

**Work Session Agenda
Staunton City Council
Rita S. Wilson Council Chambers
October 12, 2023
5:00 p.m.**

- | | | |
|------------------|-----------|---|
| 5:00 p.m. | 1. | Consideration of Work Session and Regular Meeting Agendas |
| 5:05 p.m. | 2. | Discussion of Bicycle Infrastructure Design Plans for West Beverley Street |
| 5:25 p.m. | 3. | Review of the Existing Goals and Objectives for the Entrance Corridors in the City of Staunton, Virginia, Comprehensive Plan 2018-2040 and an Overview of Future Steps to Address the Entrance Corridor Overlay District |
| 5:45 p.m. | 4. | Update on Juvenile & Domestic Relations Court Facility West End Project |
| 6:00 p.m. | 5. | Discussion of Proposed Council Procedure Memorandum 21—Natural Disaster Fund |
| 6:15 p.m. | 6. | Closed Meeting for Discussion of the Performance of the City Manager (Includes Dinner Break Until Regular Meeting at 7:00 p.m.) |

**Regular Meeting Agenda
Staunton City Council
Rita S. Wilson Council Chambers
October 12, 2023
7:00 p.m.**

Call to Order

Pledge of Allegiance

Invocation/Moment of Silence – Holmes

Mayor's Report

Additional Items by Members of Council

REGULAR MEETING

A. Consent Agenda

A.1. Work Session and Regular Meeting of September 28, 2023

A.2. Consideration of Revised City Council Procedure Memorandum No. 13: Naming of Public Facilities

A.3. Consideration of Proclamation to be Presented in Council Chambers at the October 26, 2023 City Council Meeting—Staunton City Schools Attendance Awareness Month

All items will be voted on in one (1) motion. If so requested by any member of Council, an item placed on the consent agenda shall be removed and taken up as a separate matter at the end of the Regular Meeting.

B. Public Hearing and Consideration of a Request by John Schoeb, 709 N Augusta Street, LLC, to Rezone 709 N Augusta Street from B-1, Local Business District, to B-2, General Business District Conditional

C. Update on Modernizing City Refuse Collection

Matters from the City Manager

Matters from the Public*

Adjournment

***Public Participation** For instructions on how to participate in a Public Hearing and Matters from the Public portions of the City Council meeting visit www.staunton.va.us/council.

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	City Council
Item #	1	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Integrity Engagement	
Subject:	Work Session and Regular Meeting Agendas	

Background: Consistent with Procedural Memorandum No. 3, attached are draft meeting agendas for City Council's consideration and for approval as Council prefers.

Suggested Motion: I move to approve the Work Session agenda and the Regular Meeting agenda [as presented] [with the following changes: as to the Work Session, the addition/deletion of _____; as to the Regular Meeting, the addition/deletion of _____].

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	Staff Member: Rodney Rhodes
Item #	2	
Department:	Community Development-Planning and Zoning	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Environmentally Conscious Strategic Area: Infrastructure, Built Environment	
Subject:	Bicycle Infrastructure Design Plans for West Beverley Street	

Background: The City is working with the Timmons Group to design bicycle infrastructure along West Beverley Street in accordance with the Staunton Bicycle and Pedestrian Plan, to be implemented with a repaving of the street. The Timmons Group has received input on the plan from city staff, the Bicycle and Pedestrian Advisory Committee, and the public during a September 25th public forum. Representatives of the Timmons Group will present the revised plans to City Council during their October 12, 2023 work session.

Attachments: Not applicable.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	Staff Member: Rodney Rhodes
Item #	3	
Department:	Community Development— Planning and Zoning	
Alignment with Staunton Plan (Value/Strategic Area):	Strategic Areas: Economic Development; Responsive, Efficient Government	
Subject:	Review of the Existing Goals and Objectives for the Entrance Corridors in the City of Staunton, Virginia, Comprehensive Plan 2018-2040 and an Overview of Future Steps to Address the Entrance Corridor Overlay District	

Background: Frazier and Associates presented the final draft of the Entrance Corridor Overlay District Design Guidelines at City Council's July 27, 2023 meeting. The final draft and the presentation provided by the Fraziers to City Council can be found [here](#).

The presentation included recommendations on future steps for the City to take to address the Entrance Corridor Overlay District. The first item that should be considered, before reviewing and updating the Zoning Ordinance, is to ensure that the City supports the goals and objectives for the Entrance Corridors as stated in the City's Comprehensive Plan.

The Entrance Corridor Overlay District Design Guidelines note that the following goals and objectives relate to various aspects of the city's corridors:

- Encourage appropriate new development that is well planned, compatible, incorporates mixed uses when appropriate, and contributes to the resource base of the city.

- Coordinate planning on corridors to promote quality of life and architectural character.
- Encourage appropriate landscaping, architectural design, signage, viewshed considerations, and buffers along major thoroughfares.
- Enhance the physical attractiveness of the city through signage, landscaping and tree plantings, controlling litter, and reducing light pollution through “Dark Sky” techniques.
- Encourage commercial and retail structures that adjoin residential neighborhoods to utilize consistent or complimentary facades and site features to the surrounding neighborhoods when they are developed, redeveloped, or renovated.
- Expand the streetscape planning to include entry corridors immediately adjacent to and leading into the Downtown historic districts.

Upon confirmation that City Council continues to support these goals and objectives, staff will undertake a review and update to the Zoning Ordinance (Entrance Corridor Overlay District Chapter in particular) to ensure that the ordinance reflects the goals and objectives. This update, possibly done with the assistance of a consultant, will include the following:

- Combine and update existing and proposed entrance corridor standards.
- Incorporate those standards that support the goals and objectives.
- Investigate the potential removal of arterial streets and highways from the Entrance Corridor Zoning Chapter that do not appear to meet the state enabling legislation (Code of VA).
- Develop more consistent boundaries for the entrance corridors.
- Consider adopting a new review process for development proposals in the entrance corridors (potentially appointing a review board or commission).
- Adopt revised Zoning Ordinance Chapter(s) and the new design guidelines (prepared by Frazier Associates).

Planning Commission: At its September 21, 2023 meeting, the Planning Commission indicated its support for the Comprehensive Plan’s existing goals and objectives for the Entrance Corridors. The Commission noted that a more thorough review of the goals and objectives could be undertaken when the Comprehensive Plan is updated in 2024; however, they are generally supportive of the existing goals and objectives and a review and update to the Zoning Ordinance should not be delayed.

If City Council concurs with the Planning Commission’s support of the Comprehensive Plan’s existing goals and objectives, as they relate to the Entrance Corridors, staff will undertake the review and update as outlined above.

Attachments: [Final draft of the Entrance Corridor Overlay District Design Guidelines](#)

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	Leslie Beauregard City Manager Jeff Johnston Public Works Director
Item #	4	
Department:	City Manager’s Office	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Engagement Strategic Areas: Built Environment; Responsive, Efficient Government	
Subject:	Update on Juvenile & Domestic Relations Court Facility West End Project	

Background: Staff will provide an update on the Juvenile & Domestic Relations Court Facility West End Project.

Attachment: Not applicable.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, VA

Meeting Date:	October 12, 2023	John C. Blair, II City Attorney
Item #	5	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Engagement Strategic Area: Responsive, Efficient Government	
Subject:	Discussion of Proposed Council Procedure Memorandum 21—Natural Disaster Fund	

Background: On September 14, 2023, the Staunton City Council requested that the City Attorney develop a potential Council Procedure Memorandum concerning donations to natural disaster recovery efforts.

The attached proposed Memorandum would establish a process for a line item in each fiscal year's budget dedicated to donations for natural disaster recovery efforts.

The Council could, by a majority vote, allocate a portion or the entire amount of the line item during the year that the appropriation is active.

Attachments: Proposed Council Procedure Memorandum No. 21

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

COUNCIL PROCEDURE MEMORANDUM NO. 21

SUBJECT: Natural Disaster Fund

At the beginning of every budget cycle, the City Manager shall inquire with City Councilmembers about whether they wish to include a budget line item in the next fiscal year's budget to assist with natural disaster recovery efforts.

If a majority of Councilmembers desire to include a budget line item for natural disaster recovery efforts, the City Manager shall propose a line item in the proposed fiscal year budget. The proposed line item's amount shall be based on projected revenue/expenditures for the next fiscal year as well as consultation with Councilmembers.

Upon the appropriation of a line item for natural disaster recovery efforts, the Council may allocate, by a majority vote, a portion or the entire line item to an entity listed in Virginia Code Section 15.2-953, as amended, during the fiscal year in which the appropriation is active.

For purposes of this Procedure Memorandum, "natural disaster" is defined as any natural catastrophe, including any: hurricane, tornado, storm, high water, wind-driven water, tidal wave, tsunami, earthquake, volcanic eruption, landslide, mudslide, snowstorm, or drought, or regardless of cause, any fire, flood, or explosion.

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	City Council John C. Blair, II City Attorney Jon Venn Chief Human Resources Officer
Item #	6	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence Strategic Area: Responsive, Efficient Government	
Subject:	Closed Meeting for Discussion of the Performance of the City Manager	

Suggested Motion: I move to enter a closed meeting for: (i) discussion of the performance of a Council-appointed employee, the City Manager, pursuant to Virginia Code § 2.2-3711(A)(3).

Second. Discussion. Vote – Clerk of Council to poll members of Council.

After the closed meeting: I move that Council reconvene in an open meeting and certify to the best of each member's knowledge that only lawfully exempted public business matters were discussed and that only public business matters as identified in the closed meeting motion were heard, discussed or considered in the meeting.

Second. Discussion. Vote –Clerk of Council to poll members of Council.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	City Council
Item #:	A	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Strategic Area: Responsive, Efficient Government	
Subject:	Consent Agenda	

Background: As provided in [Council Procedure Memorandum No. 14](#), it is the policy of City Council to have the City Manager place routine, noncontroversial items on a Consent Agenda. Briefings for each item included on the Consent Agenda have been prepared in the manner and format of regular business items on the agenda, with each item described in sufficient detail to provide the public with an appropriate understanding of such item. All matters listed on the Consent Agenda will be enacted by one motion and as a single item. There will be no separate discussion of an item. If discussion is desired, the item may be removed from the Consent Agenda at the request of a member of City Council and considered separately at the end of the regular meeting agenda.

The Mayor will inquire whether any member of City Council desires to remove any item from the Consent Agenda and to place such item on the regular meeting agenda for separate consideration.

Suggested Motion (if no items removed): I move to approve the Consent Agenda, as presented.

Suggestion Motion (if one or more items removed): I move to approve the Consent Agenda with the exception of item(s) _____, and that item(s)_____ be moved to the end of the regular agenda for discussion and a separate vote.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	City Council
Item #	A.1	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Integrity Engagement	
Subject:	Approval of Minutes	

Background: Draft meeting minutes are attached for City Council's consideration and for approval as Council prefers.

Attachments:

Attachment 1 – Work Session and Regular Meeting Minutes of September 28, 2023

Suggested Motions: I move to approve the work session regular meeting minutes of September 28, 2023 [as presented] [with the following changes: _____.]

City Manager: Leslie Beauregard



City Council
WORK SESSION
September 28, 2023
5:00 p.m.

Council Members present: Mayor Claffey, Vice Mayor Darby, and Councilors Arrowood, Edwards, Holmes, Robertson, and Woods.

Mayor Claffey called the meeting to order: Mayor Claffey called this meeting of Staunton City Council to order.

1. Consideration of Work Session and Regular Meeting Agendas

Consistent with Procedural Memorandum No. 3, the agendas were presented for Council consideration.

Mr. Arrowood moved to approve the work session and regular meeting agendas as presented.

The motion was seconded by Mr. Robertson and carried as follows:

Ms. Edwards	aye	Mr. Robertson	aye
Mr. Arrowood	aye	Vice Mayor Darby	aye
Ms. Woods	aye	Mayor Claffey	aye
Mr. Holmes	absent		

Mr. Holmes arrived at 5:03 p.m.

2. Discussion of Valley Area Community Support Inc., dba Valley Supportive Housing

City Manager Leslie Beauregard stated at City Council's August 24, 2023 Work Session, there was discussion about a tax exemption request by Valley Area Community Support, Inc., known as Valley Supportive Housing (VSH). At the conclusion of that discussion, City Council directed staff to return with some possible solutions between the City and Valley Supportive Housing concerning the tax exemption request as well as VSH's potential tax liability for previously due real estate taxes. There was not support at that time by City Council to address or consider the request by VSH to become officially tax exempt.

Lou Siegel and Elizabeth Cianciolo presented some additional information on their request.

Discussion ensued and councilors were in agreement that they would like to see the back taxes forgiven, but desired to continue discussing the matter of exemption at a future meeting to allow time for further research.

3. Discussion of Preliminary FY2023 Year End Carryover

Chief Financial Officer Jessie Moyers presented preliminary unaudited FY2023 year end results for sales, meals, and lodging tax revenues. She also provided a high-level overview of the potential FY2023 carry over.

Mayor Claffey asked if Councilmembers had any questions.

Councilmembers had no questions.

4. Discussion of Revisions to City Council Procedure Memorandum No. 13: Naming of Public Facilities

Assistant City Manager Amanda Kaufman stated that at the Council retreat on February 28 and March 1, 2023, Council reviewed all of their procedures, deciding to revisit Procedure No. 13: Naming of Public Facilities. Ms. Kaufman outlined the staff revisions to this procedure.

Mayor Claffey asked if Councilmembers had any questions or comments.

Ms. Edwards asked if something comes before Council via the procedure must be approved unanimously or by majority vote. City Attorney John Blair confirmed the latter.

Councilmembers agreed to place the item on a future agenda for approval and instructed staff to continue work on the additional two policies under Procedure Memo No. 13.

5. Report on Properties Delinquent in Property Taxes and Overview of the Collection Process

City Treasurer Rick Johnson presented a report on properties delinquent in property taxes, and an overview of the delinquent tax collection process, including auctions.

Councilmembers had no questions.

6. Closed Meeting for: (i) Discussion or Consideration of the Disposition of Publicly-Held Real Property within Staunton Crossing; and (ii) Discussion of the Performance of the City Attorney

Vice Mayor Darby moved to enter a closed meeting for: (i) discussion or consideration of the disposition of publicly-held real property located at Staunton Crossing where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A)(3); and (ii) discussion of the performance of a Council-appointed employee, the City Attorney, pursuant to Virginia Code § 2.2-3711(A)(3).

