOARD OF ARCHITECTURAL REVIEW:

The Board of Architectural Review held 22 regularly scheduled semi-monthly meetings, and 2 special meetings, during 2018 and considered the items that are listed in the tables below:

| B.A.R. Certificate of Appropriateness | 2015 | 2016 | 2017 | 2018 |
|---------------------------------------|------|------|------|------|
| Applications | 97 | 114 | 135 | 157 |
| Board Approvals | 45 | 47 | 71 | 83 |
| Administrative Approvals | 46 | 60 | 51 | 63 |
| Denials | 1 | 0 | 0 | 6 |
| Withdrawn | 5 | 5 | 8 | 3 |
| Tabled | 0 | 2 | 0 | 2 |
| Carried to subsequent year | 0 | 0 | 5 | 5 |

| B.A.R. Appeals | 2015 | 2016 | 2017 | 2018 |
|----------------------------------|------|------|------|------|
| Denials Appealed to City Council | 1 | 1 | 0 | 6 |
| BAR Decision Reversed | 0 | 1* | 0 | 6 |
| BAR Decision Upheld | 1 | 0 | 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
 Samar Jafri (appointed July 24, 2018)
 Bart Chasler (resigned April 19, 2018)

Staff

David Stewart, Planner I
 Aaron M. Grisdale, Director of Zoning & Inspections (Z&I)
 Erick Moore, Deputy Director of Z&I
 Bridget Mullins, Administrative Assistant

Now: February 2019



**Then and Now:
 223 S. Loudoun St.**

The renovation of this World War II-era building was approved by the B.A.R., beginning with a Conceptual Review process, and followed by subsequent visits to the Board.

Then: July 2017



Then & Now: The site plan for this 42,000 square foot addition to Medical Office Building I, part of the Winchester Medical Center complex, was approved administratively in early 2018. Construction began later in the year.

Then: May 2018



Now: March 2019



Then and Now: In April of 2018, the Museum of the Shenandoah Valley received approval to construct a new entrance further west on Amherst Street. The new entry to the museum covers a length of over one quarter mile. As part of the same project, new walking trails will be constructed throughout the property, including an extension that reaches the former Kerr Elementary school site on Jefferson Street. Inter-connectivity with the Green Circle Trail will provide a new public amenity. Public Transportation Enhancement funds were paired with private funding to develop the public trail network on private property.

Then: May 2018



Now: March 2019