The motion was seconded by Mr. Holmes and carried as follows:

97	Mr. Holmes	aye	Mr. Arrowood	aye
98	Mr. Robertson	aye	Vice Mayor Darby	aye
99	Ms. Edwards	aye	Mayor Claffey	aye
100	Ms. Woods	aye		

101

102 Vice Mayor Darby moved that Council reconvene in an open meeting and certify to the best of
103 each member's knowledge that only lawfully exempted public business matters were discussed,
104 and that only public business matters as identified in the closed meeting motion were heard,
105 discussed, or considered in the meeting.

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107 The motion was seconded by Mr. Robertson and carried as follows:

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109	Mr. Robertson	aye	Ms. Edwards	aye
110	Mr. Holmes	aye	Vice Mayor Darby	aye
111	Ms. Woods	aye	Mayor Claffey	aye
112	Mr. Arrowood	aye		

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115 The work session adjourned at 7:01 p.m.

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Kiley A. Kesecker
Clerk of Council

**REGULAR MEETING OF STAUNTON CITY COUNCIL****Thursday, September 28, 2023****7:00 p.m.****Rita S. Wilson Council Chambers**

PRESENT: Mayor Stephen W. Claffey
Vice Mayor Amy G. Darby
Brad D. Arrowood
Michele D. Edwards
R. Terry Holmes
Mark A. Robertson
Alice L. Woods

ABSENT: Leslie Beauregard, City Manager

ALSO PRESENT: Amanda Kaufman, Assistant City Manager
John Blair, City Attorney
Kiley Kesecker, Clerk of Council

Mayor Claffey called the meeting to order: Mayor Claffey called this meeting of Staunton City Council to order.

The Pledge of Allegiance was recited in unison.

The invocation/moment of silence was given by Ms. Edwards.

MAYOR'S REPORT

Mayor Claffey stated that Queen City Mischief and Magic was a massive success despite the weather, and thanked all those who participated.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Ms. Edwards stated that the Kindness Matters Marathon would take place on September 30.

Mr. Arrowood stated that he had attended the Staunton Augusta Waynesboro Metropolitan Planning Organization joint meeting.

Ms. Woods stated that the African-American Heritage and Multicultural Festival was a huge success despite the rain.

49
50 **REGULAR MEETING**

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52 **A. Consent Agenda**

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54 Mayor Claffey made the following statement:

55
56 “Per Procedure Memorandum No. 14, it is the policy of City Council to have routine, non-
57 controversial items placed on a Consent Agenda. All items on the Consent Agenda will be voted
58 on in one motion. If separate discussion of an item is requested by any member of Council, that
59 item shall be removed and considered separately at the end of the regular meeting agenda.”

60
61 **A.1. Approval of Meeting Minutes**
62 **Work Session and Regular Meeting of September 14, 2023**

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64 **A.2. Annual Report on Disposition of Surplus Property**

65
66 **A.3 FY 2025 Budget Calendar**
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68 Mayor Claffey asked if any Councilmembers desired to remove any item from the Consent Agenda
69 to be placed on the regular meeting agenda for separate consideration.

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71 Councilmembers had no questions or comments.

72
73 Mr. Robertson moved to approve the Consent Agenda as presented.

74
75 The motion was seconded by Ms. Woods and carried as follows:

76	Ms. Edwards	aye	Ms. Woods	aye
77	Mr. Robertson	aye	Vice Mayor Darby	aye
78	Mr. Holmes	aye	Mayor Claffey	aye
79	Mr. Arrowood	aye		

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81
82 **B. Retirement Certificate Presentation – Chad Nestor**

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84 Mayor Claffey recognized Sgt. Chad Nestor for his retirement from the Staunton Police
85 Department after 20 years of service to the city.

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87 **C. Public Hearing and Consideration of a Proposed Extension of Lease with TV6**
88 **Holdings LLC (dba SBA Communications Corporation) for Wireless**
89 **Communications Facilities**
90

91 Director of Public Works Jeff Johnston stated that on January 23, 2014, as authorized by an
92 ordinance adopted by City Council on the same date, the City entered into a lease agreement with
93 TV6-W, LLC, which authorized the company’s construction, maintenance and operation of
94 wireless communications facilities on property owned by the City, including the Shutterlee Mill
95 water tank at the Public Works compound. TV6-W, LLC merged with and into TV6 Holdings

LLC. The initial term of the lease expired on January 22, 2019 and was renewed for the first five-year extension period commencing January 23, 2019 and ending January 22, 2024.

The lease provides an option to extend its term for five 5-year periods, each extension requiring a public hearing and authorization by City Council. TV6 Holdings LLC has communicated to the city its desire to renew the lease for a second five-year extension period. Consistent with the terms of the lease, TV6 Holdings LLC will pay rent for the first year of the extension period lease in the amount of \$10,657.75, with such amount to be increased annually during the extension period at the rate of 4%.

Councilmembers had no comments or questions.

Mayor Claffey stated the following:

“In a moment, I will open the Public Hearing. It is a time that Council sets aside to hear from citizens and others about a specific topic.

We ask that you please give your name, your address, and then keep your remarks at five minutes or less. When you reach the five-minute time limit, I will let you know that your time limit has expired.

For our Zoom participants, please raise your hand now if you wish to speak on this particular Public Hearing. If you raise your hand during this Public Hearing, you will also be able to raise your hand during this Council meeting for other Public Hearings and Matters of the Public. Please keep your comments to five minutes as well. Once everyone who wishes to speak has had an opportunity, I will then close the Public Hearing.

I will now open the Public Hearing, so if you wish to speak, please approach the podium. We will alternate between individuals physically present and those that have their hands raised via the Zoom platform.”

The public hearing was opened.

With there being no one wishing to speak, the public hearing was closed.

Ms. Edwards moved to adopt an ordinance, as presented, authorizing an extension of the lease between the City and TV6 Holdings LLC, for the second 5-year extension period, as set forth in the ordinance and further authorize the City Manager to execute an amendment to the lease for such new five-year term in a final form approved by the City Attorney.

The motion was seconded by Mr. Holmes and carried as follows:

Mr. Arrowood	aye	Mr. Holmes	aye
Ms. Edwards	aye	Vice Mayor Darby	aye
Ms. Woods	aye	Mayor Claffey	aye
Mr. Robertson	aye		

Ordinance No. 2023 -33**AN ORDINANCE
TO AUTHORIZE EXTENSION OF THE LEASE AGREEMENT BETWEEN
THE CITY OF STAUNTON AND TV6 HOLDINGS LLC****Recitals**

A. The Council of the City of Staunton, at its January 23, 2014 regular meeting, conducted a public hearing regarding a proposed Lease Agreement between the City of Staunton and TV6-W, LLC, and voted to approve the Lease Agreement for lease of City property at 1911 Craigmont Drive, Staunton, VA 24401, for “Antenna Facilities” and “Ground Facilities” (an excerpt of the meeting minutes is annexed and incorporated by reference);

B. TV6-W LLC merged into TV6 Holdings LLC (TV6);

C. The Lease Agreement allows for extensions of the lease term for five (5) five-year periods;

D. The Lease Agreement’s original term commenced on January 23, 2014 and ended January 22, 2019, and TV6 requested an additional five-year lease term which was approved by City Council at its February 14, 2019 regular meeting for a term commencing January 23, 2019, and ending January 22, 2024, as evidenced by the First Amendment to Lease Agreement (a copy of which is annexed and incorporated by reference);

E. TV6 has requested an additional five-year term to the Lease Agreement the term of which would commence January 23, 2024 and end January 22, 2029 (a copy of the request is annexed and incorporated by reference);

F. This matter has been properly advertised, heard, and considered; and

G. These recitals are an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STAUNTON that the term of the Lease Agreement term is extended for another five-year term with the term to commence January 23, 2024 and end January 22, 2029, and the City Manager is authorized to execute an amendment to the Lease Agreement for such new five-year term in a final form approved by the City Attorney.

Introduced: September 28, 2023

Adopted: September 28, 2023

Effective Date: September 28, 2023

Signed: STEPHEN W. CLAFFEY, MAYOR

Attest: KILEY A. KESECKER
Clerk of Council

D. Presentation from Valley Community Services Board Regarding Proposed Crisis Receiving Center & Crisis Stabilization Unit Project

The Valley Community Services Board (VCSB) has developed a preliminary plan for a regional Crisis Receiving Center and Crisis Stabilization Unit. Dr. Kimberly McClanahan, Executive Director of the VCSB, provided an overview of the project to City Council.

Mayor Claffey asked if Councilmembers had any questions or comments.

Vice Mayor Darby asked if the crisis center will serve both adults and juveniles. Ms. McClanahan replied that it will primarily be adults, but they hope to serve both one day.

Ms. Edwards clarified several costs and revenue sources from the presentation.

Councilmembers had no further questions or comments.

E. Consideration of Resolution of Support for Revenue Sharing Grant Application to extend the Churchville Avenue Streetscape, from Albemarle Avenue to Thornrose Avenue

Senior Planner Rodney Rhodes stated that the Virginia Department of Transportation (VDOT) has notified localities that applications may now be submitted to VDOT for revenue sharing projects to be funded in fiscal year 2027-2028. Under the revenue sharing program, VDOT will reimburse localities for 50% of eligible costs for projects accepted into the program. The deadline for submitting applications in the current funding round is October 2, 2023.

The Planning Division of the Community Development Department is recommending that City Council consider approving a revenue sharing application to VDOT to complete the streetscape along Churchville Avenue, from Albemarle Avenue to Thornrose Avenue. The project includes milling and repaving the street, a new brick sidewalk, moving overhead utilities underground, new street lights and additional landscaping. The project was included in the Capital Improvement Plan FY2024-FY2028 and the Staunton Greenways Plan, adopted by City Council in December 2020. Implementing the streetscape plan along this block will complete an enhanced pedestrian route from downtown, by way of Central Avenue, along Churchville Avenue to Gypsy Hill Park.

The preliminary cost estimate for the project is \$2,209,506. Staff recommends that the City request \$1,104,753 in VDOT revenue sharing funds for the project with the remainder of the funds coming from City's reserves. Approximately \$283,000 of the City's matching funds would come from left over funding from the Central Avenue streetscape project, with the remainder most likely coming out of the New Sidewalk Reserve.

Mayor Claffey asked if Councilmembers had any questions or comments.

Mr. Arrowood asked if there is a timeline in place. Mr. Rhodes stated that it is to be funded in 2027.

Ms. Woods asked if the West Beverley Street sidewalk project is still moving forward. Mr. Rhodes stated that it is a different project from the Churchville Avenue streetscape, and is part of the repaving of West Beverley Street.

Councilmembers had no further questions.

Mr. Arrowood moved to adopt the resolution as presented approving submittal of an application to the Virginia Department of Transportation for revenue sharing funds to pay for eligible costs of extending the streetscape along Churchville Avenue, from Albemarle Avenue to Thornrose Avenue.

The motion was seconded by Mr. Robertson and carried as follows:

Mr. Robertson	aye	Ms. Edwards	aye
Ms. Woods	aye	Vice Mayor Darby	aye
Mr. Holmes	aye	Mayor Claffey	aye
Mr. Arrowood	aye		

**RESOLUTION
OF THE
COUNCIL OF THE CITY OF STAUNTON, VIRGINIA
APPLYING FOR \$1,104,753 IN VIRGINIA DEPARTMENT OF
TRANSPORTATION REVENUE SHARING FUNDS**

At a regularly scheduled meeting of the Staunton City Council held on September 28, 2023, the following resolution was adopted:

WHEREAS, the Staunton City Council desires to submit an application for an allocation of funds of up to \$1,104,753 through the Virginia Department of Transportation Fiscal Year 2025, Revenue Sharing Program, with funding anticipated in FY2027-2028; and,

WHEREAS, \$1,104,753 of these funds are requested to fund streetscape improvements along Churchville Avenue, from Albemarle Avenue to Thornrose Avenue; and,

WHEREAS: The Staunton City Council hereby supports this application for an allocation of \$1,104,753 through the Virginia Department of Transportation Fiscal Year 2025 Revenue Sharing Program.

NOW THEREFORE BE IT RESOLVED, that the Council of the City of Staunton hereby commits to fund its local share of preliminary engineering, right-of-way and construction (as applicable) of the project(s) under agreement with the Virginia Department of Transportation in accordance with the project financial document(s).

BE IT FURTHER RESOLVED, that the City Manager is authorized to execute all agreements and/or addendums for any approved projects with the Virginia Department of Transportation.

Adopted this 28th day of September, 2023.

Signed: STEPHEN W. CLAFFEY, MAYOR

Attest: KILEY A. KESECKER
Clerk of Council

F. Consideration of a Resolution Approving an Application to the Virginia Economic Development Partnership for a Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund Remediation Grant for the Arcadia Project

Director of Community and Economic Development Billy Vaughn stated that the Arcadia Project, in an attempt to continue their efforts to revitalize the former Dixie Theater, plans to apply for a Virginia Economic Development Partnership Brownfields Grant to identify environmental issues such as asbestos or lead paint that may be in the ceilings, walls, or floor within the building. The \$50,000 grant match fund will be provided by the Arcadia Project, and there is no cash commitment from the city.

Elaine Echols, Grant Coordinator for the Arcadia Project, provided a brief update on the project.

Mayor Claffey asked how much asbestos has already been removed from the building. Ms. Echols replied that it is quite a bit.

Ms. Echols invited Council to take a tour of the building on October 21.

Councilmembers had no further questions.

Ms. Woods moved to adopt a resolution approving an application to the Virginia Economic Development Partnership for a Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund Remediation Grant, and to authorize the City Manager or designee to sign and submit appropriate documents, and to take such actions as she deems necessary in connection with the proposed grant application.

The motion was seconded by Mr. Holmes and carried as follows:

Mr. Arrowood	aye	Mr. Holmes	aye
Ms. Edwards	aye	Vice Mayor Darby	aye
Ms. Woods	aye	Mayor Claffey	aye
Mr. Robertson	aye		

RESOLUTION APPROVING AN APPLICATION TO THE VIRGINIA ECONOMIC DEVELOPMENT PARTNERSHIP FOR A VIRGINIA BROWNFIELDS RESTORATION AND ECONOMIC REDEVELOPMENT ASSISTANCE FUND REMEDIATION GRANT FOR THE ARCADIA PROJECT

WHEREAS, the Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF) was established pursuant to § 10.1-1237 of the Code of Virginia of 1950, as amended, to provide either grants or loans to local governments to promote the restoration and redevelopment of brownfield sites and to address environmental problems or obstacles to reuse so that these sites can be effectively marketed to new economic development prospects; and

WHEREAS, the Virginia Economic Development Partnership (VEDP) directs the distribution of grants or loans from the VBAF to grant or loan recipients; and

WHEREAS, VBAF Remediation Grants are to be used to help fill a financing gap for projects or phases of work for such restoration and redevelopment that have not already commenced and are not available to reimburse for costs already incurred for a project or phase of work that has begun or is already completed; and

WHEREAS, the City of Staunton (City) has a vibrant tourist economy and has spent numerous decades investing in its downtown core, and the historic theater, which sits on the eastern end of the downtown portion of Beverley Street, has been a blighting influence on this block and has negatively affected the surrounding properties; and

WHEREAS, the Arcadia Project will help improve the attractiveness of downtown by stabilizing and renovating an important and longtime vacant historical landmark in the eastern portion of the downtown; and

WHEREAS, the City desires to apply for a VBAF Remediation Grant on behalf of the Arcadia Project to address their potential shortfall; and

WHEREAS, the maximum grant award is \$50,000, which requires a dollar-for-dollar match, which will be provided by the Arcadia Project by utilizing previously expended funds on the project.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Staunton, Virginia, that:

1. The submittal of an application to VEDP by the City for a VBAF Remediation Grant, in an amount not to exceed \$50,000, to be used for the remediation and renovation of the former Dixie Theatre, is hereby authorized.

2. The City Manager or her designee is hereby authorized to sign and submit appropriate documents, and to take such other action as she deems necessary, in connection with the proposed VBAF Remediation Grant.

Adopted this 28th of September, 2023

Signed: STEPHEN W. CLAFFEY, MAYOR

Attest: KILEY A. KESECKER
Clerk of Council

G. Consideration of a Resolution for an Application to the Virginia Department of Rail and Public Transportation for Rail Industrial Access Program Funds for the Queen City Logistics Center, LLC

Economic Development Specialist Amanda DiMeo stated that the Virginia Department of Rail and Public Transportation (DRPT), through its Rail Industrial Access (RIA) Program, promotes truck diversion by providing financial assistance to connect new or expanding businesses to the freight railroad network. DRPT realizes that rail transport is a cost-effective, efficient, and environmentally sustainable way to move goods over long distances, and industrial rail access is essential for businesses to compete in the global economy. Queen City Logistics Center, LLC., located at 600 Hays Avenue in Staunton (Formerly Livia Properties) is planning to lease space to Tri-Star DEF LLC, a wholly owned subsidiary of the Pilot Company for a diesel exhaust fluid blending facility. The proposed business tenant requires a new railroad track extension on site to serve the company's needs. The new facility will receive inbound rail tank car shipments, and then distribute the product to area Pilot Company stores to reduce harmful diesel engine emissions.

Ms. DiMeo continued, stating that Buckingham Branch Railroad will construct 1,475 feet of the proposed track at an estimated cost of \$430,000. To help offset the cost, Queen City Logistics, LLC intends to apply for Industrial Access Railroad Track Program Funds. Including rail costs, the approximate capital outlay to construct and equip the proposed new facility is around \$2,900,000. No direct cash match is required of the city for this grant.

Jim VanDerzee with Buckingham Branch Railroad and property owner David Palmer were present to answer questions from Council.

Mayor Claffey asked if Councilmembers had any questions or comments.

Ms. Edwards asked what an alternative fluid is. Mr. VanDerzee stated that it is a diesel exhaust fluid that, when injected into the exhaust stream of a modern diesel engine, reduces the pollution coming out of the exhaust pipe.

Councilmembers had no further questions.

Mr. Robertson moved to adopt a resolution of support approving an application to the Virginia Department of Rail and Public Transportation for an Industrial Access Railroad Tracks Program Grant, and to authorize the City Manager or her designee to sign and submit appropriate documents, and to take such actions as she deems necessary in connection with the proposed grant application.

The motion was seconded by Mr. Robertson and carried as follows:

Ms. Edwards	aye	Ms. Woods	aye
Mr. Robertson	aye	Vice Mayor Darby	aye
Mr. Holmes	aye	Mayor Claffey	aye
Mr. Arrowood	aye		

**RESOLUTION APPROVING AN APPLICATION TO THE VIRGINIA DEPARTMENT
OF RAIL AND PUBLIC TRANSPORTATION FOR A RAIL INDUSTRIAL ACCESS
PROGRAM FUNDS FOR THE QUEEN CITY LOGISTICS CENTER, LLC**

WHEREAS, The Virginia Department of Rail and Public Transportation (DRPT) through its Rail Industrial Access Program promotes truck diversion by providing financial assistance to connect new or expanding businesses to the freight railroad network; and

WHEREAS, DRPT realizes that rail transport is a cost-effective, efficient, and environmentally sustainable way to move goods over long distances, and industrial rail access is essential for businesses to compete in the global economy; and

WHEREAS, Queen City Logistics Center, LLC (QCLC) has expressed its intent and desire to locate the operations of a new tenant, Pilot Flying J, in the City, and this operation requires rail access, and QCLC intends to apply for Industrial Access Railroad Track Funds from DRPT in the amount of \$301,000; and

WHEREAS, the City of Staunton promotes economic development and the reuse of vacant industrial sites, and supports methods to reduce potential harmful diesel engine emissions; and

WHEREAS, Queen City Logistics Center, LLC, has requested that the City provide a resolution of support for the submission of an application for above referenced funds which are administered by DRPT.

NOW, THEREFORE, BE IT RESOLVED, that by the Council of the City of Staunton, Virginia, that the Council:

1. Endorses and supports the submission of an application to the Virginia Department of Rail and Public Transportation for Rail Industrial Access funding to the Queen City Logistics Center, LLC in the amount of \$301,000.
2. Desires to support the Commonwealth Transportation Board in providing the maximum financial assistance to Queen City Logistics Center, LLC, for the purpose of locating its Pilot Flying J operation in Staunton.
3. Authorizes the City Manager or designee to sign and submit appropriate documents, and to take such other actions as deemed necessary, in a form approved by the City Attorney, in connection with the proposed grant.

Adopted this 28th of September, 2023.

Signed: STEPHEN W. CLAFFEY, MAYOR

Attest: KILEY A. KESECKER
Clerk of Council

H. Update on the City of Staunton's Community Development Block Grant Timeliness Workout Plan as Mandated by the U.S. Department of Housing and Urban Development

Housing Planner Rebecca Joyce stated on August 30, 2023, the city received notification from the Department of Housing and Urban Development (HUD) that it is not in compliance with the Community Development Block Grant (CDBG) timely expenditure requirements for a second consecutive year. Because of this, HUD is requiring that the city prepare a workout plan that describes the steps that will be taken to finish outstanding projects before August 2024. This plan must be submitted to HUD by September 30, 2023. City staff and M&L Associates, the City's HUD/CDBG consultant, have completed the workout plan. On September 22, 2023, the workout plan was submitted to HUD.

Ms. Joyce presented an update on the CDBG program's Timeliness Workout Plan to City Council. The presentation highlighted the actions that staff will take between October 2023 and July 2024 to complete existing projects funded through previous CDBG yearly allocations. Ms. Joyce also reviewed the schedule of projects for the upcoming year.

Mayor Claffey asked if Councilmembers had any questions.

Councilmembers had no questions.

MATTERS FROM THE ASSISTANT CITY MANAGER

Ms. Kaufman presented updates on the following items:

- The Friends of the Staunton Library book sale October 2-6.
- Voluntary water restrictions continue until normal seasonal changes refill the reservoir.
- The Police Department will be conducting a speed study to gather new data on traffic and speeding on West Beverley Street.
- Queen City Mischief & Magic was a huge success. Ms. Kaufman shared some fun facts about the festival courtesy of the Public Works Department.

MATTERS FROM THE PUBLIC

Mayor Claffey read the following statement:

"This part of City Council's agenda is entitled matters from the public. It is a time that Council sets aside to hear from citizens and others about a wide variety of subjects. A copy of the Staunton City Council's 'Matters from the Public' rules are available in paper form at the Clerk's desk and online at the City of Staunton webpage. You are asked to familiarize yourself with those rules before commenting. Please come to the podium or begin your call, identify yourself and complete your remarks within five minutes."

Constance Birch, 319 Mary Gray Lane, described issues with brick sidewalks in the city and how the bricks often make walking difficult for those using canes, walkers, etc.

Brenda Mead, 342 Sherwood Avenue, shared about a positive experience she had recently with S & W Home Appliance on West Beverley Street.

There was no one else wishing to speak.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 8:21 p.m.

Kiley A. Kesecker
Clerk of Council

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	Amanda Kaufman Assistant City Manager
Item #	A.2	
Department:	City Manager’s Office	
Alignment with Staunton Plan (Value/Strategic Area):	Strategic Area: Responsive, Efficient Government Values: Integrity Inclusion & Equity	
Subject:	Consideration of Revised City Council Procedure Memorandum No. 13: Naming of Public Facilities	

Background: During City Council's retreat that took place February 28 and March 1, 2023, Council reviewed all of their Procedures. It was decided at that time to revisit Procedure No. 13: Naming of Public Facilities. Staff worked on revisions to this procedure and presented it to Council during the work session on September 28, 2023. There were no changes communicated to staff during the work session on September 28th so this is now before City Council for approval.

Attachments: Revised City Council Procedure Memorandum No. 13

City Manager's Recommendation: Recommend approval of revised City Council Procedure Memorandum No. 13: Naming of Public Facilities

Suggested Motion: I move that City Council approve the revised City Council Procedure Memorandum No. 13: Naming of Public Facilities

City Manager: Leslie Beauregard

COUNCIL PROCEDURE MEMORANDUM NO. 13

SUBJECT: Policy on Public Place Names and Name Changes

PURPOSE: The purpose of this policy is to establish standard guidelines for naming and renaming public assets.

This policy impacts City-owned property, rights of way, and infrastructure within the boundaries of the City of Staunton only. The following types of City-owned assets included within the scope of the policy include:

- A. Buildings and structures
- B. Property, including open spaces and parks
- C. Public rights of way, including trails, pathways, and other non-roadway rights of way.
- D. Public rights of way and portions of real property that serve as public roadways.

The following are not included within the scope of this policy:

- A. Memorial dedications
- B. Public art installations
- C. Private buildings, structures, property, and roadways
- D. Paid naming rights of property and marketing partnerships
- E. Historic properties for which a historic name has already been accepted

NAMING/RENAMING CRITERIA:

- **Location:** the proposed name should assist the public in identifying its location. The City shall consider the common use name of the area and its surrounding assets when considering a naming or renaming request. This may also include significant geographical assets.
- **Historical Significance:** The City shall consider the historical significance of any naming or renaming request. The name may be associated with an historical event, person, or place that had a major impact that reflects the broad patterns of Staunton's history or a person with citywide significance to Staunton's past.
- **Community Impact:** The City shall consider naming or renaming requests for individuals who have made substantial contributions to benefit the City of Staunton. This type of naming request may be considered when a person's local significance and good reputation have been accepted broadly in the community.
- **Public Roadways:** honorary naming of public roadways will be considered as part of this policy. Renaming an existing street will generally not be considered except in very rare and special instances.

GUIDING PRINCIPLES:

Naming and renaming requests will be considered within the best interest of the City, to ensure a worthy and enduring legacy for the City of Staunton.

- Names must engender a strong, positive image, consistent with the City's values.
- Be appropriate, relative to the asset's location and history.
- Have historical, cultural, or social significance for future generations.
- Have broad public support.
- Not result in the commercialization of the asset.
- Naming shall generally not be done for individuals who are still living.
- Duplication of names already used within the City should be avoided.

GENERAL PROCEDURES:

Each request for naming or renaming must be submitted using a Naming and Renaming Request Form, completed in full (attached to this policy). The application will be reviewed for completeness and submitters may be asked for additional information. Once all information has been received, an internal review committee consisting of representatives from the City Manager's Office, Parks & Recreation Department, Public Works Department, Police Department, and Planning & Zoning Division will review. Feedback and additional questions will be sent to the submitter if necessary. If the internal review committee has no concerns with the request, it will then be provided to the City Council for review and consideration. City staff and City Council reserve the right to involve external parties for specialized review, if deemed necessary. All requests for naming or renaming must meet the guidelines outlined in this policy. The City will consider naming proposals but is under no obligation to accept a proposal.



Naming and Renaming Request Form

Refer to Council Procedure Memoranda #13 on naming of public facilities for complete guidelines.

Complete form in full and email to CityManager@ci.staunton.va.us. Please include all attachments that are clearly identified to the same message. Alternatively, you may mail or drop off the form and supplemental documentation at City Hall, 3rd Floor, 116 West Beverley St., Staunton, VA 24401.

1. Requestor Name: _____
Organization (if applicable): _____
2. Phone: _____
3. Email Address: _____
4. Select the type of property are you requesting to rename:

☐ Building

☐ Other Structure

☐ Park or other non-roadway right of way

☐ Roadway

If you have indicated Roadway, is this an honorary naming? ☐ YES ☐ NO
5. Name Requested: _____
6. When submitting this form, please attach a map and pictures illustrating the area impacted by the proposal.
7. Would any existing name be impacted? _____
8. Are there are current common usage names or nicknames for the area?

Form continues on the following page

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- This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	City Council
Item #	A.3	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Engagement Strategic Area: Responsive, Efficient Government	
Subject:	Consideration of Proclamation to be Presented in Council Chambers at the October 26, 2023 City Council Meeting—Staunton City Schools Attendance Awareness Month	

Background: Per [City Council Procedure Memorandum No. 19](#), all proclamations presented in Council Chambers must be approved by City Council at the preceding regular meeting.

The item before City Council is the approval of a request for a proclamation to be presented in Council Chambers at the October 26, 2023 Council meeting. The proclamation is in recognition of **Attendance Awareness Month** and has been requested by Staunton City Schools. Should City Council approve this proclamation, it will be prepared for presentation at the beginning of the Regular Meeting on October 26.

Attachment: Not applicable

City Manager's Recommendation: Not applicable

Suggested Motion: I move to approve the requested proclamation in recognition of Attendance Awareness Month for presentation at the October 26, 2023 City Council meeting.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	October 12, 2023	Staff Members: Rodney Rhodes Tim Hartless
Item #	B	
Department:	Community Development— Planning and Zoning	
Alignment with Staunton Plan (Value/Strategic Area):	Strategic Areas: Infrastructure, Responsive, Efficient Government	
Subject:	Public Hearing and Consideration of a Request by John Schoeb, 709 N Augusta Street, LLC, to Rezone 709 N Augusta Street from B-1, Local Business District, to B-2, General Business District Conditional	

Background: John Schoeb, representing 709 N Augusta Street, LLC, has requested a rezoning of 709 N Augusta Street from B-1, Local Business District, to B-2, General Business District Conditional. He proposes to use the building for a 15-20-barrel microbrewery and tasting room. In the future, a restaurant may also be added. The requested rezoning would allow the project to develop in phases, with a restaurant potentially being added a later date. Under the current zoning, eating & drinking establishments and restaurants are permitted by right. These uses could be developed with the issuance of a building permit. The brewing of beer would also be permitted as an accessory use to the restaurant. However, with the proposed rezoning, the restaurant would not need to be established in order for beer production to commence.

The site was the location of the former Coca Cola Bottling Works. The building appears to have been constructed in three phases. The original building first appears on the 1929 Sanborn Maps. A rear addition is evident in the 1953 aerials, and sometime later a third addition was made completing the present building footprint. City records indicate the lot to

be approximately 30,000 square feet and the building is approximately 26,000 square feet. The building stretches from front to back nearly the entire length of the lot and the width stretches nearly the full width of the lot, leaving service areas on the northern and southern sides. In the 1970s, Coca Cola ceased operations at this location and moved to its current location in Jolivet. The property is located within the N Augusta Entrance Corridor Overlay District.

Analysis: The current zoning of the property B-1, Local Business District, allows for “eating and drinking establishments” therefore, the tasting room component of the proposed use is permitted by right. Also, a restaurant could be added by right with no rezoning or special approvals necessary. A restaurant would be a more intense use, generating the need for more employees, deliveries and attracting more customers. The reason for the rezoning request is to manufacture and produce beer. The B-2, General Business District allows for:

“Processing and manufacturing establishments that are not objectionable because of smoke, odor, dust, or noise, but only when such processing and manufacturing is incidental to a retail business conducted on the premises and where not more than 10 persons are employed on the premises in the processing or manufacturing activities.”

For beer to be produced onsite, without being in conjunction with a restaurant, the zoning must be changed to B-2, General Business District. The applicant has submitted proffers that would further restrict the utilization of the property, by limiting the uses permitted by right (administrative approval) and uses permitted on review (Special Use Permit).

Staff has considered the request and has concerns with traffic and parking; however, all potential uses of this property are exempt from providing off-street parking. After the final addition was added to the building (probably in the early 1960s) there was no longer any room on the lot for onsite parking. In 1969, when the current Zoning Code was adopted, the property became legally nonconforming to the City’s parking requirements. In 2009, the Staunton City Code 18.125, Minimum Off-Street Parking Requirements, was amended to add exceptions to the required off-street parking requirements to exempt commercial buildings with little or no front, side, or rear setbacks. This amendment to the parking requirements was done to encourage redevelopment of commercial properties. At that time, the property became exempt from providing off-street parking. As a result, no off-street parking can be required for this project, or any other commercial project at this site. Staff acknowledges that the use of the property as proposed will create more traffic in the area; however, the production of beer should not have a significant impact on the area. It does not create smoke, odor, dust, noise, or any noticeable increase in traffic. Consideration should be given to the fact that the current zoning already allows the tasting room and restaurant. The production component is what requires the B-2 zoning and the additional parking demand for that component is minimal, as the B-2 regulations limit those involved in manufacturing and production to 10 people. The applicant notes that only two employees will be involved in the production of the beer and that deliveries and pickups will be by small box trucks and likely only twice a week. The architectural renderings include the potential for 11 indoor parking spaces. The applicant has noted that they are actively looking to purchase or lease additional properties in the area to create off-street parking. While the B-2, General Business District permits a wider range of uses, generally these uses do not create more traffic and parking demands than the uses permitted in the B-1, Local Business District. Furthermore, with the proposed proffers, the proposed rezoning is more restrictive than the existing zoning. The applicant anticipates that the tasting room will have similar hours as their operation in Crozet – closing at either 9:00pm or 10:00pm. Any activity on the property after 10:00pm

would be subject to the City's noise ordinance, limiting the sound level to 65dba at the property line of all adjoining residential properties.

Surrounding zoning to the north is B-1, Local Business District, and R-2, Low Density Residential District to the east is R-2, Low Density Residential District, to the south is R-4, High Density Residential District, and to the west, across N Augusta Street, is B-2, General Business District and R-4, High Density Residential District.

The *City of Staunton Comprehensive Plan, 2018-2040*, Future Land Use Map, designates this area as Business and Neighborhood Residential. Approximately three fourths of the property is designated as Business, with the remainder, backing up to Baptist Street, designated as Neighborhood Residential. The proposed rezoning is consistent with this Business designation and is consistent with historic use of the property as a bottling plant.

The proposed rezoning would permit the restoration and reuse of a large commercial property that has been underutilized for decades, with a 'clean' historically appropriate business. The property has been zoned for business use since the City adopted its first Zoning Ordinance in 1938. The proposed rezoning would also permit the phasing of the development, with the more intense use (restaurant) added later, providing the applicant more time to explore off-street parking options as the business develops.

Planning Commission Recommendation:

At its August 17, 2023 meeting, the Planning Commission conducted a public hearing. During the public hearing eight people spoke in opposition to the request. Concerns were raised in regards to parking, traffic, noise, odors, issues with the former Coca Cola bottling operation, concerns with currently permitted uses (restaurants and drinking establishments) and the general lack of compatibility with the surrounding neighborhood. On a 4-0 vote, with one abstention, Planning Commission voted to table the request to give the applicant time to respond to the concerns that were raised.

At its September 21, 2023 meeting, the Planning Commission considered the request and took additional public comments. During the public comment period, six people spoke in opposition to the request (10 spoke in support of the application). On a 4-0 vote, with one abstention, the Commission voted to recommend approval of the conditional rezoning.

Attachments:

Attachment 1—Application and Supporting Documents

Attachment 2—Vicinity Map: 709 N Augusta Street

Attachment 3—Current Zoning Map: 709 N Augusta Street

Attachment 4—Proposed Zoning Map: 709 N Augusta Street

Attachment 5—2018 Future Land Use Map: 709 N Augusta Street

Attachment 6—Draft Ordinance

Suggested Motion (to be made after the public hearing is conducted): I move that Council adopt the ordinance and approve the conditional rezoning as recommended by the Planning Commission.

City Manager: Leslie Beauregard

**Application for Rezoning**

COMMUNITY DEVELOPMENT
Planning & Zoning Division

Applicant: John Schoeb / 709 N. Augusta St LLC Date: 6/14/23

Address: 709 N. Augusta St. Staunton, VA 24401

Telephone #s: Primary: 240-447-0732 Secondary: _____

Email address: john.schoeb@gmail.com

If the applicant is NOT the owner of the property in question, explain. A copy of a pending contract or option agreement shall be attached hereto and made a part of this application.

Name of person to be notified in addition to the applicant and/or property owner:

Name: Melissa Clinedinst

Address: 6135 Rockfish Gap Turnpike Crozet, VA 22932

Phone #: 434-823-4878

Email address: office@pmbrewery.com

Location of property:

709 N. Augusta St. Staunton, VA 24401

Legal description of property:

709 N. Augusta St LLC Staunton, VA 24401

Purpose of request: Rezone from B1 to B2

Map Provided: YES ☒ NO ☐

Present zoning classification of property: B1

Requested zoning classification: B2

List permits pending approval of this rezoning: none

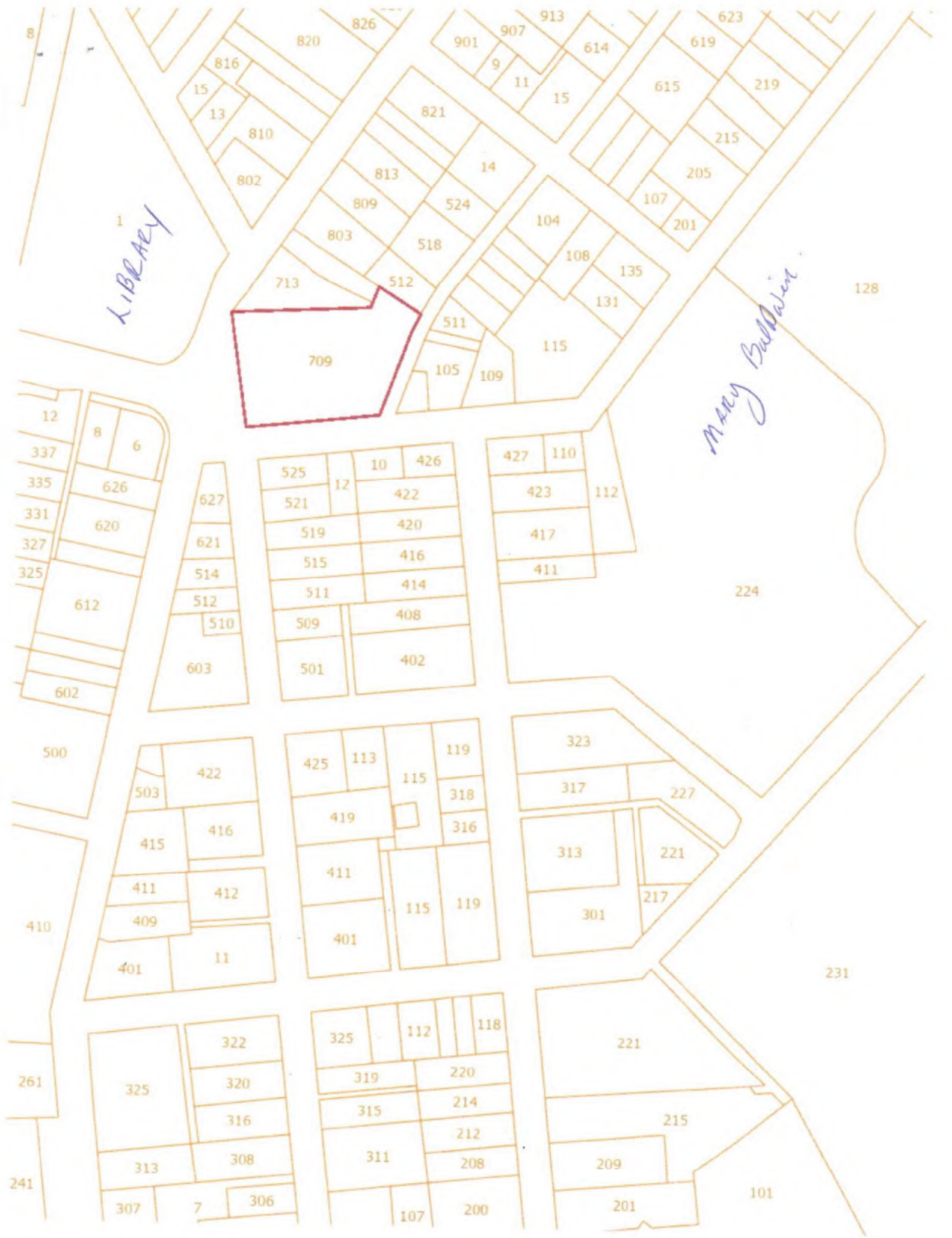
Fee Paid (\$250) YES ☒ NO ☐ *check or cash only

Applicant must provide 19 copies of complete application

Signature of applicant: [Signature]
(Owner / Agent)

LIBRARY

MARY BUILDING



Timothy A. Hartless

From: John Schoeb <johncschoeb@gmail.com>
Sent: Thursday, June 22, 2023 4:04 PM
To: Timothy A. Hartless
Cc: office@probrewery.com
Subject: Re: Rezoning of 709 N Augusta St

Timothy

Thank you for getting back to me.

The intended use is to use the space for a brewery and eventual restaurant. We want to brew beer first before opening the restaurant. B2 is what other breweries in Staunton have been zoned. We are working in partnership with Chip Clarke and the Steam Plant building. We feel that doing 2 big projects at once is too much, so we just want to operate as a brewery in the coke building first and then when Steam Plant is open and running, then do the restaurant part to the coke building. I sent in a request and received a zoning approval from your department 4 months ago to operate as a restaurant by right and was told in the letter that the manufacturing of beer, to be served onsite, is incidental to the restaurant/brew pub. We want to be able to make beer, send to the Steam Plant and my brewery in Crozet Pro Re Nata first before the restaurant.

B2 is needed so that we don't need to be a restaurant first.

I hope this helps.

John Schoeb
249-447-0732

Sent from my iPhone

On Jun 22, 2023, at 9:19 AM, Timothy A. Hartless <HartlessTA@ci.staunton.va.us> wrote:

Good morning,

I am beginning a review of your request for rezoning. On your application under "purpose of request" you did not explain the purpose of the rezoning.

1. What is the intended use?
2. Why is B-2 needed instead of B-1?

Any additional information would be helpful.

Timothy A. Hartless, CZA
City Planner / Subdivision Agent
Community Development
Planning and Zoning Division
City of Staunton

Phone: 540.332.3862
Fax: 540.332.3807
Email: HartlessTA@ci.staunton.va.us
Website: www.staunton.va.us

Sending a large file over 5 MB? [Please Share via my fileshare email address.](#)

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TO THE FULLEST EXTENT PERMITTED BY LAW, THIS COMMUNICATION AND ITS CONTENTS ARE CONSIDERED STRICTLY CONFIDENTIAL AND EXEMPT FROM DISCLOSURE PURSUANT TO VIRGINIA CODE § 2.2-3705.6 (2), (3) & (11), AS MAY BE APPLICABLE.

Timothy A. Hartless

From: JOHN SCHOEB <teethx32@aol.com>
Sent: Tuesday, August 29, 2023 7:31 AM
To: Timothy A. Hartless; Rodney S. Rhodes
Subject: Fwd: Coke Building

Sent from my iPhone

Begin forwarded message:

From: JOHN SCHOEB <teethx32@aol.com>
Date: August 26, 2023 at 11:40:52 AM EDT
To: Carter Green <sharp9llc@gmail.com>, Chip Clarke <cclarke@assistivetechworks.com>
Subject: Coke Building

Thank you both for meeting the other day. It was a very positive meeting. Carter will be sending over the as built and proposed drawings directly to you.

I will summarize the plans we have for the building.

I have tried to purchase that building for the last 6 years. I not only loved the look of it but it checked so many boxes for my company Pro Re Nata Brewery.

Since the purchased closed 2 1/2 months ago, Mr. Sadr began removing his vast collection of different items. He was given 60 days. He failed to remove over 1/2 of his belongings and what was left was mostly destroyed from long term storage in a wet environment. However there was a huge children's book collection that was stored in a dry environment. We donated tens of thousands of books to local Staunton book stores. We allowed the general public to come look and take what they needed for free. What was left after that was mostly ruined by water damage. We disposed of things as environmentally friendly as we could.

The building is now 99% empty and ready for the next phase.

We intend to fix the building and restore it to a beautiful historic space. We are never going to remove the Coke mural. Many neighbors to the building have suggested and are volunteering to creat a wall or space inside the building that showcases the history of the Sunnyside community before, during and after the Coke Building was constructed.

We intend to open a brewery and tap room to make and serve beer. It is historically consistent with the previous uses in the building. We plan on making beer for my location in Crozet and for our sister project The Steam Plant Building across from The Blackburn Inn. Our time frame is 12-18 months until we open. The building will remain 95% as it has been since being built. Historic preservation is our goal. Additional bathrooms and an open air space will be created in one of the buildings. All electric, plumbing, hvac will be completely redone. Sprinklers will be installed and all asbestos removed by certified professionals. We have spent \$75,000 already with local Staunton contractors. We want to use local businesses in the renovation. Two 3000 gallon diesel tanks have just been remediated and permanently sealed on the property. All paper work has governmental documentation and approvals. The community and council had some questions at the meeting and I be will try to address them here. We have 2 loading areas that will be used. Our truck will be a small box truck and not a tractor trailer. Pickups and deliveries will be in the mornings and likely just twice a week.

There were concerns about smells. Nothing we do in the manufacture of the beer is vented to the

outside. The only thing vented is exhaust from a natural gas furnace similar to one in any home. We "side stream" our brewery waste grains rather than put them down the drain. They are collected in totes and donated to local farmers to feed their pigs and cattle. Water conservation is important to us. We recycle and reuse cleaning water up until the final rinse. Very few breweries use this method. It cuts our water usage and disposal down significantly.

There were concerns with pedestrian safety. We have altered our plans to create the main entrance in our one of our three alleyways. People will not have to use the small sidewalk next to the road.

We are zoned B1 and by right can manufacture beer in conjunction with being a restaurant. We are asking for a zoning change to B2 so that we can manufacture beer without a restaurant. Eventually we will want to serve food but not for a significant period of time. We want to focus on beer production for PRN Crozet and the Steam Plant project. We will need 3-4 employees to manufacture beer and run the tap room. Indoor parking is available for them.

We are actively looking to purchase additional properties near the building to create parking. We are also looking and inquiring about leasing adjacent properties for parking.

We are sympathetic to the concerns of the neighbors and are trying to reach out to as many as possible to give tours and answer any of their questions. We are passing out flyers and attending local events to discuss our plans with neighboring residents and those who live in Staunton or spend their tourist dollars here.

The overwhelming response from the Staunton community has been absolutely positive. We have created a web page and a Facebook page to show our ideas, progress and to answer anyone's questions. Hundreds of people have commented and Liked our posts.

Please consider our request to change the zoning to B2 and help us bring back this piece of Staunton History.

John Schoeb

Sent from my iPhone

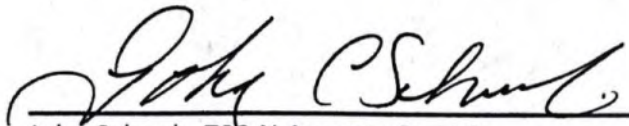
709 N Augusta Street

B-2c, General Business District Conditional

Permitted Uses

The uses of the property shall be limited to those shown on the attached edited versions of Staunton City Code Sections 18.55 and 18.60.

In all other respects, the provisions of Staunton City Code 18.60, B-2, General Business District, shall apply.



John Schoeb, 709 N Augusta St, LLC

9/14/2023

Date

Chapter 18.55

B-1 LOCAL BUSINESS DISTRICT

Sections:

- 18.55.010** General description.
- 18.55.020** Uses permitted.
- 18.55.030** Area regulations.
- 18.55.040** Height regulations.
- 18.55.050** Off-street parking.
- 18.55.060** Uses permitted on review.

18.55.010 General description.

These districts are composed of land and structures occupied by or suitable for furnishing the retail goods, such as groceries and drugs, and the services, such as barbering and shoe repairing, to satisfy the daily household needs of the surrounding residential neighborhoods. Often located on one or more thoroughfares, these districts are small and are within convenient walking distance of most of the areas they will serve. The district regulations are designed to permit the development of the districts for their purpose and to protect the abutting and surrounding residential areas by requiring certain minimum yard and area standards to be met, standards that are comparable to those called for in residence districts. It is intended that additional local business districts will be created, in accordance with the amendment procedure set forth herein, as they are needed to serve new residential areas. (Zoning ordinance Art. 4, § 8).

18.55.020 Uses permitted.

The following uses shall be permitted in the B-1 local business district:

(1) Living and/or sleeping quarters shall be a permitted use when constructed above the ground and basement floors. No living and/or sleeping quarters shall be permitted in any detached accessory building or structure on the same lot to the rear of any other building.

~~(2) Auction houses.~~

~~(3) Veterinary establishments; provided, that all animals shall be kept inside sound proof air-conditioned buildings.~~

~~(4) Banks.~~

(5) Bakeries employing not more than five persons and when products are sold only at retail on the premises.

~~(6) Barbershops, beauty parlors, chiropody, massages, or similar personal service shops.~~

(7) Catering and delicatessen business.

~~(8) Churches.~~

~~(9) Clubs and lodges.~~

~~(10) Custom dressmaking, millinery, tailoring or similar retail trades employing not more than five persons on the premises.~~

~~(11) Drugstore.~~

~~(12) Automobile service establishments including gasoline service stations and automatic car washing establishments.~~

(13) Eating and drinking establishments.

(14) Food stores, fruit or vegetable stands.

~~(15) Funeral homes.~~

~~(16) Garden centers, greenhouses, and nurseries.~~

~~(17) Laundry and/or cleaning pick-up station, or self-service laundry and dry cleaning.~~

~~(18) Milk distribution stations, but not involving any bottling on the premises.~~

~~(19) Monument sales.~~

~~(20) Motels, motor courts and hotels.~~

(21) Offices, business or professional only.

(22) Personal or business service establishments.

~~(23) Pet shops.~~

~~(24) Public buildings and ground other than elementary and high schools.~~

~~(25) Prefabricated and shell house sales.~~

(26) Restaurants, tea rooms, ~~drive-in eating stands.~~

~~(27) Shops for repair of bicycles, shoes, watches, locks, electrical equipment, or other similar commodities employing not more than five persons on the premises and not involving the conduct of any manufacturing on the premises.~~

(28) Accessory buildings and uses customarily incidental to permitted uses not otherwise prohibited in this district which comply with Chapter [18.110](#) SCC.

(29) No wholesale or jobbing shall be carried on, and no merchandise shall be stored other than that to be sold at retail on the premises; provided, further, that not more than 30 percent of the floor area of any building shall be devoted to reserve stock storage purposes incidental to such primary use.

~~(30) Open storage uses which shall comply with the following provisions:~~

~~(a) All open storage and display of merchandise, material, and equipment shall be screened by adequate ornamental fencing or evergreen planting at the side and rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required in excess of seven feet in height.~~

~~(b) All of the lot used for parking of vehicles, for the storage and display of merchandise, and all driveways used for vehicle ingress and egress shall be constructed and maintained in such a manner that no dust will be produced by continued use.~~

~~(c) All servicing of vehicles carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.~~

~~(d) Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent land uses or the use of adjacent streets, and shall not be of a flashing or intermittent type.~~

(31) Stores or shops for the conduct of retail business which do not maintain gasoline dispensing services.

(32) Name plate and sign, as regulated in Chapter [18.140](#) SCC.

(33) Amusement and recreation establishments except open-air drive-in theaters.

(34) Stores for the conduct of retail business which are not gasoline service stations but which do maintain gasoline dispensing services incidental to their primary business provided they meet the requirements of Chapter [18.145](#) SCC.

~~(35) Elementary or high schools, public or private. Living or sleeping quarters shall be permitted in the same building with the school use.~~

~~(36) Colleges or universities, public or private.~~

~~(37) Co-location of telecommunication antenna and related equipment as regulated in SCC [18.185.020\(4\)](#).~~

~~(38) Pet Boarding Facility:~~

~~(a) All pet boarding facilities must be reasonably soundproofed from neighboring residential and commercial uses.~~

~~(b) No breeding, buying, or renting of any animal. No animals under four months old are allowed on the premises.~~

~~(c) All areas used by animals shall be adequately fenced so as to prevent their escape and provide screening for adjacent properties as approved by the zoning administrator or designee.~~

~~(d) All animal waste and run-off discharge containing animal waste shall be captured and disposed of in a manner that controls odors and protects the environment. No on-site composting of animal waste.~~

~~(e) All kennels and outdoor pet runs shall be subject to the following setback requirements:~~

~~(i) Residential use in a building: 100 feet.~~

~~(ii) Residential zoning district: 200 feet.~~

~~For the purpose of this section, measurement of the setback requirements shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of an existing dwelling unit or residential district boundary to the nearest portion of the kennel or fenced play area.~~

~~(f) Outdoor exercise areas, outdoor pet runs, or yards, when provided for training or exercising, shall be restricted to the hours of 8:00 a.m. to 8:00 p.m.~~

~~(g) The comprehensive care for animals in a pet boarding facility must comply with Section 3.2-6518 of the Code of Virginia, Title 3.2, Chapter 65, Article 4, Boarding Establishments and Groomers.~~

~~(h) All new pet boarding facilities shall be subject to review and approval by the zoning administrator, pursuant to the provisions of this section.~~

~~(i) All pet boarding facilities shall comply with all applicable provisions of SCC 6.10.180. (Ord. 2023-13, Zoning ordinance Art. 4, § 8).~~

18.55.030 Area regulations.

The following requirements shall apply to all uses permitted in this district:

(1) Front Yard. All buildings shall setback from the street right-of-way lines not less than 20 feet.

(2) Side Yard. On the side of a lot adjoining a residential district, there shall be a side yard of not less than 25 feet. There shall be a side yard setback from an intersecting street of not less than 25 feet. In all other cases a side yard for a commercial building shall not be required.

(3) Rear Yard. None, except when abutting a residential or professional district and then there shall be a minimum rear yard, alley, service court, or combination thereof, of not less than 25 feet in depth, and all of the service areas of all buildings shall be completely screened from public view with permanent ornamental screening materials.

(4) Maximum Lot Coverage. No building or buildings shall cover more than 50 percent of the lot area. (Ord. 2019-20. Zoning ordinance Art. 4, § 8).

18.55.040 Height regulations.

No building shall exceed two and one-half stories, or 35 feet in height, except as provided in Chapter [18.115](#) SCC. (Zoning ordinance Art. 4, § 8).

18.55.050 Off-street parking.

Off-street parking is as regulated in Chapter [18.125](#) SCC. (Zoning ordinance Art. 4, § 8).

18.55.060 Uses permitted on review.

The following uses may be permitted on review by the planning commission in accordance with provisions contained in Chapter [18.210](#) SCC:

~~(1) Group house.~~

~~(2) Medical care facility.~~

~~(3) The following uses may be permitted on review by the city council in accordance with provisions contained in Chapter [18.210](#) SCC; however, this subsection shall not be considered to be a use permitted on review for purposes in Chapters [18.50](#) and [18.55](#) SCC:~~

~~Living and/or sleeping quarters in detached accessory buildings and on the ground and basement floors of main buildings.~~

~~A proposed use under this chapter is to be considered on its own merits using the following criteria as a guide:~~

~~(a) The design of the existing building or the proposed building to be built.~~

~~(b) The historical significance of the structure on the lot or the historical significance of structures in the immediate vicinity.~~

~~(c) The amount of business usage that has at that time already developed in the immediate vicinity of the lot.~~

~~(d) The anticipated immediate new business development expected in the vicinity.~~

~~(e) Lot size, topography conditions.~~

~~(4) Day nurseries, private. (Zoning ordinance Art. 4, § 8).~~

Home

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Chapter 18.60

B-2 GENERAL BUSINESS DISTRICT

Sections:

- 18.60.010** General description.
- 18.60.020** Uses permitted.
- 18.60.030** Area regulations.
- 18.60.040** Height regulations.
- 18.60.050** Off-street parking.
- 18.60.060** Off-street loading and unloading regulations.
- 18.60.070** Uses permitted on review.

18.60.010 General description.

These districts are composed of land and structures used to furnish a wider range of retail goods and services to satisfy all of the household and personal needs of the residents of a group or community of neighborhoods. Usually located on a thoroughfare or near the intersection of two thoroughfares, these districts are large and are within convenient driving distance of the group of neighborhoods they will serve. The district regulations are designed to permit the development of the districts for their purpose in an open, spacious arrangement by requiring certain minimum yard and area standards to be met, standards that are comparable to those called for in residence districts. To protect the abutting and surrounding residential areas, certain restrictions are placed on uses. It is intended that additional general business districts will be created in accordance with the amendment procedure set forth herein, as they are needed to serve groups of new neighborhoods. (Zoning ordinance Art. 4, § 9).

18.60.020 Uses permitted.

The following uses shall be permitted in the B-2 general business district:

(1) Any use permitted in the B-1 local business district ~~as amended in these proffers~~.

~~(2) Auto, manufactured home or truck parking, storage, service and repair shop, or sales lots; provided, that all manufactured homes are in a state of good repair and dismantled or junked cars or trucks unfit for operation on the highways shall not be stored therein. All cars or trucks stored shall have met the most recent state inspection and display the inspection certificate.~~

(3) Bakeries employing not more than 10 persons and where products are sold at retail on the premises.

~~(4) Cleaning and dyeing plants using not more than two units, neither of which shall exceed 36 inches by 54 inches in size.~~

~~(5) Contractors' establishments, offices and display rooms where the business conducted on the premises is entirely within a completely enclosed building and where there is no storage of supplies or equipment on the premises outside the building.~~

~~(6) Custom dressmaking, millinery, tailoring, or similar retail trades employing not more than 10 persons on the premises.~~

~~(7) Laundry employing not over 10 persons on the premises, excluding owners or drivers.~~

~~(8) Plumbing, heating, electric or paperhanging offices and display rooms, where the business conducted on the premises is entirely within a completely enclosed building and where there is no storage of supplies of equipment on the premises outside the building.~~

~~(9) Radio or television broadcasting stations, studios, or offices, excepting transmission towers.~~

~~(10) Repair services or businesses, including repairing of bicycles, guns, radios, television sets and other home appliances, typewriters, watches, clocks, and shoes; provided, that no equipment of over two horsepower shall be used and provided not over 10 persons are employed on the premises.~~

(11) Wholesaling from sample stocks only; provided, that no manufacturing or storage for distribution shall be permitted on the premises.

~~(12) Tire recapping and vulcanizing within a completely enclosed building and with no outdoor storage of tires, discarded rubber, or similar material.~~

(13) Processing and manufacturing establishments that are not objectionable because of smoke, odor, dust, or noise, but only when such processing and manufacturing is incidental to a retail business conducted on the premises and where not more than 10 persons are employed on the premises in the processing or manufacturing activities.

~~(14) Parking garages and parking lots.~~

~~(15) Commercial, job, and newspaper printing not employing more than 10 persons on the premises.~~

~~(16) Utility substations.~~

~~(17) Business and vocational schools not involving operations of an industrial character.~~

~~(18) Outdoor advertising as regulated in Chapter 18.140 SCC.~~

(19) Accessory buildings and uses customarily incidental to the above uses.

~~(20) Co-location of telecommunication antenna and related equipment as regulated in SCC 18.185.020(4). (Zoning ordinance Art. 4, § 9).~~

18.60.030 Area regulations.

The following requirements shall apply to all uses permitted in this district:

(1) Front Yard. There shall be a first-story setback for all buildings on vehicular streets of not less than five feet.

(2) Side and Rear Yard. There are no specific side or rear yard requirements.

(3) Maximum Lot Coverage.

STORIES	COVERAGE
6	100%
7-12	95%
13-16	90%
17 and over	85%

(Zoning ordinance Art. 4, § 9).

18.60.040 Height regulations.

(1) Except as provided hereinafter in Chapter [18.115](#) SCC, no building or structure shall exceed six stories or 75 feet in height, whichever is less.

(2) Notwithstanding the foregoing, however, a greater height may be allowed on review by the planning commission and city council in accordance with the provisions of Chapter [18.210](#) SCC. (Zoning ordinance Art. 4, § 9).

18.60.050 Off-street parking.

Off-street parking is as regulated in Chapter [18.125](#) SCC. (Zoning ordinance Art. 4, § 9).

18.60.060 Off-street loading and unloading regulations.

Off-street loading and unloading are as regulated in Chapter [18.135](#) SCC. (Zoning ordinance Art. 4, § 9).

18.60.070 Uses permitted on review.

The following uses may be permitted on review by the planning commission in accordance with provisions contained in Chapter [18.210](#) SCC:

~~(1) Group care facility.~~

~~(2) Group house.~~

~~(3) The following uses may be permitted on review by the city council in accordance with provisions contained in Chapter 18.210 SCC; however, this subsection shall not be considered to be a use permitted on review for purposes in Chapter 18.55 SCC:~~

~~(a) Living and/or sleeping quarters in detached accessory buildings and on the ground and basement floors of main buildings.~~

~~(b) Multiple-family dwelling.~~

~~A proposed use under this chapter is to be considered using the following factors as a guide:~~

~~(i) The design of the existing building or the proposed building to be built.~~

~~(ii) The historical significance of the structure on the lot or the historical significance of structures in the immediate vicinity.~~

~~(iii) The amount of business usage that has at that time already developed in the immediate vicinity of the lot.~~

~~(iv) The anticipated immediate new business development expected in the vicinity.~~

~~(v) Lot size, topography conditions.~~

~~(vi) Compatibility of building design and residential use with nearby buildings and uses.~~

~~(vii) Availability of residential amenities such as sidewalks, play areas, and parking.~~

~~(viii) Safety considerations, including traffic hazards, security and environmental factors.~~

~~(ix) Usable open space available on the property.~~

~~(4) Day nurseries, private.~~

(5) Processing and manufacturing establishments that are not objectionable because of smoke, odor, dust, or noise when the processing and manufacturing activity is conducted entirely within a completely enclosed building and where there is no storage or supplies or equipment on the premises outside the building.

~~(6) Automobile body repair shops including painting, upholstering, rebuilding, reconditioning, body and fender work. This proposed use shall use the following factors as a guide:~~

~~(a) All parking and storage of vehicles awaiting repair must be within an area fully screened by adequate ornamental fencing or a combination of fencing and evergreen planting; provided, however, that screening shall not be required in excess of seven feet in height. When a combination of fencing and evergreen plantings are used, the plantings shall consist of a single row of evergreen trees planted and spaced to the satisfaction of the city horticulturalist.~~

~~(b) All of the driveway used for ingress and egress and all of the area used for parking and/or storage of vehicles must be constructed of a sealed surface so that dust will not be created from continued use.~~

~~(c) All automobile parts must be stored within an enclosed building.~~

~~(d) Compatibility with adjacent uses that conform to their respective zoning districts.~~

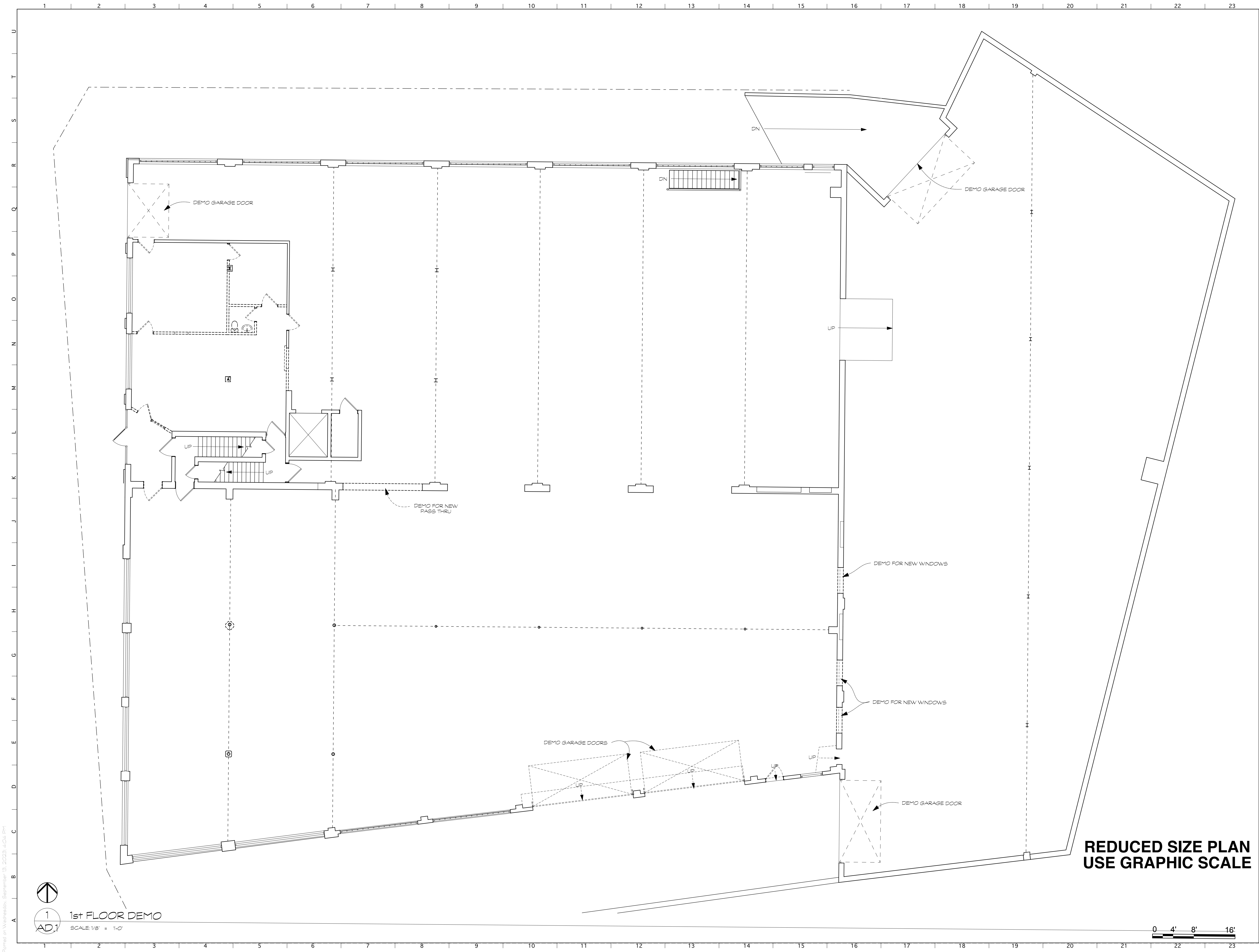
~~(e) When adjacent zoning districts include residential uses, consideration should be given to limiting hours of operation to normal daytime business hours.~~

~~(f) Exterior lighting shall be limited to that which is necessary for security and shall be wholly contained within the boundaries of the property. Full cut-off or equivalent fixtures shall be used. (Ord. 2021-10. Zoning ordinance Art. 4, § 9).~~

Home

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SHARP

9

ARCHITECTURE & DESIGN

320 SHERWOOD AVE.
STAUNTON, VA 24401
540-487-0827

COCA-COLA BOTTLING PLANT
709 N. AUGUSTA STREET
STAUNTON, VIRGINIA

DATE	REVISION

NOT FOR
CONSTRUCTION

PROJECT NUMBER:
2314

PROJECT MANAGER:
CBG

DRAWN BY:
CBG

DRAWING TITLE:
1ST FLOOR - DEMO PLAN

SCALE:

DATE:
9/8/23

1
AD.1

1st FLOOR DEMO
SCALE 1/8" = 1'-0"

0 4' 8' 16'

STAUNTON, VIRGINIA

DATE	REVISION

**NOT FOR
CONSTRUCTION**

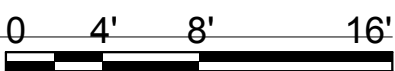
PROJECT NUMBER: 2314	SCALE:
PROJECT MANAGER: CBG	
DRAWN BY: CBG	DATE: 9/8/23
DRAWING TITLE:	

2ND FLOOR - DEMO PLAN

AD.2



**REDUCED SIZE PLAN
USE GRAPHIC SCALE**



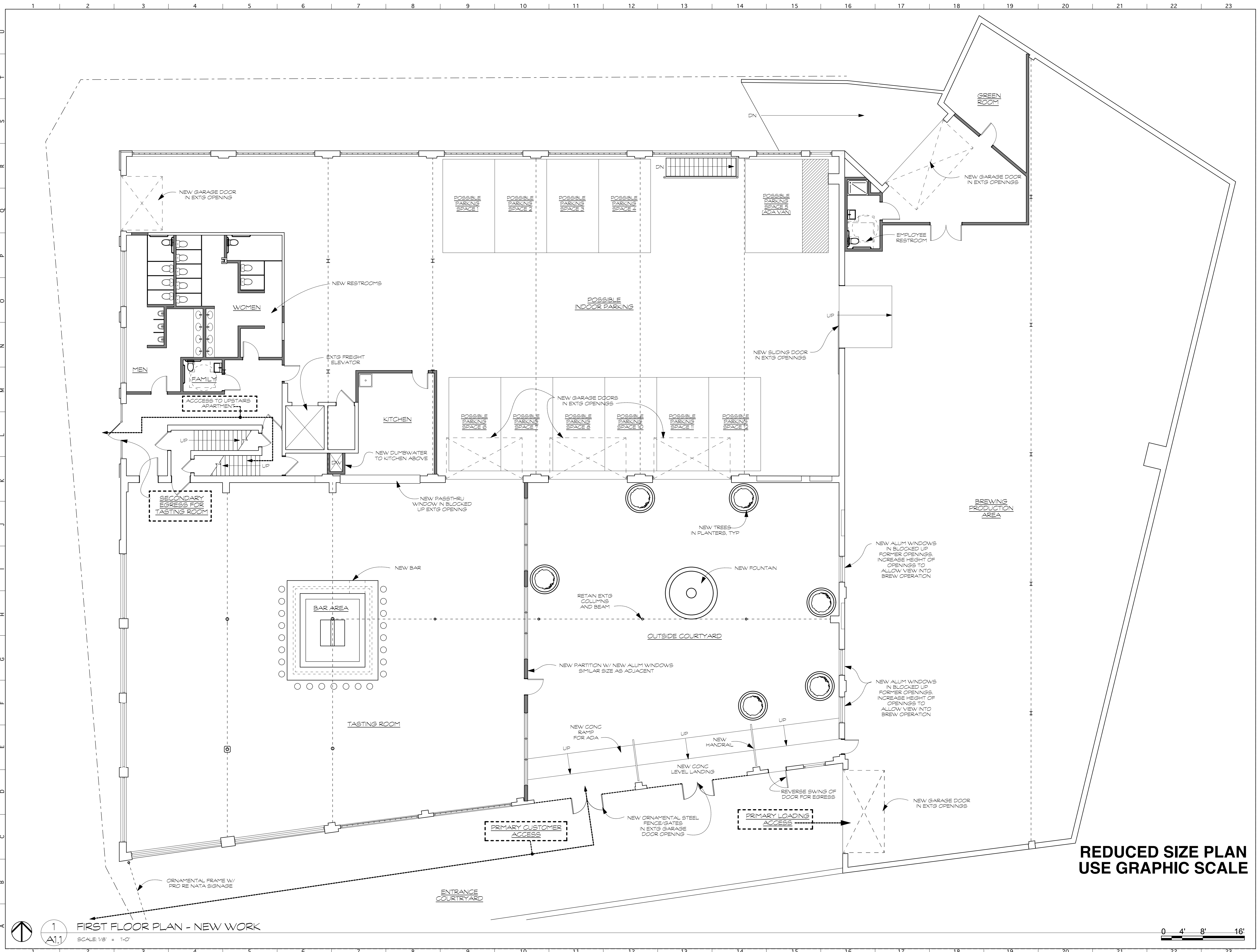
STAUNTON, VIRGINIA

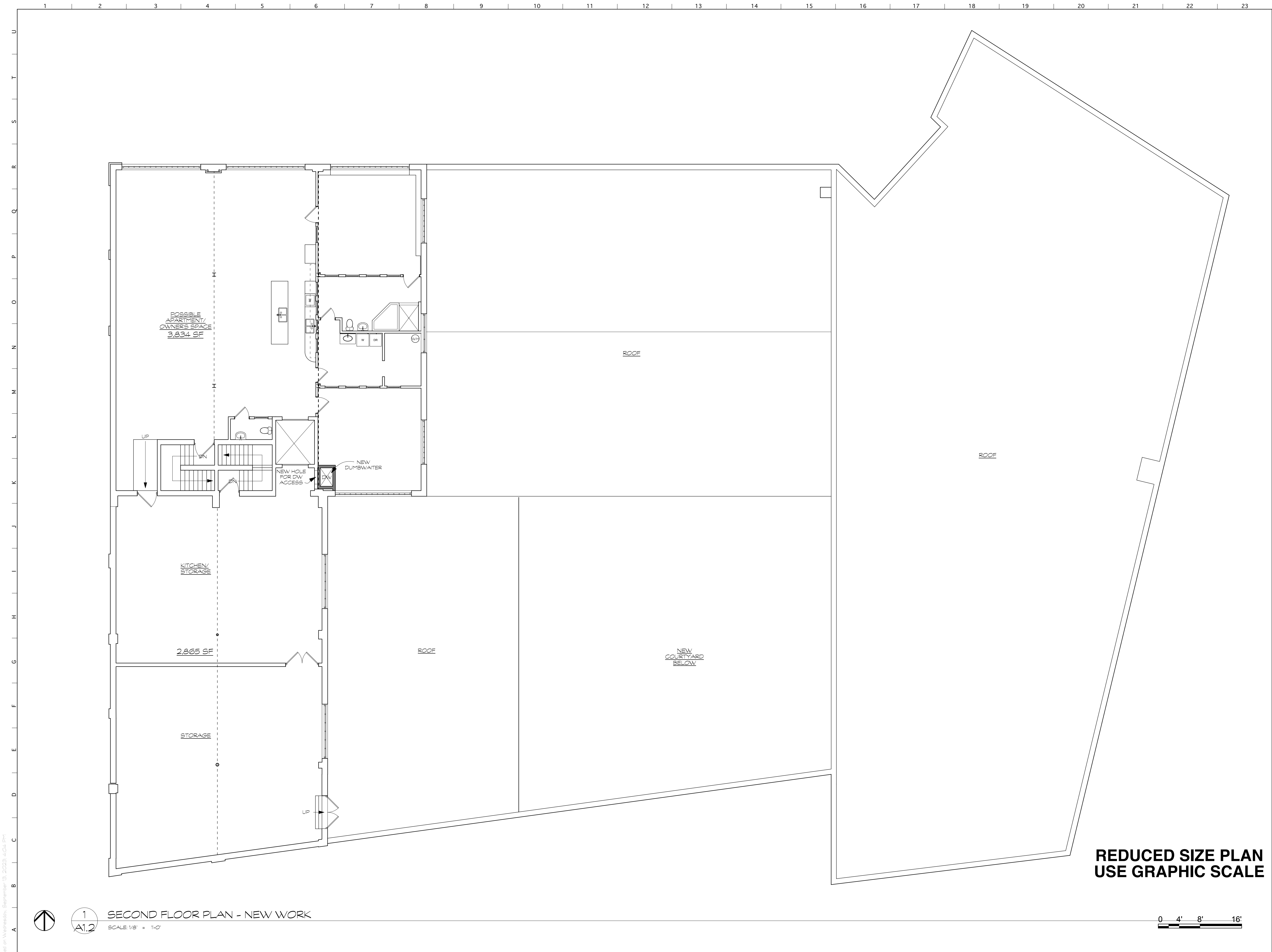
NOT FOR CONSTRUCTION

PROJECT NUMBER: 2314	SCALE:
PROJECT MANAGER: CBG	
DRAWN BY: CBG	DATE: 9/8/23
DRAWING TITLE:	

1ST FLOOR - NEW WORK

A1.1





SHARP

9

ARCHITECTURE & DESIGN

320 SHERWOOD AVE.
STAUNTON, VA 24401
540-487-0827

COCA-COLA BOTTLING PLANT

709 N. AUGUSTA STREET

STAUNTON, VIRGINIA

DATE	REVISION

NOT FOR
CONSTRUCTION

PROJECT NUMBER:
2314

PROJECT MANAGER:
CBG

DRAWN BY:
CBG

DRAWING TITLE:
2ND FLOOR - NEW WORK

SCALE:

DATE:
9/8/23

1

A1.2

SECOND FLOOR PLAN - NEW WORK

SCALE: 1/8" = 1'-0"

0

4'

8'

16'



SHARP

9

ARCHITECTURE & DESIGN

320 SHERWOOD AVE.
STAUNTON, VA 24401
540-487-0827

COCA-COLA BOTTLING PLANT
709 N. AUGUSTA STREET
STAUNTON, VIRGINIA

DATE	REVISION

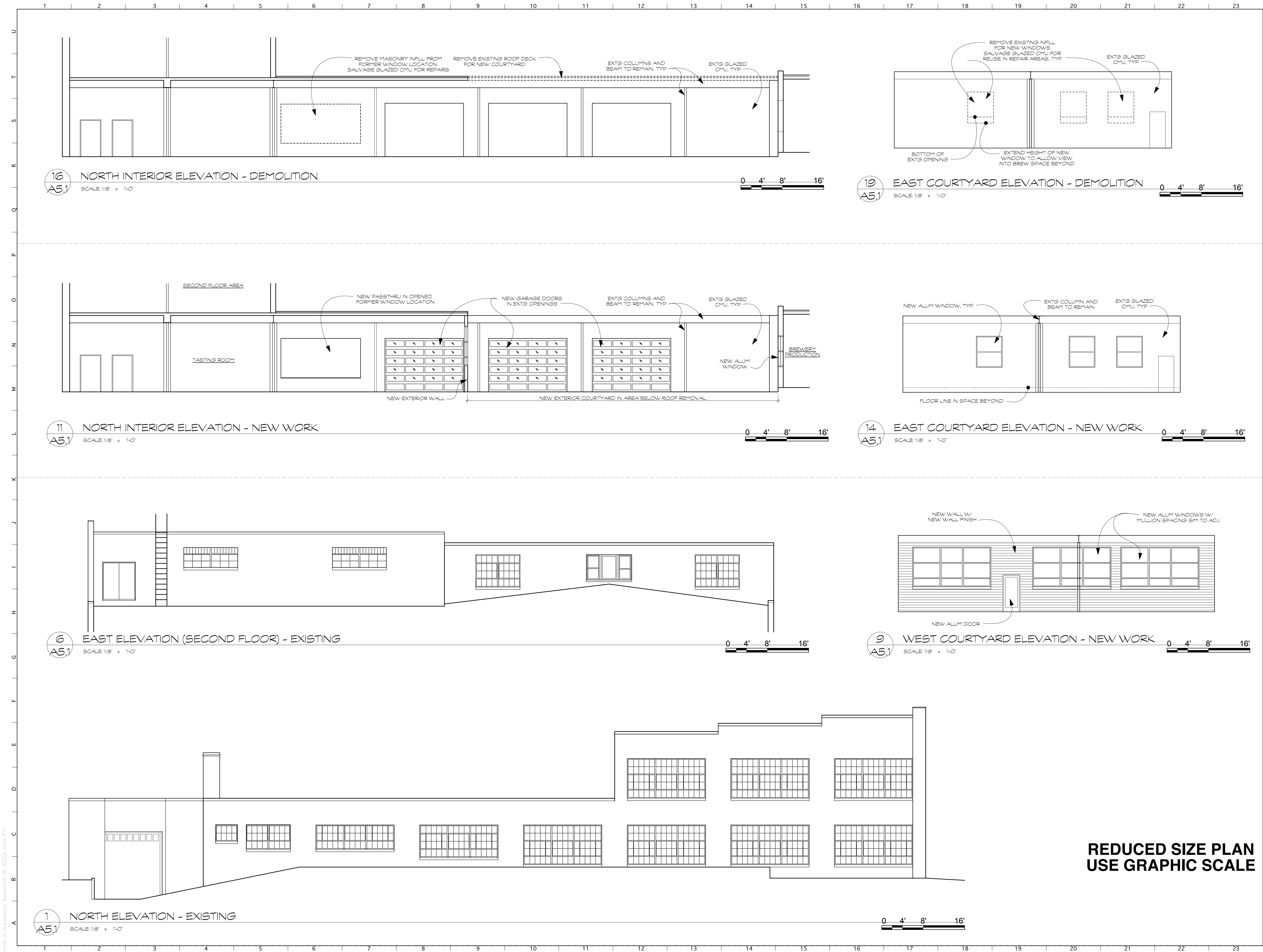
NOT FOR
CONSTRUCTION

PROJECT NUMBER: 2314	SCALE:
PROJECT MANAGER: CBG	
DRAWN BY: CBG	DATE: 9/8/23
DRAWING TITLE:	

SOUTH & WEST ELEVATIONS

A2.1

REDUCED SIZE PLAN
USE GRAPHIC SCALE



SHARP

9

ARCHITECTURE & DESIGN

320 SHERWOOD AVE.
STAUNTON, VA 24401
540-487-0827

COCA-COLA BOTTLING PLANT

709 N. AUGUSTA STREET

STAUNTON, VIRGINIA

DATE	REVISION

NOT FOR
CONSTRUCTION

PROJECT NUMBER:
2314

PROJECT MANAGER:
CBG

DRAWN BY:
CBG

DRAWING TITLE:
INT & EXTG ELEVATIONS

SCALE:

DATE:
9/8/23

A5.1

Printed on Wednesday, September 13, 2023, 4:04 PM

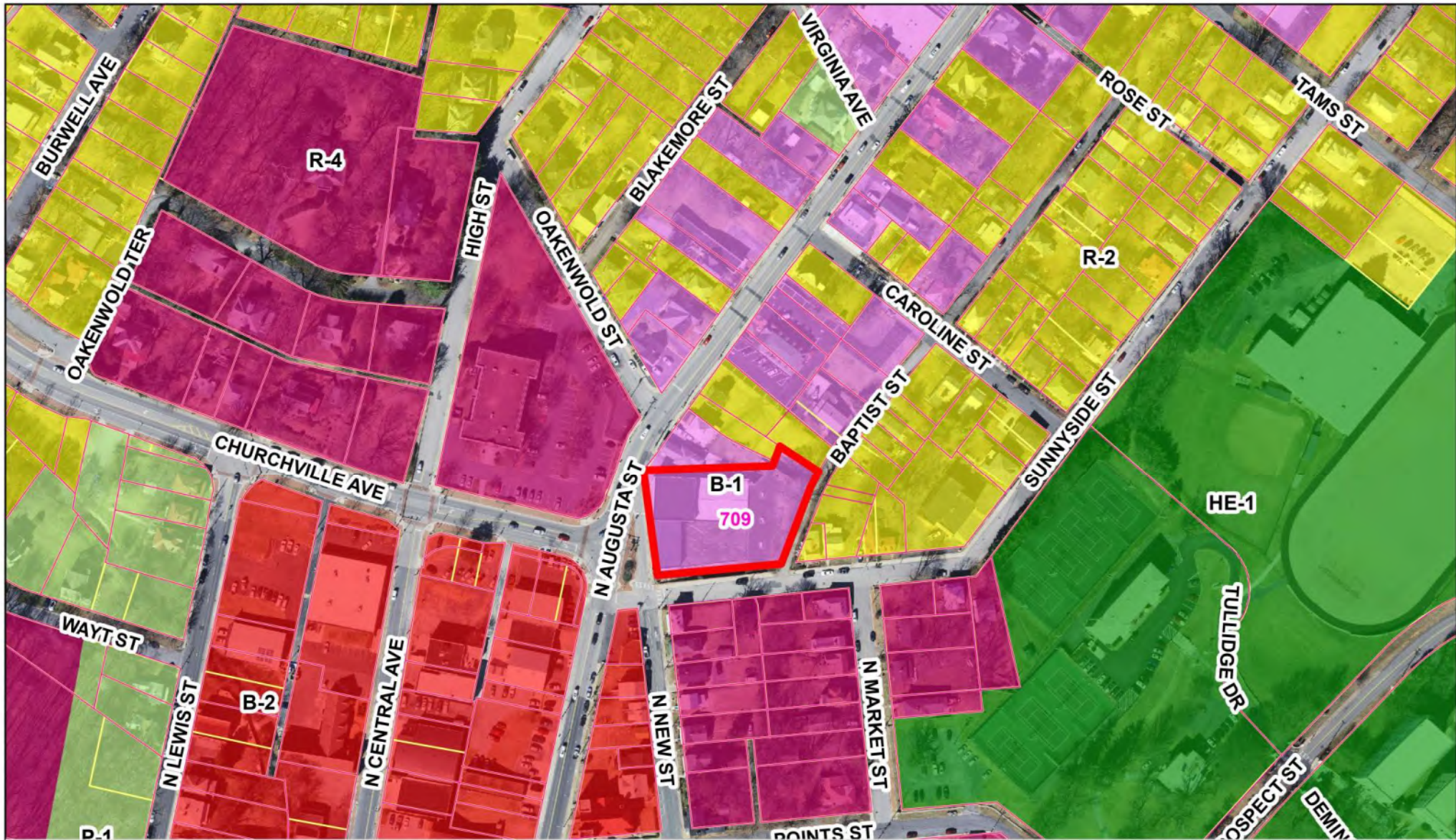
Vicinity Map: 709 N Augusta St

Attachment 2



Current Zoning: 709 N Augusta St

Attachment 3



Zoning

B-1	B-1(conditional)	B-2	B-2(conditional)
B-3	B-5	HE-1	I-1

I-1(conditional)	I-2	I-2(conditional)	I-3(conditional)
P-1	P-1(conditional)	P-2	P-3

Additional Layers

R-1	R-2	R-3	R-4
R-4(conditional)	R-2(conditional)	R-3	R-4

R-3(conditional)	R-4	R-4(conditional)	R-2(conditional)
R-3	R-4	R-4(conditional)	R-2(conditional)

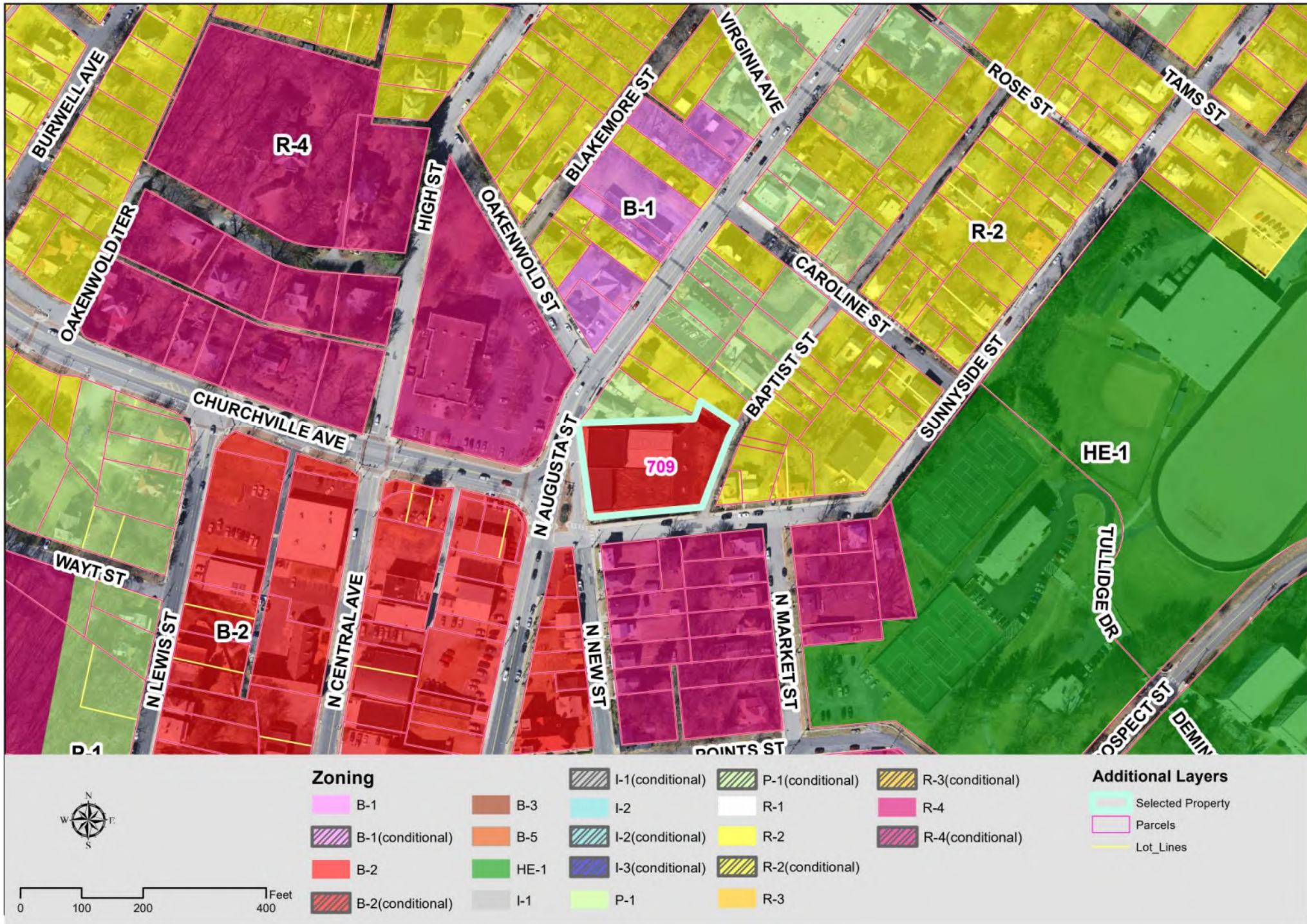
Additional Layers

Selected Property	Parcels	Lot_Lines
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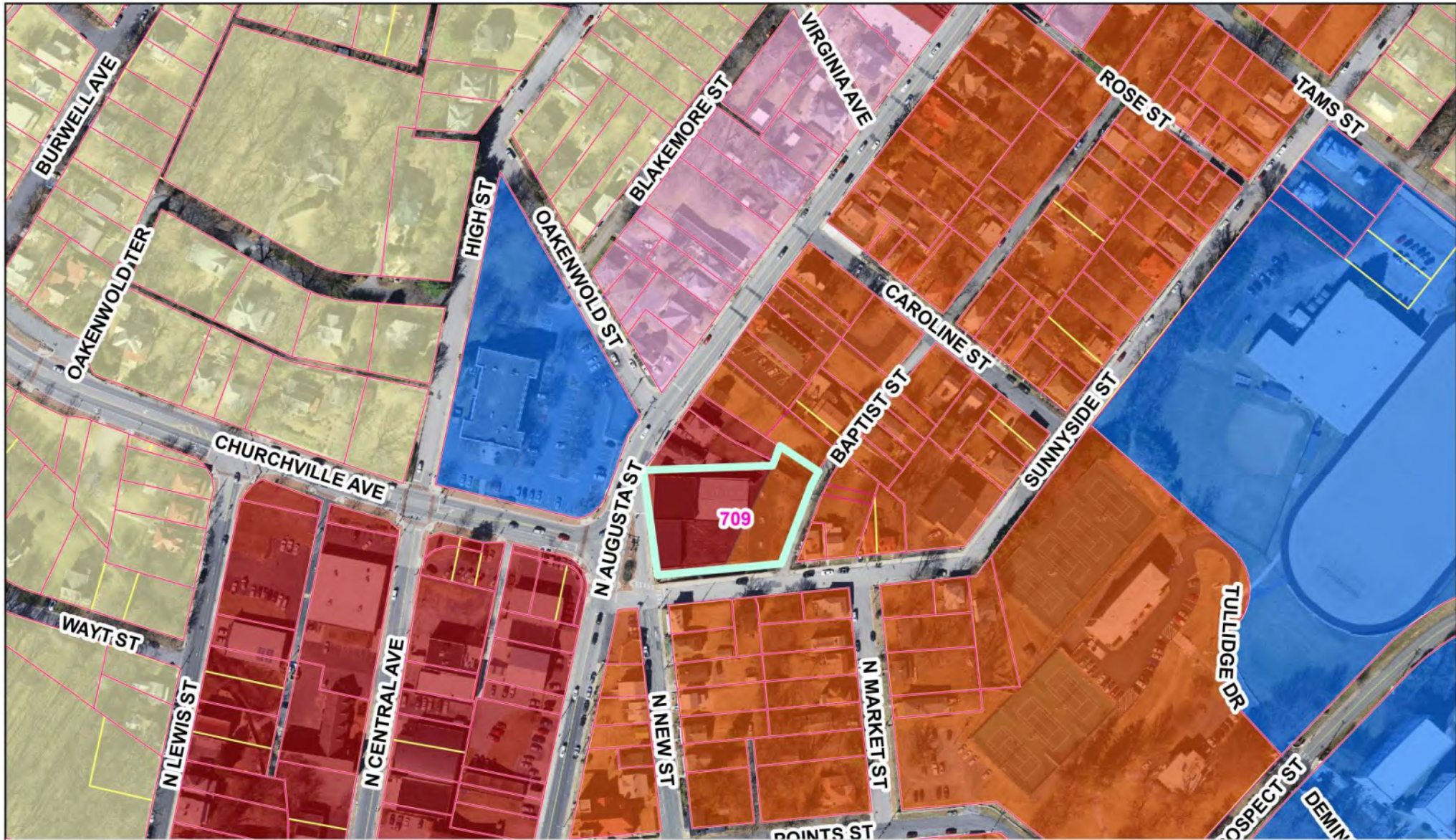
0 100 200 400 Feet

Attachment 4



Future Land Use: 709 N Augusta St

Attachment 5



Future Land Use

- CONSERVATION/RECREATION/OPEN SPACE
- PLANNED FARM DEVELOPMENT
- PUBLIC/SEMI-PUBLIC

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY PLANNED RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

- TRADITIONAL NEIGHBORHOOD DEVELOPMENT
- LOW DENSITY PLANNED RESIDENTIAL
- NEIGHBORHOOD RESIDENTIAL
- PROFESSIONAL

- PLANNED BUSINESS
- BUSINESS
- PLANNED INDUSTRIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL

Additional Layers

- Selected Property
- Parcels
- Lot_Lines



0 100 200 400 Feet

Ordinance No. 2023-____

AN ORDINANCE REZONING
FROM B-1, LOCAL BUSINESS DISTRICT,
TO B-2, GENERAL BUSINESS DISTRICT CONDITIONAL,
THAT CERTAIN TRACT OR PARCEL OF LAND
LOCATED AT 709 NORTH AUGUSTA STREET
(PARCEL IDENTIFICATION NUMBER 7586),
STAUNTON, VIRGINIA

Recitals

A. It appears by deed dated June 2, 2023, recorded in the Clerk's Office of the Circuit Court of the City of Staunton, Virginia, as Instrument Number 230001281, that 709 N Augusta, LLC, acquired from Ghiyasuden Sadr, what is known by present address numbering as 709 North Augusta Street with further description provided in the deed, a copy of which is annexed and incorporated herein by reference (**Exhibit A**);

B. John Schoeb, acting as 709 N Augusta, LLC, has applied to the City of Staunton for a zoning classification change, under the provisions of the Staunton City Code ("SCC"), from B-1, Local Business District, to B-2, General Business District Conditional;

C. The proposed conditional rezoning is consistent with the provisions of SCC 18.215.060(1) and 18.215.070 and is necessary so that the applicant may use the property for the production and manufacturing of beer, tasting room, and eventual restaurant;

D. The Planning Commission of the City of Staunton, after study and review, has properly heard the matter and recommended approval;

E. This matter has been properly advertised, heard, and considered; and

F. These recitals are an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that the property known as 709 North Augusta Street (Parcel Identification Number 7586), in the City of Staunton, Virginia, is **HEREBY REZONED** from B-1, Local Business District, to B-2, General Business District Conditional, on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare, and good zoning practice subject to the following onsite proffers as proposed by the applicant:

Permitted Uses

The uses of the property shall be limited to the following:

1. Living and/or sleeping quarters shall be a permitted use when constructed above the ground and basement floors. No living and/or sleeping quarters shall be permitted in any detached accessory building or structure on the same lot to the rear of any other building.
2. Bakeries employing not more than five persons and when products are sold only at retail on the premises.

3. Catering and delicatessen business.
4. Eating and drinking establishments.
5. Food stores, fruit or vegetable stands.
6. Offices, business or professional only.
7. Personal or business service establishments.
8. Restaurants, tea rooms.
9. Accessory buildings and uses customarily incidental to permitted uses not otherwise prohibited in this district which comply with Chapter [18.110](#) SCC.
10. No wholesale or jobbing shall be carried on, and no merchandise shall be stored other than that to be sold at retail on the premises; provided, further, that not more than 30 percent of the floor area of any building shall be devoted to reserve stock storage purposes incidental to such primary use.
11. Stores or shops for the conduct of retail business which do not maintain gasoline dispensing services.
12. Name plate and sign, as regulated in Chapter [18.140](#) SCC.
13. Amusement and recreation establishments except open-air drive-in theaters.
14. Stores for the conduct of retail business which are not gasoline service stations but which do maintain gasoline dispensing services incidental to their primary business provided they meet the requirements of Chapter [18.145](#) SCC.
15. Bakeries employing not more than 10 persons and where products are sold at retail on the premises.
16. Wholesaling from sample stocks only; provided, that no manufacturing or storage for distribution shall be permitted on the premises.
17. Processing and manufacturing establishments that are not objectionable because of smoke, odor, dust, or noise, but only when such processing and manufacturing is incidental to a retail business conducted on the premises and where not more than 10 persons are employed on the premises in the processing or manufacturing activities.
18. Accessory buildings and uses customarily incidental to the above uses.

Uses Permitted on Review

The uses of the property permitted on review shall be limited to the following:

DRAFT 9.25.23

1. Processing and manufacturing establishments that are not objectionable because of smoke, odor, dust, or noise when the processing and manufacturing activity is conducted entirely within a completely enclosed building and where there is no storage or supplies or equipment on the premises outside the building.

In all other respects the provision of SCC 18.60, B-2, General Business District shall apply.

Introduced:

Adopted:

Effective Date:

Stephen W. Claffey, Mayor

ATTEST: _____
Kiley A. Kesecker,
Clerk of Council

CITY COUNCIL



AGENDA BRIEFING

Staunton, VA

Meeting Date:	October 12, 2023	Jeff Johnston Public Works Director Leslie Beauregard City Manager
Item #	C	
Department:	Public Works	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Environmentally Conscious Strategic Area: Responsive, Efficient Government	
Subject:	Update on Modernizing City Refuse Collection	

Background: In January 2023, City Council allocated \$850,000 of American Rescue Plan Act (ARPA) funds to modernize the City's refuse collection system. The proposed modernization includes standardized, City-owned trash receptacles, as well as mechanical tippers on the refuse trucks, and new management and enforcement systems.

Staff will be providing an update on the implementation plan for these modernized procedures, to include:

1. Revised Solid Waste Policy
2. Equipment Modernization
3. Implementation Schedule

Attachment: A PowerPoint presentation will be provided prior to the meeting.

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard