

**Work Session Agenda
Staunton City Council
Rita S. Wilson Council Chambers
May 14, 2026
5:15 p.m.**

- | | | |
|------------------|-----------|--|
| 5:15 p.m. | 1. | Annual Visit to Betsy Bell |
| 6:00 p.m. | 2. | Consideration of Work Session and Regular Meeting Agendas |
| 6:05 p.m. | 3. | Update on Public Art Initiatives |
| 6:20 p.m. | | Dinner Break Until Regular Meeting at 7:00 p.m. |

**Regular Meeting Agenda
Staunton City Council
Rita S. Wilson Council Chambers
May 14, 2026
7:00 p.m.**

Call to Order

Pledge of Allegiance

Invocation/Moment of Silence—Arrowood

Mayor's Report

Additional Items by Members of Council

REGULAR MEETING

A. Consent Agenda

A.1. Approval of Minutes

Work Session and Regular Meeting of April 23, 2026

A.2. Consideration of Proclamation to be Presented in Council Chambers—*LGBTQ+ Pride Month & The Shenandoah LGBTQ Center*

A.3. Consideration of Resolution for the City of Staunton to Provide Enhanced Hazardous Duty Benefits

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 FAP Properties, XXIII, LLC, to Rezone 855 Statler Blvd and a Portion of 851 Statler Blvd From I-1, Light Industrial District, to B-2, General Business District*

C. Public Hearing and Consideration of a Request by Staunton Augusta Properties, LLC, for a Special Use Permit for McIntosh Village, A Planned Residential Development Requested Under the Provisions of Staunton City Code Section 18.25.030(10)*

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:	May 14, 2026	Chris Tuttle Director, Parks and Recreation
Item #	1	
Department:	Parks and Recreation	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Environmentally Conscious Strategic Area: A Healthy Community	
Subject:	Annual Visit to Betsy Bell	

Background: The deed conveying Betsy Bell Mountain to the City of Staunton for use as a city park requires that a majority of the elected members of Council shall “go in a body to the top of the mountain at some time each spring,” and that each such visit shall be noted in the minutes. The annual visit to Betsy Bell has been scheduled for the work session. All members of Council are encouraged to make this annual visit, so that the city remains in compliance with the terms of the deed.

After the visit, Councilmembers will proceed to City Hall to participate in the remainder of the work session and the regular meeting.

City Manager’s Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 14, 2026	City Council
Item #	2	
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:	May 14, 2026	Amanda DiMeo Acting Deputy City Manager & Economic Development Director Willow Hughes Environmental Programs Administrator
Item #	3	
Department:	City Manager’s Office Environmental Programs	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Inclusion & Equity; Engagement; Environmentally Conscious Strategic Area: A Healthy Community	
Subject:	Update on Public Art Initiatives	

Background: In 2023, the City Manager, through an Executive Order, established a Public Art Policy to enhance public spaces, celebrate local culture and creativity, and strengthen community identity through the thoughtful integration of art into the built environment. The Executive Order authorizes the City to partner with local arts organizations to facilitate the placement of approved artworks on City-owned properties, infrastructure, and within the public right-of-way. And, adopted in [City Council's 2026-2028 Staunton Plan](#) under **A Healthy Community** goal area, the following objective is stated: *Explore initiatives and partnership opportunities to establish a public arts program.*

The Staunton–Augusta Art Center (SAAC) has been an active partner in advancing the goals of this program and has submitted requests for the installation of several sculpture pieces at two City locations, as well as a painted mural on a city storm drain. All proposed projects would be fully funded and maintained by the Art Center at no cost to the City.

Staff has reviewed the three proposals in the context of the 2023 Executive Order and the Staunton Plan, and finds them to be consistent with the goals and intent of the City's Public Art

Program. The following points are noted:

- All proposed locations are public-facing and accessible, aligning with the program's objective of integrating art into everyday civic spaces.
- The storm drain mural on Lewis Street will be coordinated with the Environmental Programs Administrator and Public Works staff to ensure compliance with stormwater management standards and right-of-way requirements prior to installation.
- The two sculpture installations were reviewed by relevant City staff for site suitability, and will be coordinated with the Parks and Recreation department.
- Staff does not identify any significant concerns with the proposals at this time and anticipates that both installations can proceed through the standard administrative review process under the Executive Order.

Attachment: Proposed Installations

City Manager's Recommendation: Not applicable.

Suggested Motion: Not applicable.

City Manager: Leslie Beauregard

Titania and Bottom

Inspired by Shakespeare's A Midsummer Night's Dream

Artist: Gene Provenzo

Presented by: Staunton Augusta Art Center

Location: Elder's Way, in front of Mill Street Grill

Height: 5 ft 3 in

Width: 4 ft

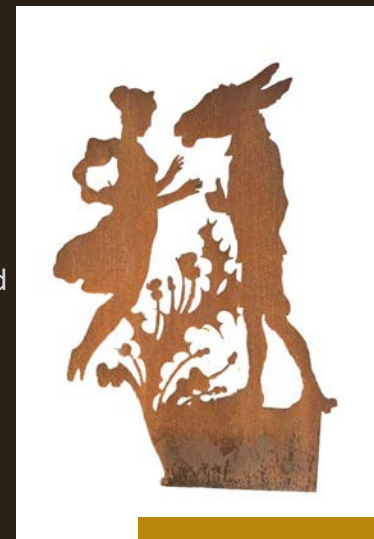
Weight: 200 lbs

Material: Rusted weathered metal

Cost to City: None — Art Center funded & maintained



Park Mockup — Elder's Way



Studio Shot



Park Mockup — Men's Green Thumb Park

Kandinsky's Dancers

Three life-sized welded metal sculptures · Artist: Gene Provenzo

Location: Men's Green Thumb Park — Richmond & Greenville Ave

Material: Welded aluminum · 110 lbs each

Heights: 5'10" · 5'2" · 4'7" | **Widths:** 3 ft · 3 ft · 4 ft

Cost to City: None — Art Center funded & maintained

Studio Shot



Storm Drain Mural

Lewis Creek Awareness Project

Artists: Andrew Davis & Steve Kizer

Presented by: Staunton Augusta Art Center

Location: 240 N Lewis St (near Chicano Boy)

Size: 13 ft × 32 in

Material: Weather-resistant exterior paint on concrete

Cost to City: None — Art Center funded & maintained

Artist Rendering



In-Location Mockup



CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 14, 2026	City Council
Item #:	A	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Values: Integrity; Engagement Strategic Area: An Informed and Engaged Community	
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:	May 14, 2026	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.

Attachment:

Attachment 1 – Work Session and Regular Meeting Minutes of April 23, 2026

Suggested Motions: I move to approve the work session and regular meeting minutes of November 13, 2025 [as presented] [with the following changes: _____.]

City Manager: Leslie Beauregard



City Council
WORK SESSION
Rita S. Wilson City Council Chambers
April 23, 2026
5:30 p.m.

Council Members present: Mayor Edwards, Vice Mayor Arrowood, and Councilors Campbell, Overholtzer, Park, Shepherd, and Woods.

Mayor Edwards 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.

Councilor Overholtzer moved to approve the work session and regular meeting agendas as presented.

The motion was seconded by Vice Mayor Arrowood and carried as follows:

Ms. Park	aye	Mr. Shepherd	aye
Mr. Overholtzer	aye	Vice Mayor Arrowood	aye
Ms. Woods	aye	Mayor Edwards	aye
Mr. Campbell	aye		

2. Demonstration of “Progressing the Staunton Plan” Interactive Dashboard

The City Manager Leslie Beauregard and Alexander Efird, an intern in the City Manager’s Office, presented the following information:

At the January 8, 2026 City Council meeting, City Council adopted the Staunton Plan. The Staunton Plan includes City values, a vision for the future, and strategic goal areas to guide staff in the work that should be prioritized. In order to measure progress on the objectives within the plan’s strategic goal areas, the city has developed an interactive “Progressing the Staunton Plan” dashboard.

The dashboard is purpose-built around the strategic areas and timelines adopted by Council, consolidating key performance indicators into a single, accessible platform. This tool provides a clear view of how the City is advancing its stated priorities, enhancing accountability and transparency to the strategic planning process.

A demonstration of the dashboard was provided to Council.

Councilor Overholtzer stated that he was happy to see the metrics in the tool presented and said that he'd like to see metrics related to the Staunton Business website in the future.

Councilor Overholtzer asked how a business became a participant in the Shop and Dine Out program and what percentage of eligible businesses participated in the program. The City Manager stated that there is a registration process administered by the City to participate in the program. She did not have the exact participation percentage tonight, but she would provide it to Councilor Overholtzer in the near future.

Vice Mayor Arrowood stated that the dashboard is a great tool.

Councilor Overholtzer asked if there is a good process to update the dashboard's information. Mr. Efird stated that there is a Google Sheets on the back end of the tool that makes it easy to update.

Mayor Edwards asked if additional metrics could be added in addition to the Staunton Plan.

The City Manager stated that Mr. Efird is working on a dashboard for departmental measures.

3. Update on Beverley Street Demonstration Project and HSIP (Highway Safety Improvement Program) Intersections

Susan Wilson, Transportation Planner, presented the following information:

Background: In January, staff presented on the design status of the nine Highway Safety Improvement Project (HSIP) intersections on Beverley and Johnson streets. The recommended improvements to the intersections along these streets came out of a Strategically Targeted and Affordable Roadway Solutions (STARS) Study that the Virginia Department of Transportation (VDOT) completed in 2022 that analyzed their traffic, safety, pedestrian and bicyclist, and geometric conditions as having Potential for Safety Improvement (PSI).

With the \$2.18 million VDOT HSIP (Highway Safety Improvement Program) funding, six Beverley Street and three Johnson Street intersections (Attachment 1) will be improved to increase safety for both drivers and pedestrians. The improvements will include upgrades to traffic signal equipment, new pedestrian signals and push buttons, higher visibility crosswalks, and new ADA ramps. Staff recently received 30% plans for the intersection designs, which are currently under review by both City staff and VDOT. This review will be followed by a public hearing that will be held at City Hall, likely during the month of June. It is anticipated that these projects will be advertised summer 2027, after the downtown tunnel repairs have been completed.

93
94 A project webpage that will continue to be updated as the project progresses is available:
95 <https://www.ci.staunton.va.us/government/projects/downtown-intersection-improvements-project>
96

97 Traffic Volumes and Observations: The highest traffic volumes along Beverley Street within the
98 downtown are on the blocks between Lewis Street and New Street with average daily volumes of
99 1,800 vehicles. Between New Street and Coalter Street, the volume dips to 1,400 vehicles.
100 Comparatively, on Beverley Street between Jefferson Street and Lewis Street, the average volume
101 is 2,300 vehicles, and in the West End where West Beverley Street is a two-lane street, the highest
102 volumes are 7,600 vehicles. Additional context shows that Johnson Street, which already has only
103 one lane in each direction, currently carries up to 10,000 vehicles daily between Augusta Street
104 and the Commerce/ Coalter/ Greenville intersection. These volumes, from 2024, are consistent
105 with past traffic volumes that VDOT collects annually, showing no notable increase or decrease
106 along Beverley Street. Anecdotally, the right lane along Beverley Street is often used for loading
107 and unloading by delivery trucks and vans, which often block the lane from vehicle travel for
108 extended periods.
109

110 Beverley Street within downtown does not serve as a primary route for drivers connecting to other
111 parts of the City. Instead, it serves more as a destination: City Hall and locally-owned shops,
112 restaurants, and businesses. It is a place of pedestrian activity but lacking in ample pedestrian space
113 on most blocks. The sidewalk width varies from six feet up to nine feet in places, measuring from
114 the back of curb to the face of the building; it narrows to less than four feet in other places between
115 light poles and store entrances. Exterior decorations, trash cans, sandwich board signs, and other
116 amenities also narrow the useable space of the sidewalk.
117

118 Beverley Street Updates: With the planned intersection improvements along Beverley Street
119 presenting an opportunity to repurpose the outside (right side) travel lane, the City applied for and
120 is receiving technical assistance and grant funding through the Virginia Department of Health's
121 Walkability Action Institute to support a small demonstration project this summer. For one month
122 this summer, the Beverley Street Demonstration Project will close one lane of travel to vehicles
123 and give that space over to pedestrians. The \$6,000 grant will be used for the purchase of flexible
124 delineator posts—the kind along Johnson Street in front of the Wharf parking lot—lumber and
125 screws for constructing benches and seating, signage for safety and messaging, and plants and
126 other amenities to create an inviting space. Numerous city departments are partnering with the
127 Central Shenandoah Planning District Commission (CSPDC), the Staunton Downtown
128 Development Association, and the City's Bicycle and Pedestrian Advisory Committee on this
129 effort.
130

131 The main goals of the demonstration project are: 1) to make people aware of the upcoming
132 improvements to Beverley and Johnson streets next summer, and 2) to get feedback about the
133 demonstration project and what they would like to see along Beverley Street in the future.
134

135 Design Details: Beverley Street, from Augusta to Market Street, will be narrowed to a single travel
136 lane for vehicles for a month this summer for the demonstration project. We are currently aiming
137 for the month of June for this to happen.

Beginning at Augusta Street, flexible delineator posts will be installed to close the right-side travel lane to cars. The posts will be installed at a spacing of one post every six feet—close enough to ensure cars cannot enter the space, while still allowing plenty of room for pedestrians to pass through. The space that will be blocked off for pedestrians extends about eight feet from the curb, so it will be narrower than the current travel lane. This will buffer the temporary pedestrian area from the other lane of travel.

Additional information:

- None of the parking on the left side of the street will be affected by this demonstration project.
- A loading zone for deliveries will be created mid-block on both blocks, and they will remain for the project's duration.
- Shop and Dine Out will continue on the weekends. The planned spacing of the delineator posts should allow participating businesses to place their furniture and displays around them and extend halfway into Beverley Street like they normally do within their designated space.

Outreach: Demonstration projects provide a way to hear feedback on actual use by pedestrians and drivers, rather than solely on stated preferences. We are planning on a proactive outreach strategy to our businesses, residents, and visitors:

- Staff created a flyer for businesses within the two-block project area and has spoken with them about the upcoming demonstration project.
- A demonstration project website has been created that is being hosted by the CSPDC: <https://connect.cspdc.org/staunton-beverley-street-demonstration-project>. The site contains a survey that is live now through the end of May, a demonstration project overview, a page of more detailed information, and a link to the HSIP project's webpage.
- We plan to do intercept surveys along the project area during the month it is in place. Additionally, we plan to post new survey questions on the demonstration project's website during this time.
- We will be pushing out relevant information and updates on the City's website and through our usual social media channels.

Next Steps: Staff will soon begin ordering the elements needed for the demonstration project and then will begin assembling the seating. We intend to paint the benches and are confirming volunteers to help with this effort. We intend to install the delineator posts on a Monday morning, when Beverley Street is still closed from Shop and Dine Out. When the street is reopened, the two blocks of the demonstration project area will invite pedestrians to explore the expanded space open to them along Beverley Street.

Councilor Overholtzer asked how the project planned to capture public feedback. Ms. Wilson stated that there is already a live survey and interactive map for the project. Additionally, she stated that the City planned to conduct intercept surveys on the street.

Councilor Overholtzer stated that he hoped the intercept surveys would include open ended questions.

Councilor Shepherd asked if the upgraded pedestrian signals will included audio and visual components. Ms. Wilson stated that the signals would include both types of components.

Councilor Park complimented Ms. Wilson and the staff for the survey provided to downtown businesses within the test area.

Vice Mayor Arrowood thanked Ms. Wilson for her efforts to make Downtown Staunton more pedestrian friendly.

The April 23, 2026 Staunton City Council Work Session adjourned at 6:17 p.m.

John Blair
City Clerk



REGULAR MEETING OF STAUNTON CITY COUNCIL
Thursday, April 23, 2026
7:00 p.m.
Rita S. Wilson Council Chambers

PRESENT: Mayor Michele D. Edwards
Vice Mayor Brad D. Arrowood
Adam F. Campbell
Jeff L. Overholtzer
Corrie R. Park
Blake N. Shepherd
Alice L. Woods

ABSENT: None

ALSO PRESENT: Leslie Beauregard, City Manager
Amanda DiMeo, Acting Deputy City Manager
John Blair, City Attorney

Mayor Edwards called the meeting to order: Mayor Edwards 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 Councilor Woods.

PROCLAMATIONS

(A copy of the Proclamations can be found at the conclusion of the Minutes.)

Councilor Campbell presented a Proclamation for Arbor Day 2026.

Councilor Woods presented a Proclamation for Economic Development Week.

Vice Mayor Arrowood presented a Proclamation for the National Letters Carriers Food Drive.

MAYOR'S REPORT

Mayor Edwards complimented the staff and Council for their collective efforts at adopting this year's budget. She stated that budget adoption is City Council's most important responsibility and

offered her sincere thanks to the City Manager and Chief Financial Officer for their professional stewardship of the City's tax dollars.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Councilor Park complimented Willow Hughes on her recent appearance on the local NPR newscast explaining the City's Flood Resiliency Plan. She also expressed her condolences to the family of Stephen Moore, a former Staunton High School teacher who recently passed away.

Councilor Overholtzer stated that he attended the Home and Garden Tour on April 18. He was impressed with the tour and complimented the discussion concerning native plants.

He also stated that he attended the anniversary celebration for Fire Station Number Two. He noted that the station represented great cooperation between the City and School Division. He also stated that it's important to note that today's fire personnel need a much more diverse skill set than in past years with greater focus on medical skills.

Councilor Woods said she echoed Councilor Overholtzer's statements about Fire Station Number Two. She also stated that the Staunton Redevelopment and Housing Authority is conducting its first annual health and wellness fair at the Booker T. Washington Community Center on May 9 from 10:00 a.m. to 2:30 p.m.

Councilor Campbell announced that the first annual Queen City West Arts and Culture Festival will be on April 25 from 10:00 a.m. to 7:00 p.m.

Councilor Shepherd stated that he, Vice-Mayor Arrowood, and Ms. DiMeo attended Staunton Fire and Rescue's Annual Dinner and complimented the Department for its impressive work over the past year. He also recognized Stanley Barbour and Mike Lyle for being named Firefighter and Officer of the Year.

Vice Mayor Arrowood stated that he recently attended the band tryouts for Staunton High School and Shelburne Middle School. He said he was really impressed with the musicians as well as the instructors. He also stated that the band is looking for donations to go towards instruments.

Councilor Woods made the following motion out of the Nominations Committee (No second was required as the motion was out of committee.):

I move to recommend that the Staunton City Council appoint:

Stephen Sevier and Dwight George to the Valley Community Services Board for three-year terms commencing May 1, 2026 and ending April 30, 2029; and

Susan Richardson, Sheriff Chris Hartless, Commonwealth's Attorney John Baber, Public Defender Duane Barron, Judge Robin Mayer, and Judge Susan Read to the Blue Ridge Criminal Justice Board for two-year terms commencing May 1, 2026 and ending April 30, 2028.

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

REGULAR MEETING

A. Consent Agenda (Note: A copy of all Ordinances and Resolutions approved on the Consent Agenda and during the Regular Meeting shall appear at the conclusion of these minutes.)

A.1. Approval of Minutes

Work Session and Regular Meeting of April 9, 2026

A.2. FY 2026 3rd Quarter Financial Report

A.3. Consideration of Personnel Policy Manual Revision—Policy 6.4 Retirement Gift

Mayor Edwards made the following statement:

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

Mayor Edwards asked if any Councilmembers desired to remove any item from the Consent Agenda to be placed on the regular meeting agenda for separate consideration.

Councilor Woods moved to approve the Consent Agenda as presented.

The motion was seconded by Councilor Overholtzer and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

B. Public Hearing and Consideration of an Ordinance Authorizing a Lease Agreement Between City of Staunton and Happy Birthday America, Inc.

John Blair, City Attorney, presented the following information to Council:

The City intends to enter into a lease agreement with Happy Birthday America, Inc. for the lease of Gypsy Hill Park and related facilities for the purposes of Fourth of July-related activities.

Andrew Dietz of Happy Birthday America, Inc. made a brief presentation about this year's proposed activities and acts. He stated that Wilson Fairchild will be performing along with Jimmy Fortune. He also stated that Happy Birthday America was now a commemorative partner with the national festivities celebrating the 250th anniversary of the Declaration of Independence.

Vice Mayor Arrowood asked if there is a cap on the number of participants in the parade. Mr. Dietz said there is a soft cap of 150 participants, but there have been up to 180 participants.

Councilor Overholtzer asked if Happy Birthday America has ever considered using a choreographed drone exhibit instead of fireworks. Mr. Dietz stated that the organization did look into a drone display during COVID, but it was too expensive.

Mayor Edwards opened the public hearing.

No one chose to speak.

Councilor Campbell moved that City Council adopt the ordinance authorizing the approval of the lease agreement between the City of Staunton and Happy Birthday America, Inc., and further authorizing the City Manager to execute the lease agreement with such modifications and in final form as approved by the City Attorney.

The motion was seconded by Councilor Overholtzer and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

C. Public Hearing and Consideration of an Ordinance Authorizing the Lease Agreement Between City of Staunton and Staunton Baseball, Inc. for the Limited Use of Baseball Field and Operation of Concession Rights

John Blair, City Attorney, presented the following information to Council:

The City intends to enter into a lease agreement with Staunton Baseball, Inc. for the lease of John Moxie Memorial Baseball Stadium and related facilities for the purposes of the 2026 Valley League baseball season and the operation of the concession stand at the stadium. Staunton Baseball, Inc. staff have requested access to office facilities beginning May 16, 2026. No field activity will take place until after May 20, 2025.

Mayor Edwards opened the public hearing.

No one chose to speak.

Councilor Park moved that City Council adopt the ordinance authorizing approval of the lease agreement between the City of Staunton and Staunton Baseball, Inc. for the limited use of the baseball field and operation of concession rights beginning May 16, 2026, and further authorizing the City Manager be authorized to execute the lease agreement with such modifications and in final form as approved by the City Attorney.

The motion was seconded by Vice-Mayor Arrowood and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

D. Consideration of Ordinance to Increase Water User Fee, Sewer User Fee, Refuse User Fees, and Landfill Fees as Included in the FY 2027 Proposed Budget

Jessie Moyers, Chief Financial Officer, presented the following information:

The FY2027 budget proposes fee increases in three areas in order to fund critical infrastructure projects now and in the future: Water Fund, Sewer Fund and the Environmental Fund. A preliminary report on these proposed increases was provided to City Council at the March 12, 2026 Work Session, followed by the introduction of the FY 2027 Proposed Budget on March 26, 2027. A public hearing to receive comments on the proposed changes is required and occurred at Council's regular meeting on April 9, 2026 with the consideration of the ordinance scheduled for the meeting on April 23, 2026. This public hearing was properly advertised in The News Leader on March 25, 2026 and April 1, 2026.

Details of each of these proposals are below:

Proposed Changes to the Water Usage Fee

The FY2027 budget proposal includes a 5.4% water rate increase, effective July 1, 2026, for water consumption. Residential bi-monthly customers will be billed at the new rate beginning with utility bills issued on September 10. Monthly customers will be impacted with the new rate beginning with the July utility bills. The increase will generate \$208,000 in additional water user fee revenue. The rate is proposed to increase to \$4.28/100 cubic feet from \$4.06/100 cubic feet. The minimum charge per two months by each regular user of City water is proposed to increase from \$20.30 to \$21.40. The bulk water rate is also proposed to increase from \$10.50 to \$11.00 per 750 gallons of water purchased in bulk quantities from the treatment plant. The minimum charge for bulk water purchases of less than 1,500 gallons during a month is proposed to increase from \$21.00 to \$22.00. The proposed increase would cost a family of four an additional \$2.64 per bi-

monthly billing cycle, based on an average bi-monthly consumption of 12/100 cubic feet, or \$15.84 annually. Rates were last increased effective July 1, 2024, for fiscal year 2025.

The increase is necessary to cover the increasing operating costs and to unfreeze two equipment operator positions that were frozen in FY2023. Even the 5% rate increase does not generate sufficient revenue to cover the total capital expenditures for the Water Fund. The total FY2027 Water Fund budget is \$8,338,170, a decrease of \$1,868,805 over the FY2026 adopted budget. FY2027 budget includes capital expenditures of \$3,240,000 including \$450,000 for water line replacements, \$2,500,000 for the construction phase of the Richmond Ave phase I project, and \$290,000 to paint the Franklin Hills #1 water storage tank.

Proposed Changes to the Sewer Usage Fee

The FY2025 budget proposal includes a 7.14% sewer rate increase, effective July 1, 2026, for sewage disposal services. Residential bi-monthly customers will be billed at the new rate beginning with utility bills issued on September 10. Monthly customers will be impacted with the new rate beginning with the July utility bills. The increase will generate \$309,000 in additional water user fee revenue. The rate is proposed to increase to \$6.00/100 cubic feet from \$5.60/100 cubic feet. The minimum charge per two months by each regular user of City water is proposed to increase from \$28.00 to \$30.00. Rates have only been increased twice over the last 13 years.

The proposed increase would cost a family of four an additional \$4.80 per bi-monthly billing cycle, based on an average bi-monthly consumption of 12/100 cubic feet, or \$28.80 annually.

The increase is necessary to cover the increasing operating costs, unfreeze one equipment operator position that was frozen in FY2023, and capital costs to replace/ repair major sewer system infrastructure assets. Even the 7.14% rate increase does not generate sufficient revenue to cover the total cash expense of \$5,361,881.

The total FY2027 Sewer Fund budget is \$5,364,397, a decrease of \$1,330,421 over the FY2026 adopted budget. The FY2027 budget included capital projects that totaled \$1,198,024. The FY2027 budget includes capital expenditures of \$250,000 for sewer line replacements, \$150,000 for Lewis Creek PER, \$500,000 for the New Hope Rd evaluation and study, and \$248,024 for plant machinery at the Middle River Waste Water Treatment Plant.

Proposed Changes to the Environmental Fees

The FY2027 budget proposal includes an increase in the environmental fund of 14.5%, which increases the residential refuse fee from \$24.01 per month to \$27.50 per month. The commercial refuse fees will also increase by 14.5%. The fee increases will generate approximately \$450,000 in additional revenue. The proposed increase will allow the city to replace one refuse truck in FY2027 and help to fund the landfill capital needs. The fund will still run a deficit of \$208,484 after the 14.5% increase in revenue.

In addition, the Augusta Regional Landfill have proposed increases to the landfill tipping and disposals fees. The commercial and industrial waste tipping fee will increase from \$52 per ton to \$65 per ton. Other landfill fee increases can be found on Attachment #3.

In summary

The financial impact to the minimum bill (not including stormwater) will be \$10.08 every two months and an average bill of 12 hundred cubic feet (approx. 9,000 gallons) will be \$14.42 every two months.

Vice-Mayor Arrowood asked if there is a timeline for the landfill's project to move scales. Ms. Moyers stated that an invitation for bids would be issued in mid-May 2026.

Councilor Overholtzer stated that he favored consistent small increases in utility fees as opposed to waiting for a few years and having a large increase all at once. Vice-Mayor Arrowood agreed, and said he hoped that the fees could be regularly increased in the future to match the rate of inflation.

Councilor Overholtzer moved that Council adopt an ordinance amending water user fee rates, sewer user fee rates, refuse fee rates, and landfill rates effective July 1, 2026, as presented.

The motion was seconded by Councilor Woods and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

E. Consideration of an Ordinance to Establish a Budget for Fiscal Year 2027, July 1, 2026—June 30, 2027, totaling \$168,670,911 and for the Capital Improvements Plan FY2027-FY2031

Jessie Moyers, Chief Financial Officer, presented the following information:

The City Manager presented the Fiscal Year (FY) 2027 budget at the March 26, 2026 Council meeting. There are no proposed tax rate increases for the real estate tax rate nor the personal property tax rate.

Since the initial budget presentation, modifications have been made to the General Fund budget in the amount of \$150,000. The current updated proposed FY2027 General Fund Budget is \$83,470,150. The modifications to the proposed budget include:

Additional Revenues of \$150,000
\$100,000 – Increase in Interest Income
\$50,000 – Use of Fund Balance

Additional Expenditures of \$150,000

\$216,270 – VRS Retirement Benefits (Increasing the Hazardous Duty Multiplier to 1.85%)
(\$66,270) – Operating Expenditure Reductions

The public hearing for the budget was advertised on March 25, 2026 and April 1, 2026 in The News Leader and conducted at the April 9, 2026 Council meeting.

Council held budget discussions on the proposed budget on April 9 for the City and School Division Proposed Budgets.

The attached, FY2027 Budget Ordinance is presented for consideration at the April 23, 2026 meeting and is based upon the City Manager's Proposed Budget with modifications mentioned earlier.

The FY2027 Budget Ordinance Based upon the City Manager's Proposed Budget:

- Totals \$168,670,911 (City Budget = \$113,473,329 and School Budget = \$55,197,582).
- Provides \$20,366,404 in local funding to Staunton City Schools, an increase of \$1,461,942 over FY2026's Adopted Budget.
- Provides \$6,557,900 for all annual debt service payments for all funds.
- Provides \$1,518,813 as a transfer to the City Capital Improvement Fund.
- Maintains the real estate tax to \$0.91/\$100, effective January 1, 2026.
- Maintains the current personal property tax rate at \$2.90, effective January 1, 2026.
- Maintains the current machinery and tools tax rate at \$1.24.
- Unfreezes one full-time position in Sewer Lines in the Sewer fund.
- Unfreezes two full-time positions in Water Distribution in the Water fund.
- Provides \$1,388,853 in funding to outside agencies, an increase of \$94,669.
- Provides \$7,709,407 in funding for capital projects for all funds.

In addition, in the FY2027 budget there is a proposed increase in the excise tax on the sale of cigarettes to \$.40 per pack from the current \$.30 per pack. This results in an estimated additional revenue of \$90,000, of which \$15,000 will fund a pilot programs and education geared to reducing refuse and increase recycling.

FY2027-2031 Capital Improvement Plan

- An overview of the plan was presented to the Planning Commission on January 15, 2026. A public hearing, consideration, and approval of the plan occurred at its February 19, 2026. The plan was approved on a unanimous vote.
- The FY2027-2031 Capital Improvement Plan was present to the School Board on January 12, 2026 and adopted by the School Board on February 9, 2026.
- The plan was introduced to City Council on February 26, 2026, with a subsequent work session on April 9. Final consideration of the plan is scheduled for City Council's meeting on April 23, 2026.
- The scheduled FY027-2031 Capital Improvement Plan totals \$90,612,236 for all city and school funds.

Councilor Overholtzer asked how much the hazardous duty multiplier would cost the City in the future. Ms. Moyers estimated that it would cost approximately \$230,000 to \$240,000 per year.

Councilor Overholtzer asked what the increased benefit to employees would be. Ms. Moyers stated that those eligible for the enhanced benefit would have a multiplier of 1.85% per year of service.

Councilor Overholtzer urged staff to use the hazardous duty multiplier as a recruiting tool.

Councilor Overholtzer moved to adopt the proposed ordinance as presented establishing and approving a budget for the City of Staunton for fiscal year 2027, totaling \$168,670,911, and fixing other tax rates and fees as proposed, advertised and considered for public hearing, and adopt the FY2027-2031 Capital Improvement Plan, as presented.

The motion was seconded by Councilor Shepherd and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

MATTERS FROM THE CITY MANAGER

Ms. Beauregard presented updates and information on the following items:

Earth Day is this Saturday, April 25 at Gypsy Hill Park. Additionally, Clean the Bay Day will be May 2

Additionally, as part of the City's Adopt-A-Spot program, Brookdale Senior Living has adopted the area around the Gypsy Hill Park Bandstand. The Adopt-A-Spot program recently welcomed

five new partners including Brookdale Senior Living, the Augusta Bird Club, Trinity Church, the Musselman Family, and Friends of the Staunton Library.

Tiger Fuel completed their Clean the Bay Day cleanup along Lewis Creek early and was able to collect 19 bags of trash.

MATTERS FROM THE PUBLIC

Mayor Edwards 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 is 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 raise your hand, identify yourself, and complete your remarks within five minutes.”

Aaron Barmer thanked the City Horticulturalist. He also complimented the spirit of Councilor Woods invocation. He also complimented the Staunton High School and Shelburne Middle School bands for receiving superior ratings at the recent Virginia Band and Orchestra Directors’ Association Concert Performance Assessment. He also praised the Staunton High School chorus for receiving a superior rating at its March choral assessment. He noted that due to the band and chorus superior ratings, Staunton High School would be recognized as a Blue Ribbon School for Music by the Virginia Music Educators Association. He stated that the City has a need for overnight coverage and a place for individuals to receive care and services without having to interface with the Staunton Police Department or the Department of Social Services. He stated that radical care was coming to Staunton with or without the Council’s support.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 8:04 p.m.

John C. Blair, II
Clerk of Council

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 14, 2026	City Council
Item #	A.2	
Department:	City Council	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Engagement; Inclusion & Equity	
Subject:	Consideration of Proclamation to be Presented in Council Chambers Recognizing LGBTQ+ Pride Month & The Shenandoah LGBTQ Center	

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 May 28, 2026 Council meeting. The proclamation is in recognition of **LGBTQ+ Pride Month & The Shenandoah LGBTQ Center**. Should Council approve this proclamation, it will be prepared for presentation at the beginning of the Regular Meeting on May 28, 2026.

Attachment: Not applicable

City Manager's Recommendation: Not applicable

Suggested Motion: I move to approve the requested proclamation in recognition of **LGBTQ+ Pride Month & The Shenandoah LGBTQ Center**, for presentation at the May 28, 2026 City Council meeting.

City Manager: Leslie Beauregard

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 14, 2026	Leslie Beauregard City Manager Jessie Moyers Chief Finance Officer
Item #	A.3	
Department:	City Manager’s Office Finance	
Alignment with Staunton Plan (Value/Strategic Area):	Value: Excellence Strategic Area: An Informed and Engaged Community	
Subject:	Consideration of Resolution for the City of Staunton to Provide Enhanced Hazardous Duty Benefits	

Background: On April 23, 2026, the City Council adopted the FY 2027 Budget Ordinance which appropriated money for the hazardous duty multiplier to be applied to public safety employee retirement benefits. As explained during previous Council meetings, this multiplier will provide richer retirement benefits through the Virginia Retirement System to certain public safety employees.

The Virginia Retirement System requires all localities which elect to provide the hazardous duty multiplier ("Enhanced Hazardous Duty Benefits" is the language used in the Resolution) to adopt the attached Resolution.

Attachment: Proposed resolution

City Manager's Recommendation: Adopt the resolution as presented.

Suggested Motion: I move to adopt the resolution as presented.

City Manager: Leslie M. Beauregard



VIRGINIA RETIREMENT SYSTEM
P.O. Box 2500
Richmond, VA 23218-2500

Enhanced Hazardous Duty Benefits

WHEREAS, subject to the approval of the Virginia Retirement System (“VRS”) Board of Trustees, *Code of Virginia* § 51.1-138 permits a political subdivision of the Commonwealth of Virginia currently participating in VRS to make an irrevocable election to provide enhanced hazardous duty retirement benefits for its eligible employees as outlined in § 51.1-138.

NOW, THEREFORE, BE IT RESOLVED, that the City of Staunton (the “Employer”) does hereby elect to have such employees of Employer who are employed in positions as full time [circle all that apply] Law Enforcement Officers, Firefighters, Emergency Medical Technicians, Jail Officers and whose tenure is not restricted as to temporary or provisional appointment, become eligible, effective the first day of July 2026, for VRS benefits equivalent to those provided for state police officers of the Department of State Police, as set out in § 51.1-138 including the retirement multiplier of [circle elected multiplier] 1.70% or 1.85% in lieu of the benefits that would otherwise be provided to such employees, and Employer agrees to pay the employer cost for providing such benefits; and

NOW, THEREFORE, the officers of Employer are hereby authorized and directed in the name of Employer to carry out the provisions of this resolution and to pay to the Treasurer of Virginia from time to time such sums as are due to be paid by Employer for this purpose.

Governing Body Chair

CERTIFICATE

I, Leslie Beauregard, City Manager of the Employer, certify that the foregoing is a true and correct copy of a resolution passed at a lawfully organized meeting of the Employer held at Staunton, Virginia at 7:00 pm on May 14, 2026. Given under my hand and seal of the Employer this 14th day of May, 2026.

Signature

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 14, 2026	Tim Hartless Planning Manager
Item #	B	
Department:	Community Development— Planning and Zoning	
Alignment with Staunton Plan (Value/Strategic Area):	Strategic Areas: An Economically Vibrant Community	
Subject:	Public Hearing and Consideration of a Request by FAP Properties, XXIII, LLC, to Rezone 855 Statler Boulevard and a Portion of 851 Statler Blvd From I-1, Light Industrial District, to B-2, General Business District	

Background: FAP Properties, XXIII, LLC, is requesting a rezoning of 855 Statler Boulevard from I-1, Light Industrial District, to B-2, General Business District. The property is located on the east side of Statler Blvd. near the road's intersection with Greenville Avenue. 855 Statler Blvd. is portion of a larger parcel addressed as 851 Statler Blvd. Although the property is one platted lot, the City Assessor has split it into two tax parcels for tax billing purposes.

The property was developed in the late 1980s as the Statler Crossing Shopping Center and was the location of the first Staunton Walmart and several other smaller retail stores. Walmart relocated to its current location on Richmond Avenue in 1994. The applicant acquired the property in 2006 and began using the former Walmart building for warehouse space while the smaller retail building continued to be used for various retail operations as well as the Rotary Club meeting room. In 2011, City Council approved a rezoning of the entire property from B-2, General Business, to I-1, Light Industrial, to allow the applicant more flexibility and a possible expansion of the warehouse use.

Now, the applicant requests to rezone the smaller building back to B-2, General Business. A rezoning back to B-2, General Business, would allow the applicant to once again lease the space for business uses such as retail, restaurant, and offices.

A current zoning map, proposed rezoning map, and recommended land use map of the requested area are attached.

Analysis: Attachment 1 in the meeting packet includes an application form and a plat showing the portion of the property to be rezoned. City staff conducted a review of the proposed rezoning, during which it did not identify any issues. The smaller building is difficult to use for industrial purposes because of the lower ceiling height and the small footprint. Using this building for business purposes is the highest and best use of the space.

Access to the site is from Statler Boulevard by way of a traffic light. There is plenty of available parking for any business use. The property was developed and intended to be used for business purposes and rezoning to B-2 would allow the reestablishment of the business use.

Surrounding zoning includes I-1, Light Industrial to the north, south, and east and B-2, General Business to the west. Surrounding uses include Fisher Auto Parts Warehouses, Fisher Auto Parts retail store, the Augusta Health Outpatient Care Center, and the Statler Square Shopping Center.

The “Generalized Land Use and Development Guide, Future Land Use Map” *Staunton, Virginia, Comprehensive Plan 2018 – 2040*, designates this area as Commercial. The requested rezoning is consistent with this designation.

Planning Commission Recommendation:

At its meeting on April 16, 2026, the Planning Commission conducted a public hearing. During the public hearing no one spoke in opposition to the request. On a 5-0 vote, the Commission unanimously voted to recommend approval of the request.

Attachments:

Attachment 1—Application and Supporting Documents

Attachment 2—Vicinity Map

Attachment 3—Current Zoning

Attachment 4—Proposed Rezoning

Attachment 5—2018-2040 Future Land Use Map for the Area

Attachment 6—Draft Ordinance of Rezoning

Suggested Motion: I move that Council adopt the ordinance and approve the rezoning as recommended by the Planning Commission.

City Manager: Leslie Beauregard



Application for Rezoning

Applicant: FAP Properties XXIII, LLC Date: 03-11-2026

Address: [REDACTED]

Telephone #: Primary: [REDACTED] Secondary:

Email address: [REDACTED]

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: Daniel Hansen of Westwood PS

Address: 104 Industry Way, Suite 102, Staunton, VA 24401

Phone #: 540-609-7437

Email address: daniel.hansen@westwoodps.com

Location of property: 855 Statler Boulevard, Staunton, VA

Legal description of property: a portion of Property #10914

Purpose of request: to rezone the business portion of these buildings for tenant space

Map Provided: YES ☒ NO ☐

Present zoning classification of property: I-1 (a portion of which has an SUP)

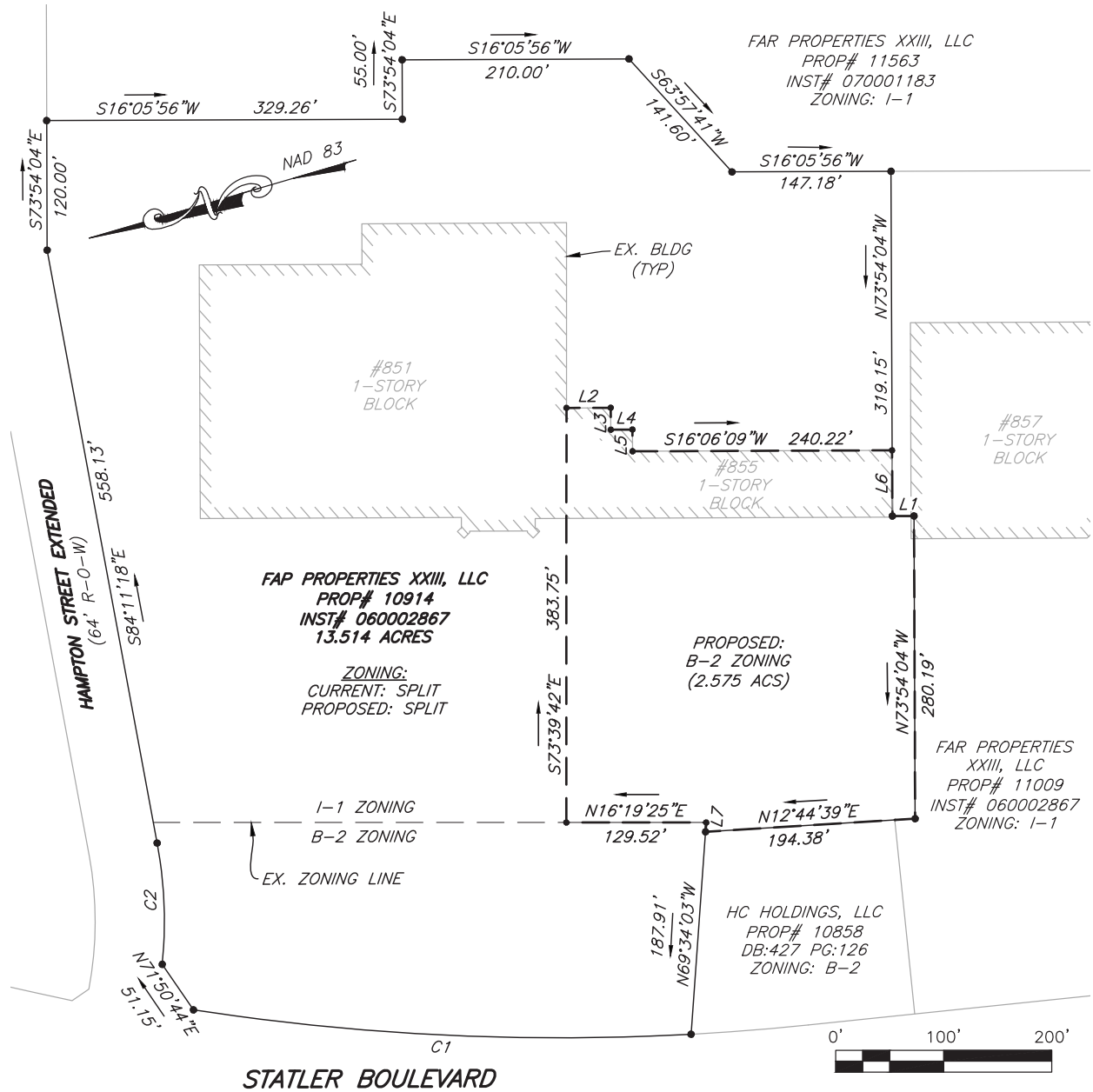
Requested zoning classification: B-2

List permits pending approval of this rezoning: none

Fee Paid (\$250) YES ☒ NO ☐

Signature of applicant: [Handwritten Signature]

Please note: You must have a pre-application meeting with Tim Hartless, Planning Manager, prior to submitting this application or your submittal will not be accepted. To schedule a meeting, you may contact him by phone at 540.332.3862, ext. 15 or by email hartlessta@ci.staunton.va.us



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHD BEARING	CHD LENGTH	DELTA
C1	2237.83'	461.95'	N19°07'29"E	461.13'	11°49'39"
C2	398.09'	112.77'	S76°03'58"E	112.39'	16°13'48"

NOTES:

- 1) THIS EXHIBIT COMPILED FROM PRIOR FIELD SURVEYS AND PLATS OF RECORD.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) NOT ALL IMPROVEMENTS SHOWN.
- 4) ZONING KEY:
I-1 (LIGHT INDUSTRIAL)
B-2 (GENERAL BUSINESS)
- 5) IT IS THE INTENT OF THIS PROPERTY TO REZONE THE 2.575 ACRES OF PROPERTY #10914 SHOWN HEREON FROM I-1 (LIGHT INDUSTRIAL) TO B-2 (GENERAL BUSINESS).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°05'56"W	20.00'
L2	S16°06'10"W	40.98'
L3	N73°53'56"W	20.25'
L4	S16°06'12"W	20.05'
L5	N73°53'51"W	20.13'
L6	N73°57'51"W	60.86'
L7	S69°34'03"E	8.59'



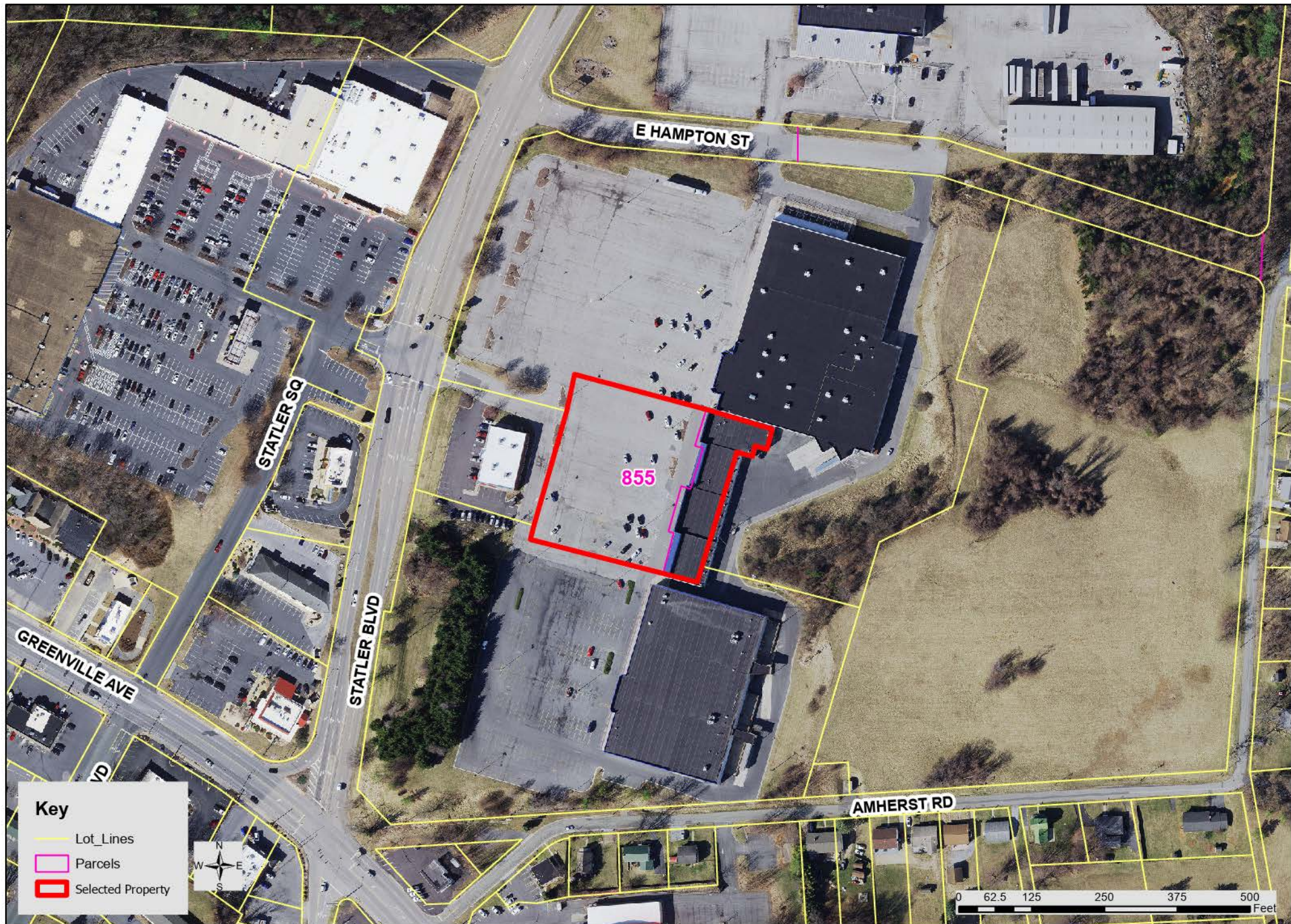
EXHIBIT SHOWING
THE REZONING OF A PORTION
OF PROPERTY #10914
CITY OF STAUNTON, VIRGINIA

DATE: 03-06-2026
SCALE: 1" = 100'
JOB: R0078901.00
DRAWN BY: BSR

Westwood
Westwood Professional Services, Inc.
104 INDUSTRY WAY, STE 102
STAUNTON, VA 24401
T: 540.248.3220
westwoodps.com

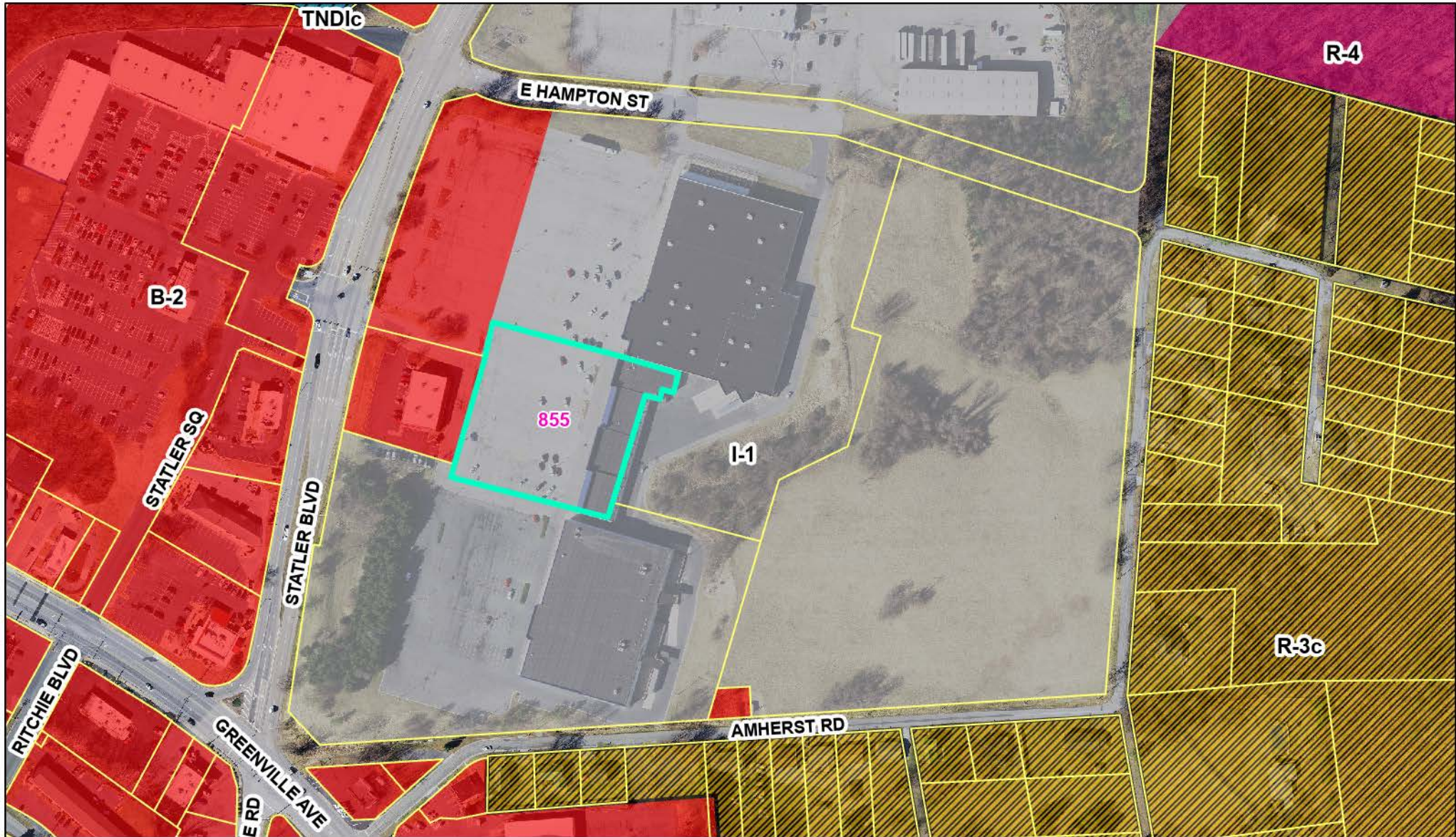
Vicinity Map: 855 Statler Blvd

Attachment 2



Current Zoning: 855 Statler Blvd

Attachment 3



Zoning

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

I-1(conditional)

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

P-1(conditional)

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

R-3(conditional)

R-3(conditional)	R-3
R-3	R-4
R-4	R-4(conditional) outline
R-4(conditional) outline	TND-I (conditional) outline
TND-I (conditional) outline	Traditional Residential Development District

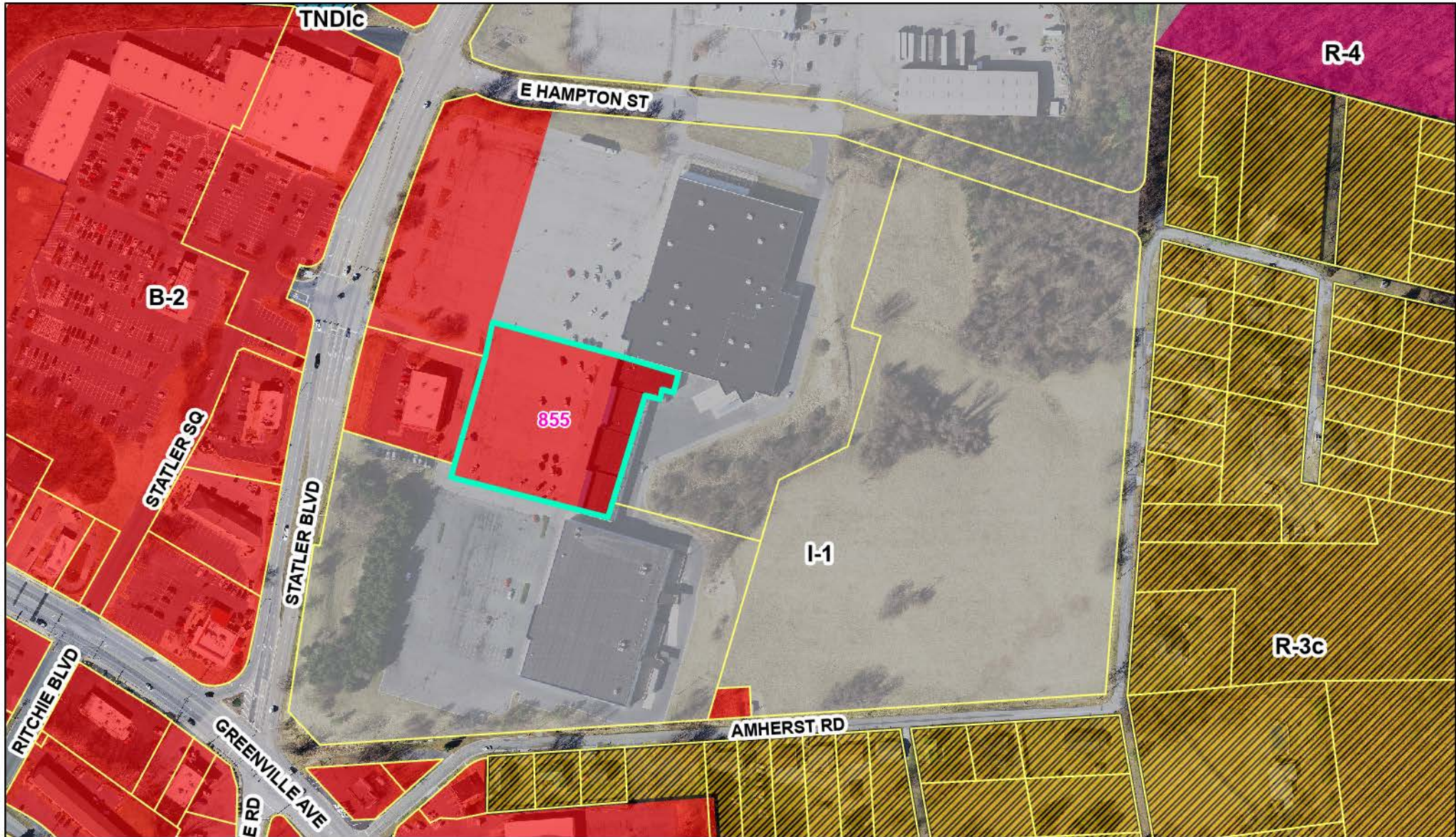
Additional Layers

Lot Lines	Selected Property
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0 125 250 500 Feet

Proposed Rezoning: 855 Statler Blvd Attachment 4



Zoning

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

I-1(conditional)

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

P-1(conditional)

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

R-3(conditional)

R-4
R-4(conditional) outline
TND-I (conditional) outline
Traditional Residential Development District

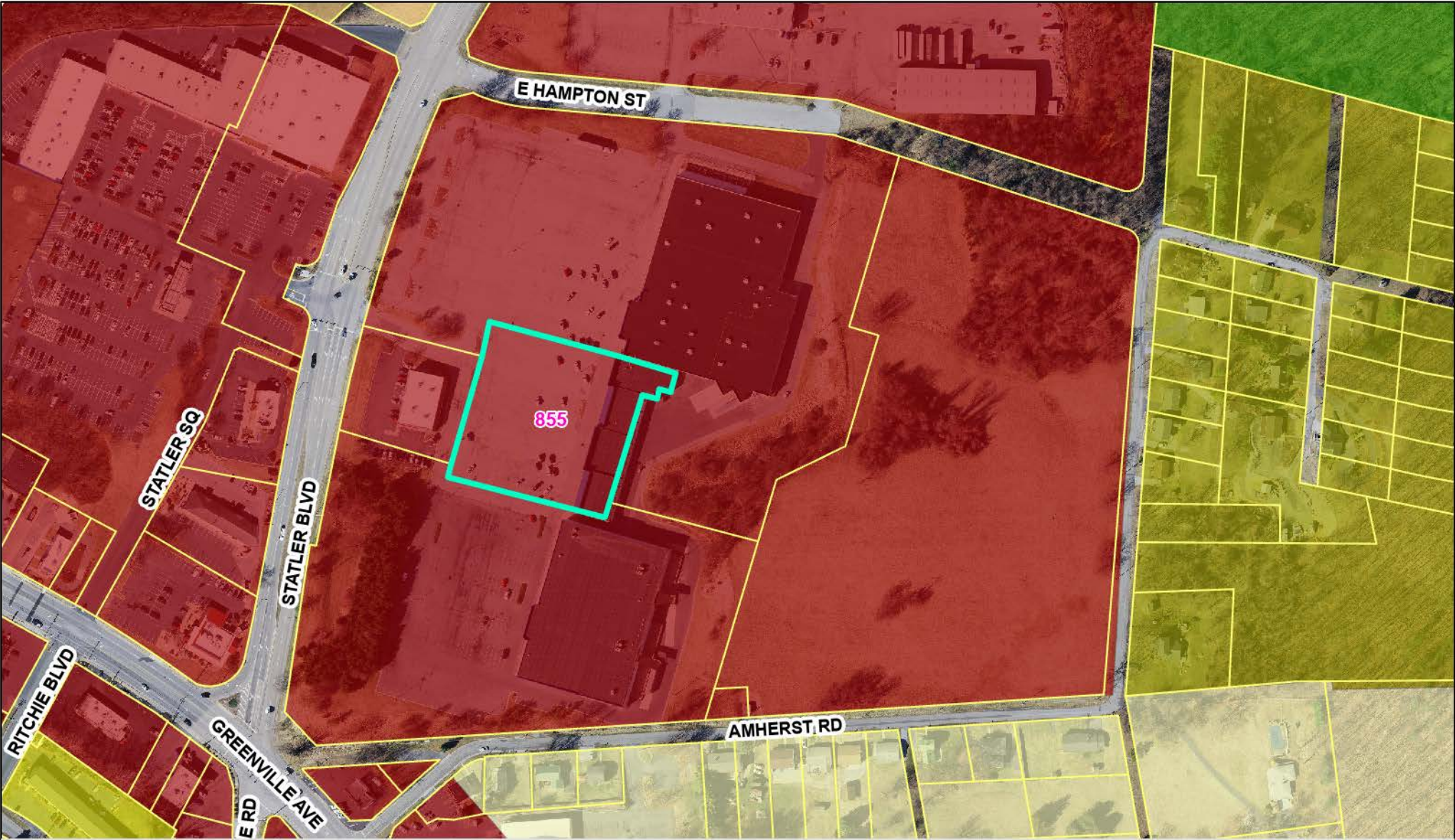
Additional Layers

Lot Lines
Selected Property



0 125 250 500 Feet

Future Land Use: 855 Statler Blvd



Future Land Use

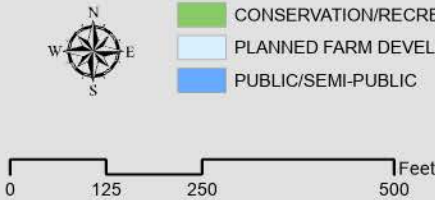
- CONSERVATION/RECREATION/OPEN SPACE
- PLANNED FARM DEVELOPMENT
- PUBLIC/SEMI-PUBLIC

- LOW DENSITY RESIDENTIAL
- LOW DENSITY PLANNED 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
- Lot Lines
 - Selected Property



Ordinance No. 2026-____

**AN ORDINANCE REZONING
FROM I-1, LIGHT INDUSTRIAL DISTRICT,
TO B-2, GENERAL BUSINESS DISTRICT,
ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND
LOCATED AT 855 STATLER BLVD
(PARCEL IDENTIFICATION NUMBER 10732),
AND A PORTION OF THAT CERTAIN TRAT OF PARCEL OF LAND
LOCATED AT 851 STATLER BLVD
(PARCEL IDENTIFICATION NUMBER 10914)
IN THE CITY OF STAUNTON, VIRGINIA**

Recitals

A. It appears by deed dated July 17, 2006, recorded in the Clerk's Office of the Circuit Court of the City of Staunton, Virginia, as Instrument Number 060002867, that FAP Properties XXIII, LLC, acquired from 851 Statler Boulevard Holdings, LLC, the property that is known by present numbering as 851 Statler Blvd and 855 Statler Blvd ("the property") containing 2.575 acres as shown on the attached plat (**Exhibit 1**) with further description provided in the deed, a copy of which is annexed and incorporated herein by reference;

B. FAP Properties XXIII, LLC. has applied to the City of Staunton for a zoning classification change for the property, under the provisions of the Staunton City Code, from I-1, Light Industrial District, to B-2, General Business District;

C. The proposed rezoning is consistent with the provisions of Staunton City Code Section 18.215.060(1) and is necessary so that the owner may offer the property for leasable business use;

D. The Planning Commission of the City of Staunton conducted a public hearing on the application at its April 16, 2026 meeting and after study, review, and consideration of the comments made during the public hearing, 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 855 Statler Blvd (Parcel Identification Number 10732) and a portion of 851 Statler Blvd (Parcel Identification Number 10914), as identified in Exhibit 1, in the City of Staunton, Virginia, is **HEREBY REZONED** from I-1, Light Industrial District, to B-2, General Business District, on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare, and good zoning practice.

Introduced:

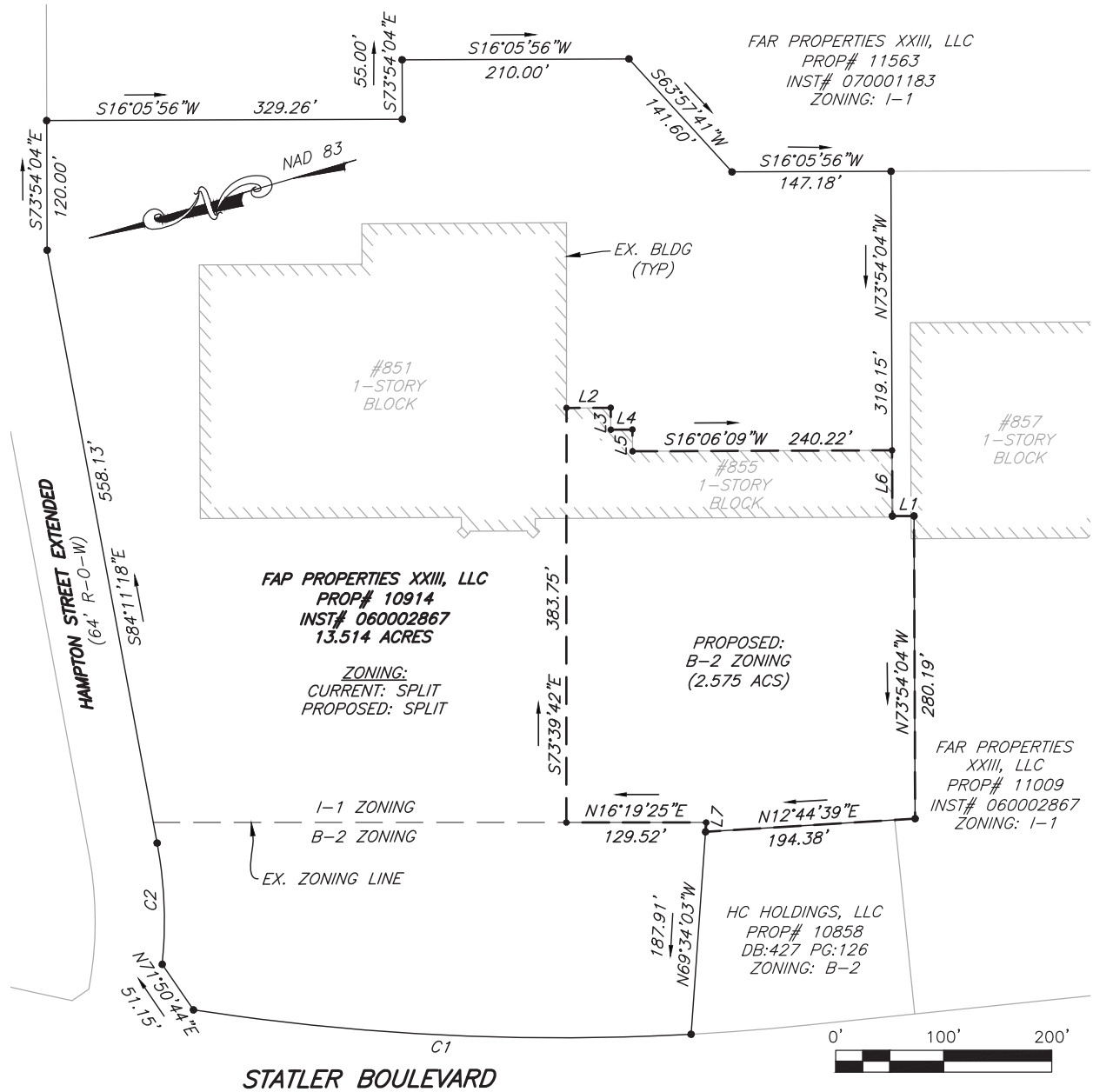
Adopted:

Effective Date:

Michele D. Edwards, Mayor

ATTEST: _____
John C. Blair,
Clerk of Council

DRAFT



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHD BEARING	CHD LENGTH	DELTA
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C2	398.09'	112.77'	S76°03'58"E	112.39'	16°13'48"

NOTES:

- 1) THIS EXHIBIT COMPILED FROM PRIOR FIELD SURVEYS AND PLATS OF RECORD.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.
- 3) NOT ALL IMPROVEMENTS SHOWN.
- 4) ZONING KEY:
I-1 (LIGHT INDUSTRIAL)
B-2 (GENERAL BUSINESS)
- 5) IT IS THE INTENT OF THIS PROPERTY TO REZONE THE 2.575 ACRES OF PROPERTY #10914 SHOWN HEREON FROM I-1 (LIGHT INDUSTRIAL) TO B-2 (GENERAL BUSINESS).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°05'56"W	20.00'
L2	S16°06'10"W	40.98'
L3	N73°53'56"W	20.25'
L4	S16°06'12"W	20.05'
L5	N73°53'51"W	20.13'
L6	N73°57'51"W	60.86'
L7	S69°34'03"E	8.59'



EXHIBIT SHOWING
THE REZONING OF A PORTION
OF PROPERTY #10914
CITY OF STAUNTON, VIRGINIA

DATE: 03-06-2026
SCALE: 1" = 100'
JOB: R0078901.00
DRAWN BY: BSR

Westwood
Westwood Professional Services, Inc.
104 INDUSTRY WAY, STE 102
STAUNTON, VA 24401
T: 540.248.3220
westwoodps.com

CITY COUNCIL



AGENDA BRIEFING

Staunton, Virginia

Meeting Date:	May 14, 2026	Tim Hartless Planning Manager
Item #	C	
Department:	Community Development— Planning and Zoning	
Alignment with Staunton Plan (Value/Strategic Area):	Strategic Area: An Economically Vibrant Community	
Subject:	Public Hearing and Consideration of a Request by Staunton Augusta Properties, LLC, for a Special Use Permit for McIntosh Village, A Planned Residential Development Requested Under the Provisions of Staunton City Code Section 18.25.030(10)	

Background: Staunton Augusta Properties, LLC, is requesting a Special Use Permit for a Planned Residential Development (PRD) to be known as McIntosh Village. The properties are located in an area between Middlebrook Ave, the Shenandoah Heights neighborhood, and the Green Spring Valley neighborhood. The applicant acquired the properties in September 2024, and is now proposing to construct 267 single family homes on 77.31 acres of land. The property is zoned R-2, Low Density Residential District, and a PRD can only be permitted through the Special Use Permit process.

Analysis: Staunton City Code (SCC) Chapter 18.105, Development Standards for Uses Permitted on Review, establishes the requirements for a PRD. SCC Section 18.105.020, Planned Residential Development, permits the developer to propose their own minimum lot size and setback requirements which allows density to be clustered in the property's more easily developable areas. In exchange, the developer agrees to provide common areas and amenities for recreation. Overall density for a PRD may not exceed the maximum density allowed in the

underlying zoning. In this case, the underlying zoning is R-2, Low Density Residential, which allows a maximum density of 4.9 units per acre (4.9 units per acres x 77.3 acres = 378 units).

The purpose of a PRD is to encourage more imaginative solutions to environmental design problems such as challenging topography. The customary district regulations are modified to allow flexibility in design; however, the special use permit process allows the city to establish special conditions that are unique to a specific development project. In the case of McIntosh Village, the Planning Commission has recommended 21 conditions intended to limit impacts and ensure compatibility with the surrounding established neighborhoods. The special conditions are not possible through the standard by-right development process but may be required through the PRD process.

McIntosh Village includes the following area requirements:

Minimum lot size – 5,000 square feet (standard R-2 is 8,750 SF)

Minimum Setbacks:

Front – 18 feet (standard R-2 is 25 feet)

Side – 6 feet (standard R-2 is 7 feet)

Rear – 18 feet (standard R-2 is 30 feet)

Corner Side – 12 feet (standard R-2 is 12.5 feet)

Buffer – 45 feet from existing development in Green Spring Valley

Perimeter setback – 30 feet for any lot around the periphery of the development project area

Building Height – 2 and ½ stories or 35 feet (same as standard R-2)

Maximum Density – 3.5 units per acre (standard R-2 allows 4.9 units per acre)

Common Area Amenities:

Amenity 1 (labeled D on Master Plan) – patio with fire pit (Concrete pavers with paver blocks or comparable, 2000 SF minimum), and pavilion/gazebo (wooden structure under roof with 4 picnic tables and 4 benches, 800 SF minimum)

Amenity 2 (labeled I on Master Plan) – playground (commercial grade play equipment, 3 swings, 1 slide, and 1 climbing wall – 2000 SF minimum)

Amenity 3 (labeled F on Master Plan) – walking trail (concrete, 5-foot width)

Amenity 4 (labeled J on Master Plan) – walking trail (concrete, 5-foot width)

Amenity 5 (labeled K on Master Plan) – walking trail (concrete, 5-foot width)

Private Street – The PRD process enables the City to consider allowing privately owned streets. A private street is generally a street owned and maintained by a Home Owners Association. The developer proposes one private street for this project which will provide access to two lots, Lots 7, and 8 (originally this was three lots – lots 7, 8, and 9). A home owners association must own this street and must bear the responsibility for maintenance. This will include snow removal and re-paving costs.

Access – The fire code requires two separate means of ingress and egress when a development exceeds 30 dwellings. The developer proposes 267 dwelling units; therefore, more than one access point will be required. Access to the property by way of an existing public

street is available from either Green Spring Valley via Ritchie Boulevard, or Shenandoah Heights via Gordon Street.

The Planning Commission has recommended a condition that requires access from Middlebrook Avenue. That new access point must be constructed in the first phase of the development before construction of any dwelling unit is completed. The developer initially proposed access from three possible locations; however, the Planning Commission has only recommended the use of two at this time:

1. An existing access easement between 1138 and 1220 Middlebrook Avenue (next to Grace Christian Activity Center),
2. Undeveloped Gilliam Street, and
3. Undeveloped Grayson street (not recommended by Planning Commission). If the developer wishes to use Grayson Street, they will need to come back to the Planning Commission and City Council at a later time.

If the developer chooses to use undeveloped Grayson Street, a portion of the street grade may exceed 12% slope which will necessitate a variance to the City's subdivision standards (Title 17.15.070, Grades of Streets). That variance would have to be granted by City Council prior to staff approval of any Infrastructure construction plans or subdivision plat.

Even if the PRD is approved, the project will not be feasible until after the developer addresses the access requirement from Middlebrook Avenue.

As shown on the attached map (Attachment 3), surrounding zoning is R-2, Low Density Residential District with some B-2, General Business District zoning, to the east along Middlebrook Ave. The B-2 area is minimal and does not appear to include any developed area so rezoning of the B-2 area is not necessary.

The *City of Staunton, Virginia, Comprehensive Plan 2018-2040*, Land Use Development Guide, Future Land Use Map, designates this area as Low Density Residential. This designation is characterized as single-family detached dwellings with a maximum density of 1 to 5 units per acre. The proposed development contains a density of approximately 3.5 units per acre (267 units / 77.3 acres = 3.45 units per acre) The requested Special Use Permit is consistent with the Comprehensive Plan designation for the area.

A Special Use Permit is step one of the multi-step process to develop the property for the intended use. A preliminary plat will be required showing the lot layout for the entirety of the development project. Likely, the development will occur in phases (or sections). For each phase, the developer will submit an Infrastructure Construction Plan which details the construction of infrastructure including streets, curb, gutter, sidewalks, storm water management facilities, common area amenities, and a grading plan for each lot. Construction Plans are reviewed and approved administratively. Once the Construction Plan is approved, the developer will submit a final plat to create the lots for that phase (section). Once the plat is recorded in the land book in the Circuit Court, building permits can be issued for each dwelling.

Planning Commission Consideration:

At its meeting on November 20, 2025, the Planning Commission conducted a public hearing. During the public hearing four people spoke in opposition to the request voicing concerns with increased traffic on Ritchie Boulevard, inadequate water and sewer service, potential property damage from blasting, storm water runoff, and wildlife displacement. After closing the public

hearing, the Planning Commission voted to defer action on the matter and asked the applicant to provide more detail and to revise the plans to address concerns.

The Planning Commission considered the matter again at its March 19, 2026 meeting and conducted a second public hearing. During the public hearing 12 people spoke in opposition to the request (some speakers provided comments at the earlier November 20, 2025 meeting) voicing concerns with increased traffic on Ritchie Boulevard, inadequate water and sewer service, potential property damage from blasting, storm water runoff, and wildlife displacement. After closing the public hearing, the Commission gave further consideration to the comments received and again voted to defer action on the matter to give staff and the developer time to work on additional conditions.

Response to Concerns Raised During the Public Hearings:

Traffic on Ritchie Boulevard – Currently, Ritchie Boulevard and Charles Street are the only access points for Green Spring Valley. This means that the intersection of Ritchie and Charles is a potential bottle neck for the entire neighborhood. If that intersection needs to be closed for any reason, access is blocked to the entire neighborhood. Staff has been trying for decades to add an additional entrance to Green Spring Valley independent of Ritchie Boulevard and Charles Street. This development provides an opportunity to obtain that access from a totally different direction. The Planning Commission has proposed conditions that require a connection to Gordon Street and a connection to Middlebrook Avenue. From a transportation planning perspective, a municipality desires as many connections as possible to spread the traffic out so that no one street is overloaded.

Density of Proposed Development – McIntosh Village includes a proposed density of 3.5 units per acre. The PRD process allows clustering of development so density on individual acres may exceed 3.5 units. The 5,000 SF minimum lot size could allow up to 8 units per acre on individual acres. However, the overall density for the development will be capped at 267 units which ensures a 3.5 unit per acre density for the whole 77.3 acres of development. This complies with the R-2 zoning maximum allowed density of 4.9 units per acre and with the Comprehensive Plan Low Density Residential designation which suggests a density of 1 - 5 units per acre.

Construction Traffic – The Planning Commission has recommended a condition which prohibits construction entrances from Green Spring Valley or Shenandoah Heights. Therefore, construction traffic during the initial phase of development must come from Middlebrook Avenue.

Storm water runoff – Storm water management facilities are required for this development. The storm water management facilities will be designed by a professional engineer and will be reviewed by the City's Environmental Division of the Community Development Department. All state and local storm water regulations will be met or exceeded. The storm water management plan will be reviewed as part of the Infrastructure Construction Plan that will be required for each phase of development.

Water and Sewer Infrastructure – The City's Engineering Division of the Public Works Department will review the Infrastructure Construction Plan to determine the development's impacts on the public water and sewer system. As part of the plan review process, water modeling will be done which models the impacts of 267 units on the existing system. All necessary water and sewer infrastructure improvements will be required and will be inspected by the City Engineer before they are accepted into the City's water and sewer system.

Displacement of Wildlife – Displacement of wildlife is inevitable during any development process. The Planning Commission has recommended conditions of approval that are intended to help mitigate the displacement. Those conditions include an increase in the open space requirements and a buffer requirement between Green Spring Valley and this development.

Blasting During Construction – Blasting is regulated by state and local law. The Fire Department is responsible for enforcing these regulations. A blasting permit is required for all blasting and the blasting will be monitored by the City Fire Marshal's Office.

Planning Commission Recommendation:

On April 16, 2026, the Planning Commission again considered the matter. The Commission gave extensive consideration to the proposed conditions. Discussion included concerns about traffic on Ritchie Boulevard, the need for a buffer between Green Spring Valley and the proposed development, increasing the minimum lot size, and increasing the amount of open space required. On a 5-0 vote, the Commission unanimously voted to recommend approval of the request with 21 recommended conditions.

1. Prior to the recordation of a final plat for section 1 of the proposed development, City staff must review a copy of the proposed covenants and restrictions. A responsible party must be identified, to the satisfaction of the Zoning Administrator, for the maintenance, repair, replacement of the stormwater management facilities, common areas and amenities, as well as the proposed private street of the Project.
2. Construction of the connection to Middlebrook Ave must be completed as part of the first phase of the development and must be completed prior to issuance of any Certificates of Occupancy.
3. To avoid excessive construction traffic in Green Spring Valley, the road connecting to Ritchie Blvd as depicted on the Master Plan shall not be opened to traffic until the Certificate of Occupancy is issued for the 31st dwelling unit of the Project.
4. An infrastructure construction plan must be submitted and reviewed to ensure that the construction of the Project's infrastructure meets City standards. The necessary streets, water, sewer, and stormwater infrastructure must be designed and constructed accordingly to extend to this development. The infrastructure construction plan must be approved by City Staff prior to beginning any construction activities of the Project.
5. The development will include more than 50 new lots; therefore, a preliminary plat will be required prior to submittal of the Infrastructure Construction Plan.
6. All lots to be platted will be for single-family development or uses that support single-family development as determined by the Zoning Administrator.
7. One private street is approved which will provide access to lots 7 and 8 on the Master Plan as presented. All other lots will be accessed from a dedicated public street.
8. All walking trails and paths for all amenities must be constructed with concrete surface to the same standard as public sidewalks constructed within the City of Staunton and approved by the Zoning Administrator.
9. Section 17.15.070 of the Subdivision Ordinance of the Staunton City Code limits the

grade of streets in residential zones to no more than 12%. No street may exceed a 12% grade unless City Council chooses to grant a variance to the subdivision standard. Approval of this Planned Residential Development in no way implies approval of such a variance.

10. Because of the development's proximity to a Virginia Department of Transportation maintained roadway, Rt 262 and Rt 252 beyond the city limits, a 527 Traffic Impact Analysis, including turn lane analysis, will be required as part of the Project's preliminary plat review. The Project's preliminary plat shall not be approved until the Zoning Administrator's receipt of the 527 Traffic Impact Analysis.
11. In addition to the Staunton City Code, Title 17 requirement for sidewalks, sidewalks of the development will also be required along the frontage of all residential lots as shown on the Master Plan.
12. The total number of units for the entire development may not exceed 267 single-family dwellings.
13. On a corner lot, in cases where a garage faces a corner side yard, the corner side setback shall be a minimum of 18 feet.
14. Approval of the special use permit for a planned residential development will include staff review and approval of the restrictive covenants for the sole purpose of ensuring the association, or other entity, identified as the responsible party in accordance with Condition #1, is responsible for ownership and maintenance of the common elements of the Project such as common areas, open space, recreational areas, common amenities, and storm water management facilities. Other provisions of the restrictive covenants are a private agreement between the association, individual property owners, and/or the developer and the City of Staunton is not a party to nor does it take any interest in those provisions, nor will the City of Staunton enforce or litigate any matter related to the restrictive covenants.
15. Approval of the Special Use Permit for the Project shall only include approval of entrance options #1 and #2 as shown on the Master Plan. Option #3 on the Master Plan, undeveloped Grayson Street, is not an approved entrance at this time. If the developer wishes to use undeveloped Grayson Street for access, they must return at a later date and amend the Special Use Permit and provide engineering details to show that, to the satisfaction of the Zoning Administrator and City Engineer, Grayson Street can be developed with an acceptable grade.
16. A street connection must be made between Street H shown on the Project's Master Plan and Gordon Street. Such connection shall be made when the portion of Street H north of Street A is constructed.
17. The City shall not approve any construction entrance to the Project from the Green Spring Valley or Shenandoah Heights neighborhoods nor shall the developer use the Green Spring Valley or Shenandoah Heights neighborhoods as a construction entrance for the Project.
18. A strip of open space, at least 45 feet in width, owned and maintained by the Home Owners Association, or other responsible party as identified in accordance with Condition #1, must be provided between the Project and any existing lots fronting on Gloria Place

or Geoffery Street. In all other areas, there shall be a minimum setback of 30 feet for any principal structure constructed on any lot that is located around the periphery of the Project.

19. Staunton City Code Section 18.105.020(2)(c) requires a minimum of 15% of the land be set aside for permanent useable open space and recreation. The storm water management facilities shall not be counted as part of the useable open space for the Project when calculating this percentage as determined by the Zoning Administrator.

20. The minimum required lot size for the Project shall be 5,000 square feet.

21. Prior to this item being placed on a City Council agenda, the Project's Master Plan shall be updated to reflect these conditions.

Attachments:

Attachment 1—Application and Supporting Documents

Attachment 2—Vicinity Map

Attachment 3—Current Zoning

Attachment 4—2018-2040 Future Land Use Map for the Area

Attachment 5—Draft Resolution

Suggested Motion: I move that Council adopt the resolution and approve the special use permit with conditions, as recommended by the Planning Commission.

City Manager: Leslie M. Beauregard



DEPARTMENT OF PLANNING &
INSPECTIONS
116 W. BEVERLEY STREET | P.O. BOX
58 | STAUNTON, VA 24402
540.332.3862 (OFFICE)
540.332.3807 (FAX)

APPLICATION FOR SPECIAL USE PERMIT

DATE: 11.03.2025

NAME OF APPLICANT: Staunton Augusta Properties

ADDRESS OF APPLICANT: [REDACTED]

PHONE #: [REDACTED]

E-MAIL ADDRESS: [REDACTED]

IF APPLICANT IS **NOT** THE OWNER OF THE PROPERTY IN QUESTION, EXPLAIN. A COPY OF A PENDING CONTRACT OR OPTION AGREEMENT MUST BE ATTACHED HERETO AND MADE A PART OF THIS APPLICATION.

LOCATION OF PROPERTY: 1320 Middlebrook Ave

MAP PROVIDED: YES ☒ NO ☐ SITE PLAN PROVIDED: YES ☒ NO ☐

FEE PAID: YES ☒ NO ☐ *check or cash only

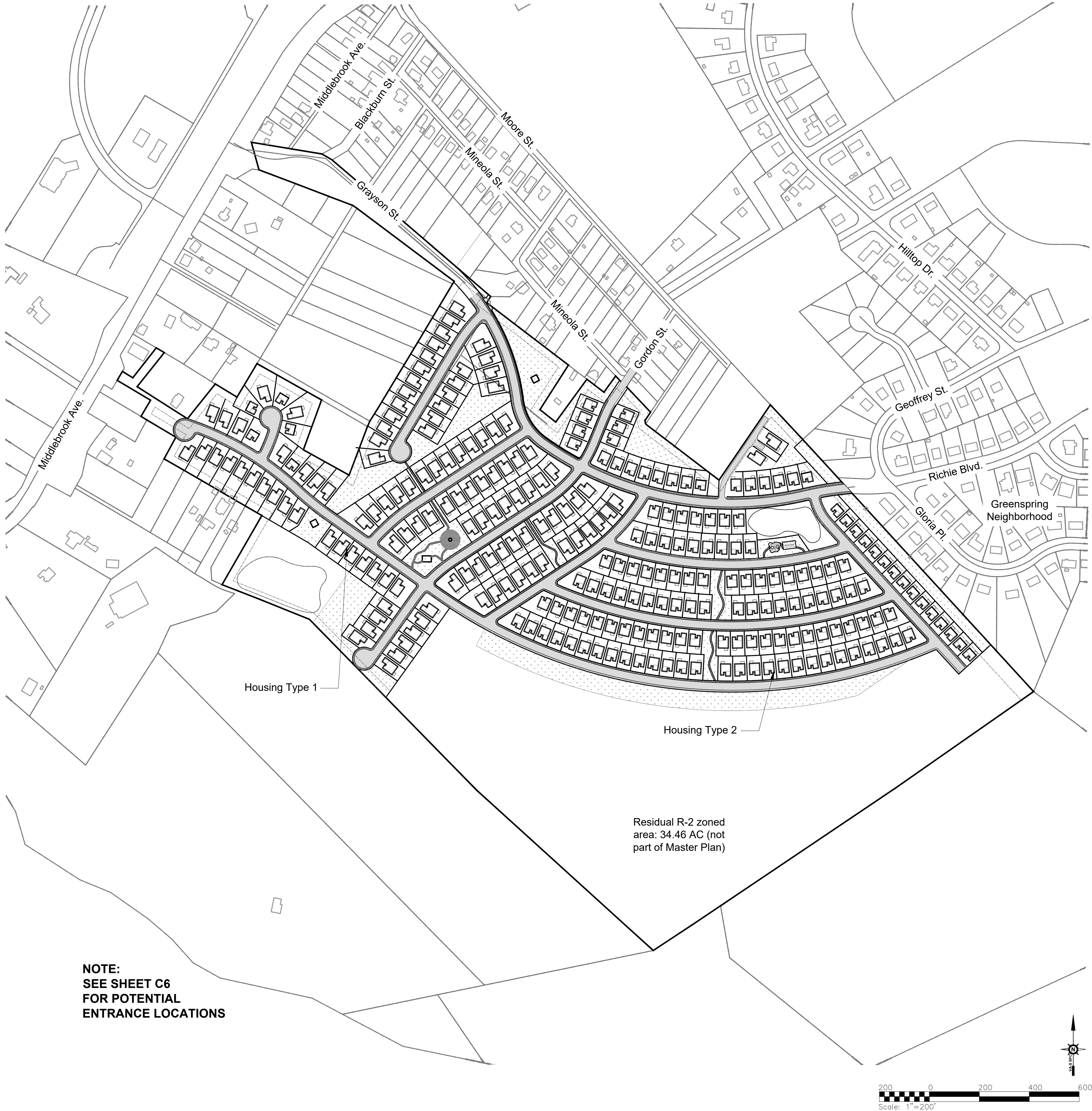
PRESENT ZONING OF THE PROPERTY: R-2

APPLICABLE SECTION OF ZONING CODE STATING USE IS PERMITTED ON REVIEW:
18.105

ARE PUBLIC UTILITIES AVAILABLE AND ADEQUATE FOR PROPOSED USE? IF **NO**, EXPLAIN
HOW UTILITIES WILL BE PROVIDED:
Yes

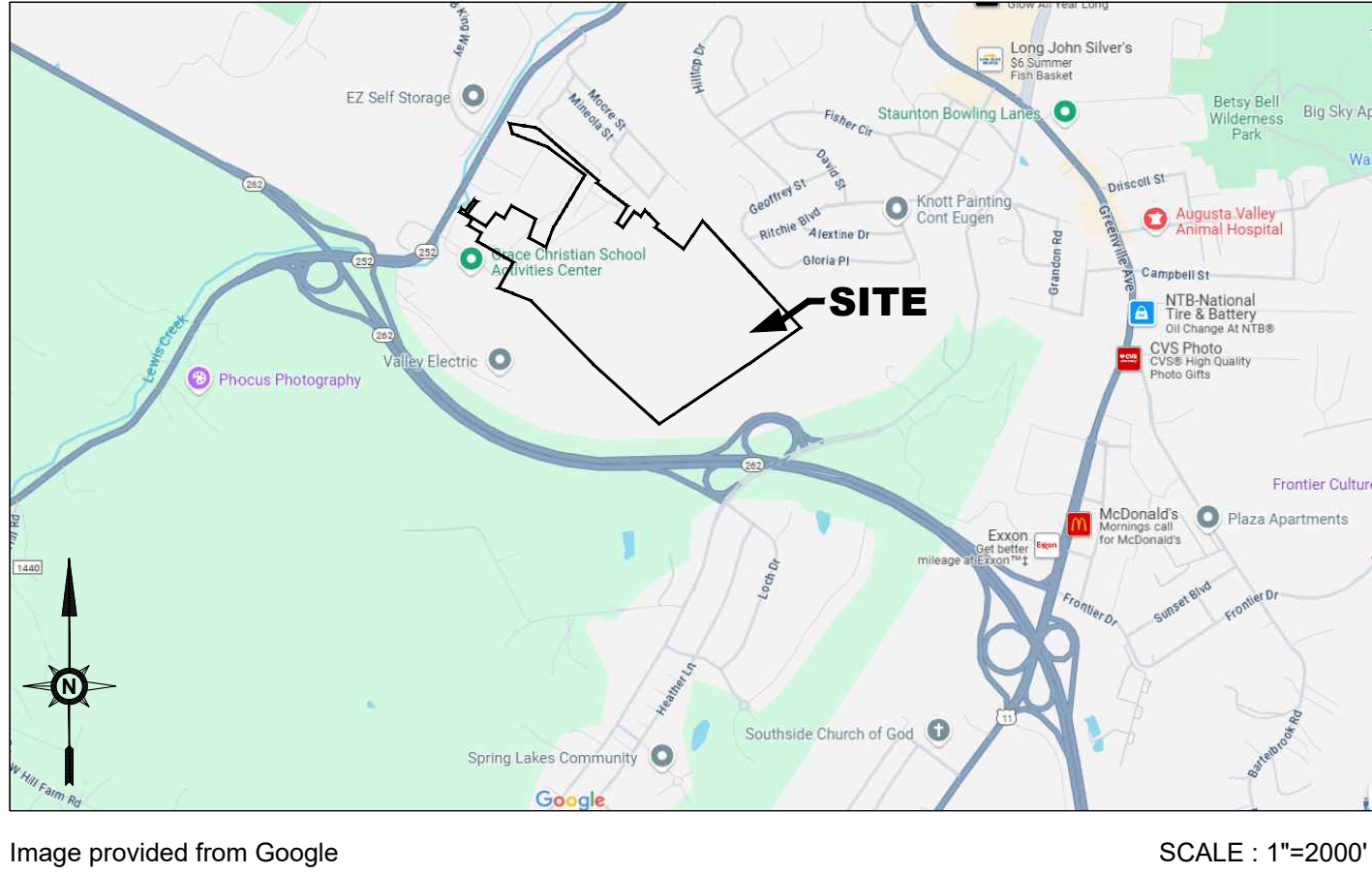
LEGAL DESCRIPTION OF PROPERTY: Parcels 5937, 7348, 7408, 10002, 10005, 10009, 10092, 10093, 8404, 11264
DETAILED DESCRIPTION OF PROPOSED USE (DRAWINGS MUST BE INCLUDED IF NEW
CONSTRUCTION, ADDITIONS, OR CHANGES TO THE EXTERIOR OF THE PROPERTY ARE
PROPOSED).

Staunton Augusta Properties LLC
SIGNATURE: David H. Botterfield



NOTE:
SEE SHEET C6
FOR POTENTIAL
ENTRANCE LOCATIONS

VICINITY MAP



SHEET INDEX

- C1 SITE OVERVIEW
- C2 EXISTING BOUNDARIES
- C3 SITE LAYOUT
- C4 AMENITY DETAILS
- C5 SITE SECTION
- C6 ENTRANCE LOCATION PLAN

SUBJECT PARCEL INFO				
PARCEL ID	OWNER	CURRENT USE	CURRENT ZONING	ACRES
5937	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	0.56
7348	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	0.424
7408	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	1
10002	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	7.988
10005	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	0.175
10009	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	0.185
10092	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	1
10093	STAUNTON AUGUSTA PROPERTIES, LLC	VACANT	R2	69.669
8404	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	10.08
11264	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	10
TOTAL				101.081
PROPOSED PRD				77.31

BUILDING HEIGHT

- No main building shall exceed two and one-half stories or 35 feet in height, except as provided in Chapter 18.115 SCC. Accessory buildings shall not exceed 15 feet in height.

DENSITY CALCULATION

- Houses shown: 267 units on 77.31 Acres (3.5 units/acre)

OPEN SPACE

- Total acreage of the combined parcels amounts to 101 acres. Acreage subject to Master Plan: 77.31 Acres.
- Open space requirement for planned residential developments in the city of Staunton is 15 percent of the total acreage per section 18.105.020 in the zoning ordinances of the city of Staunton.
- Total open space as shown equals 15 percent (see Sheet C3 for details).

GENERAL NOTES

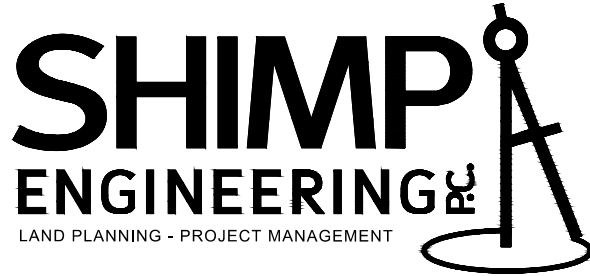
- Boundary and topographic data information shown is provided by the City of Staunton GIS layers.
- The preliminary development plan was prepared in accordance with section 18.105.020 from the City of Staunton Zoning Ordinance. The preliminary development plan is conceptual in nature and provides a general overview of the development layout.

LOT SIZE

- Minimum lot size: 5,000 SF

SETBACKS

- Front: 18'
- Rear (non perimeter lots): 18'
- Rear (perimeter lots): 30'
- Side (non-corner lots): 6'
- Side (corner without garage facing side): 12'
- Side (corner with garage facing side): 18'



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CHARLOTTESVILLE VA, 22902 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
Anne Jennings

CHECKED BY
Justin Shimp, P.E.

PLANNED RESIDENTIAL
DEVELOPMENT MASTER PLAN
**MCINTOSH
VILLAGE**

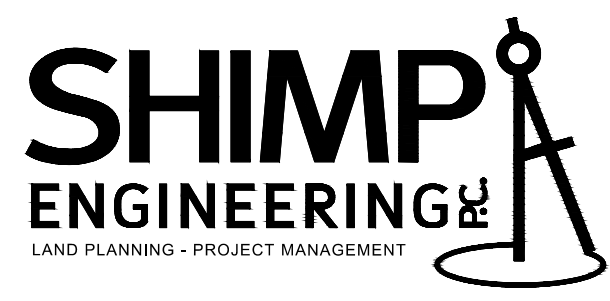
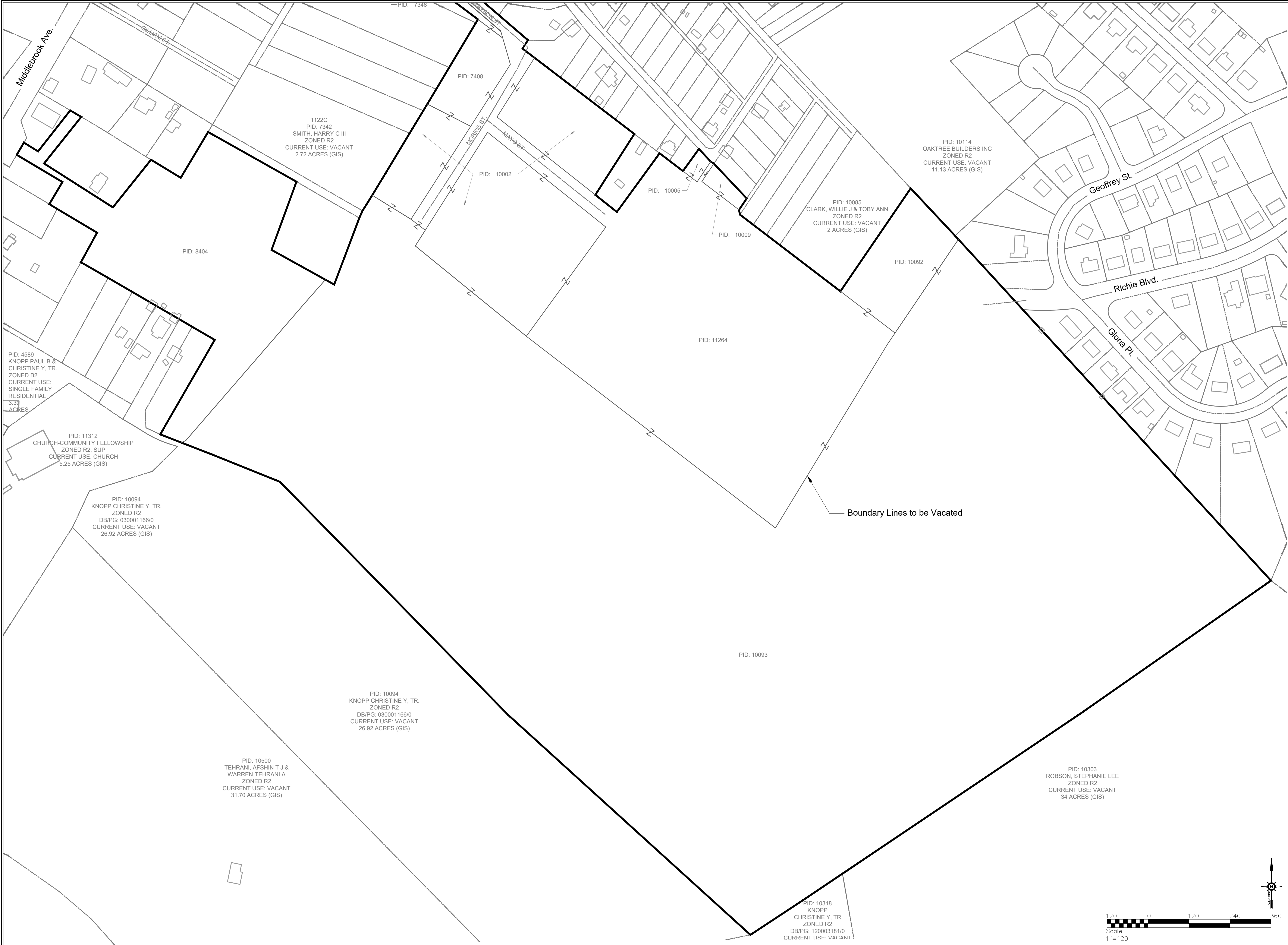
CITY OF STAUNTON, VIRGINIA
SUBMISSION:
2025.10.08
REVISION:
2025.12.08
REVISION:
2026.02.03
REVISION:
2026.04.24

FILE NO.

25.032

SITE OVERVIEW

C1



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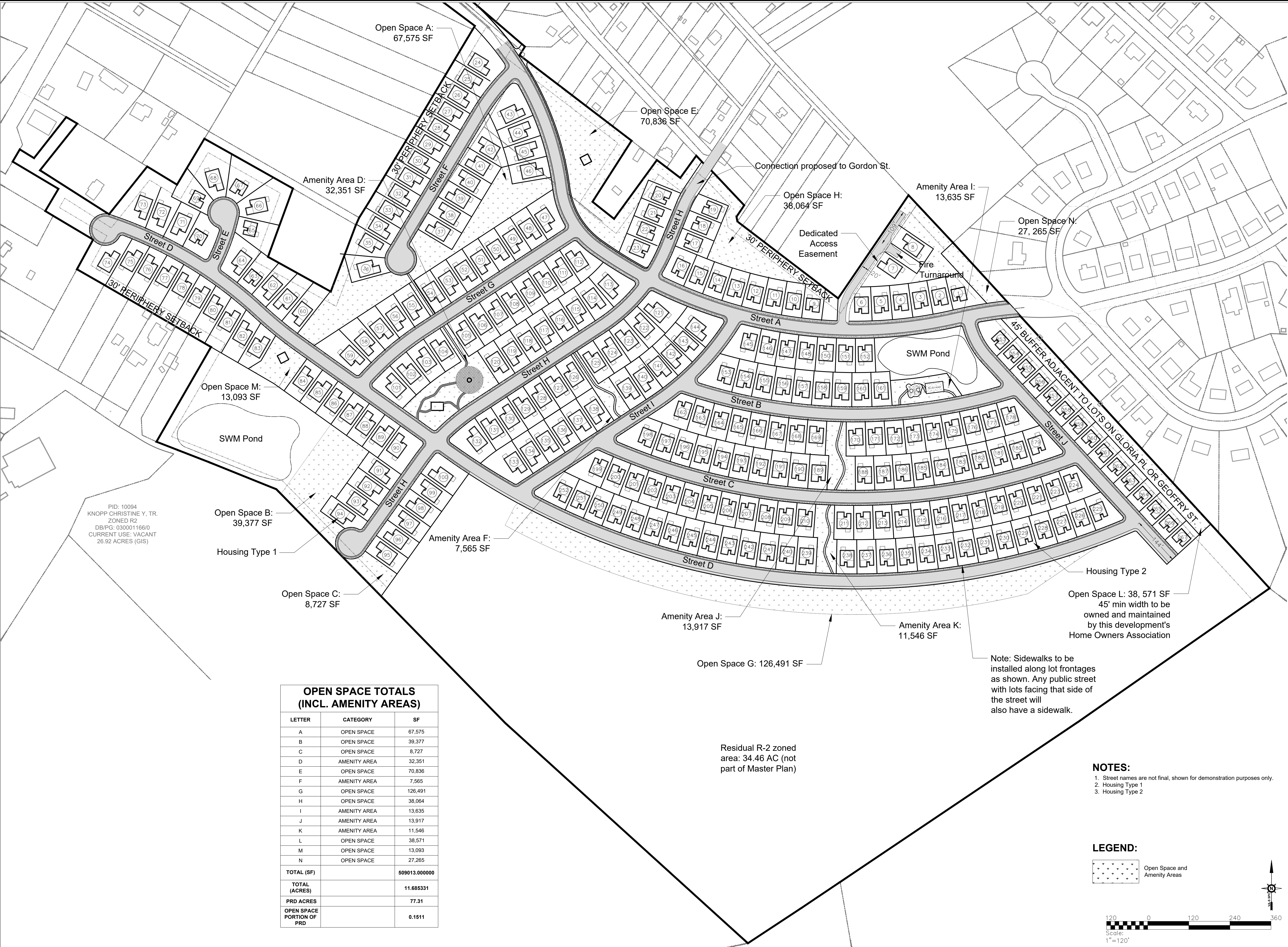
PLANNED RESIDENTIAL
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**EXISTING
BOUNDARIES**

C2

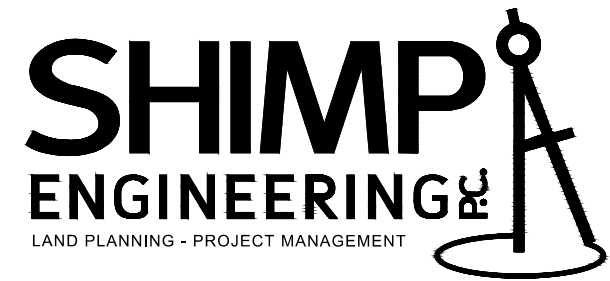
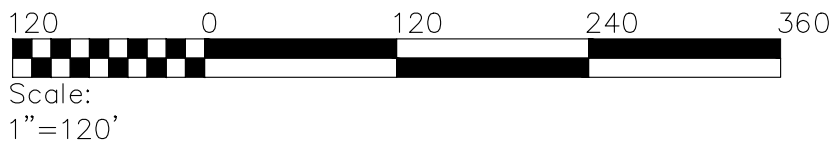


PID: 10094
KNOPP CHRISTINE Y, TR.
ZONED R2
DB/PG: 030001166/0
CURRENT USE: VACANT
26.92 ACRES (GIS)

OPEN SPACE TOTALS (INCL. AMENITY AREAS)		
LETTER	CATEGORY	SF
A	OPEN SPACE	67,575
B	OPEN SPACE	39,377
C	OPEN SPACE	8,727
D	AMENITY AREA	32,351
E	OPEN SPACE	70,836
F	AMENITY AREA	7,565
G	OPEN SPACE	126,491
H	OPEN SPACE	38,064
I	AMENITY AREA	13,635
J	AMENITY AREA	13,917
K	AMENITY AREA	11,546
L	OPEN SPACE	38,571
M	OPEN SPACE	13,093
N	OPEN SPACE	27,265
TOTAL (SF)		509013.000000
TOTAL (ACRES)		11.685331
PRD ACRES		77.31
OPEN SPACE PORTION OF PRD		0.1511

LEGEND:

 Open Space and Amenity Areas



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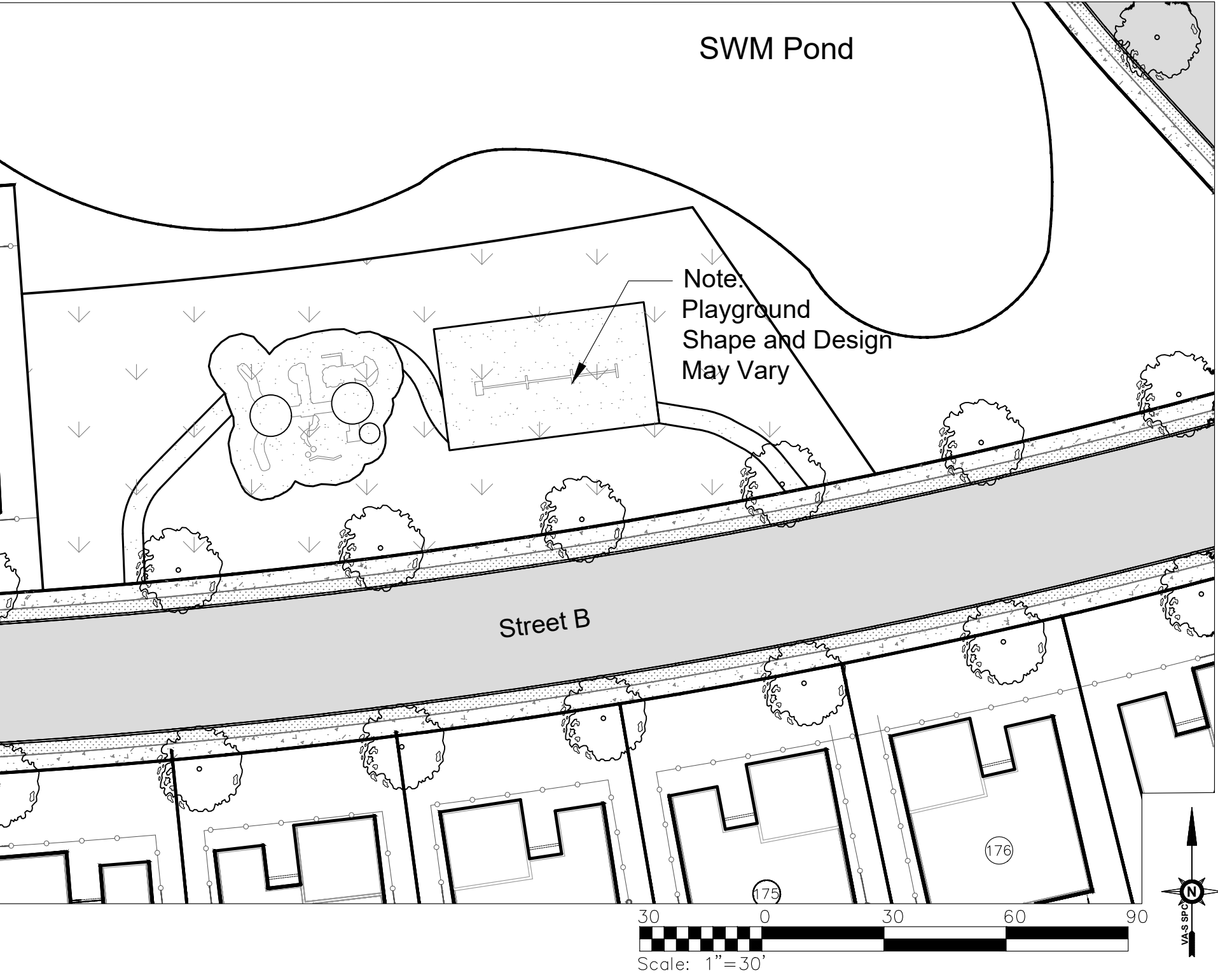
SITE LAYOUT

C3

Amenity 1: Gazebo + Patio in Housing Type 1 Area

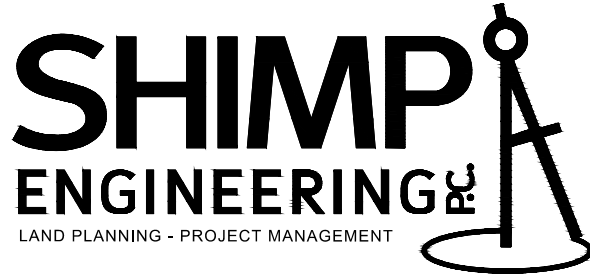


Amenity 2: Playground + Swing in Housing Type 2 Area



AMENITY	MATERIALITY DETAILS	MINIMUM QUANTITY	MINIMUM SIZE
PATIO	CONCRETE PAVERS WITH PAVER BLOCKS OR COMPARABLE WITH FIREPIT		2,000 SF
PAVILION	WOODEN STRUCTURE UNDER ROOF WITH COMMERCIAL/INDUSTRIAL GRADE PICNIC TABLES AND BENCHES	FOUR PICNIC TABLES AND FOUR BENCHES	800 SF
PLAYGROUND	COMMERCIAL GRADE PLAYGROUND WITH SWINGS, SLIDES, AND CLIMBING WALLS	THREE SWINGS, ONE SLIDE, ONE CLIMBING WALL	2,000 SF
WALKING TRAIL/PATH	CONCRETE		5' WIDTH

Amenity 3: Trail/Paths Between Properties



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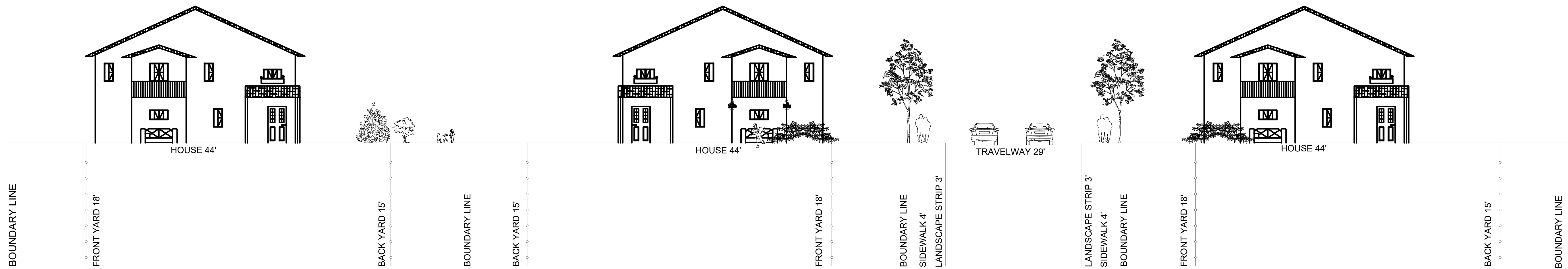
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REVISION:
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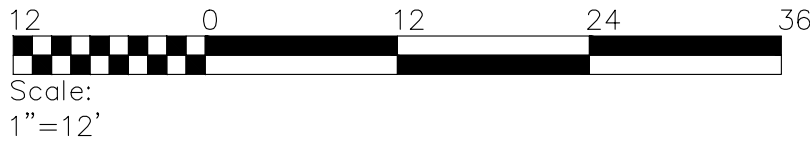
**AMENITY
DETAILS**

C4



NOTES:

1. Street section shown above is shown for demonstration purposes only. Travel lane widths are approximate. All streets, travelways, parking areas, etc. to comply with applicable VDOT and City regulations unless waivers from design standards are approved.



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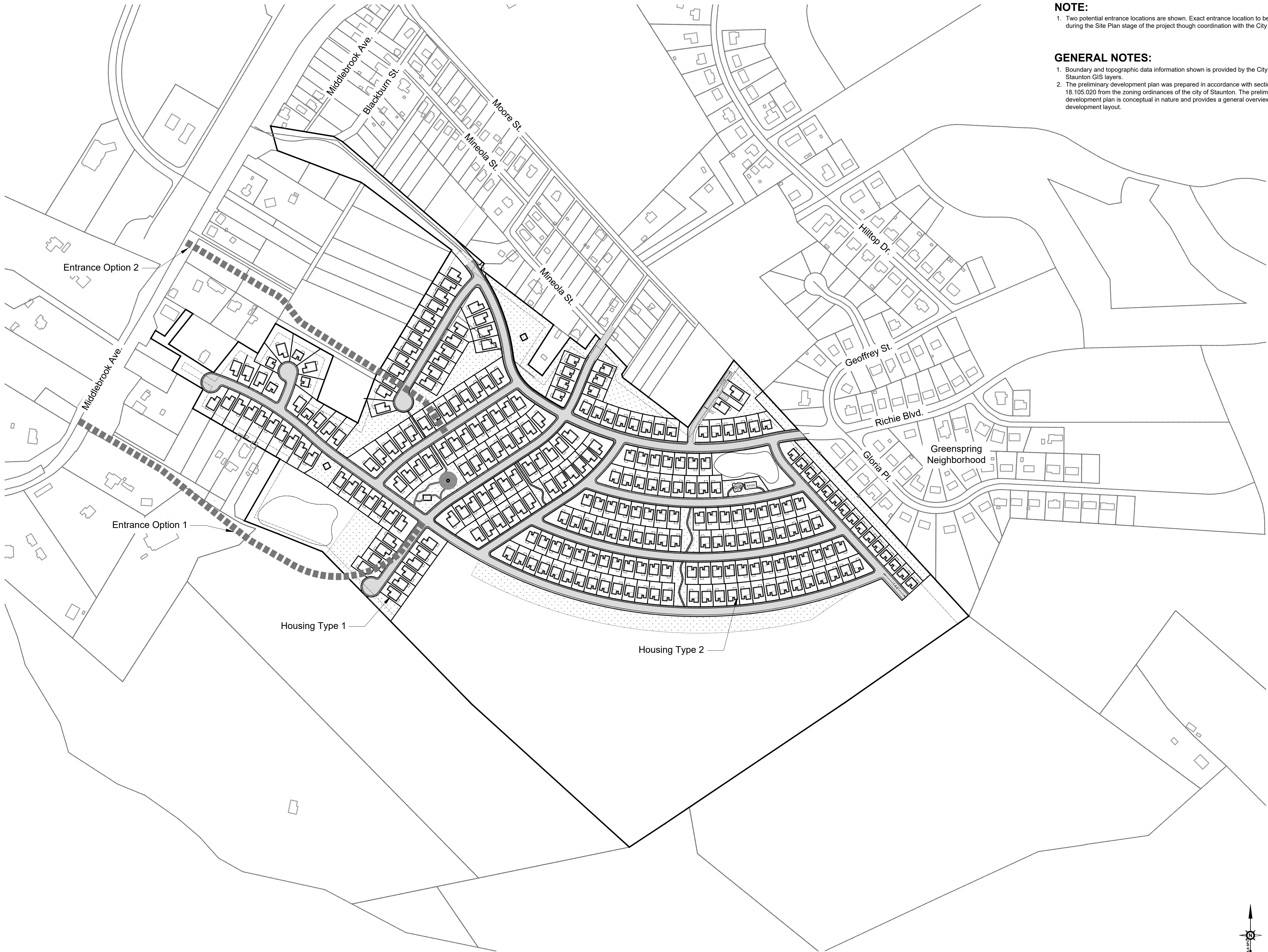
SITE SECTION

C5



NOTE:

1. On corner lots, where a garage faces a corner side yard, the setback shall be a minimum of 18 feet.



NOTE:

1. Two potential entrance locations are shown. Exact entrance location to be determined during the Site Plan stage of the project though coordination with the City of Staunton.

GENERAL NOTES:

1. Boundary and topographic data information shown is provided by the City of Staunton GIS layers.

2. The preliminary development plan was prepared in accordance with section 18.105.020 from the zoning ordinances of the city of Staunton. The preliminary development plan is conceptual in nature and provides a general overview of the development layout.

SHIMP

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LAND PLANNING • PROJECT MANAGEMENT

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COMMONWEALTH OF VIRGINIA

FOR REVIEW

JUSTIN SHIMP

License No. 45183

PROFESSIONAL ENGINEER

DESIGNED BY

Anne Jennings

CHECKED BY

Justin Shimp, P.E.

PLANNED RESIDENTIAL

DEVELOPMENT MASTER PLAN

MCINTOSH

VILLAGE

CITY OF STAUNTON, VIRGINIA

SUBMISSION:

2025.10.08

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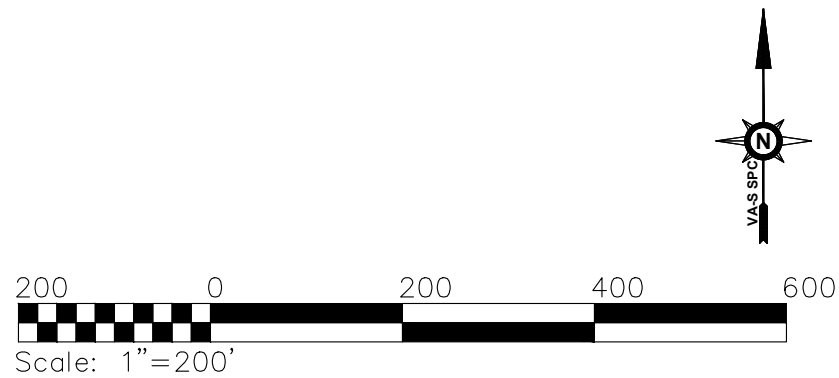
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ENTRANCE

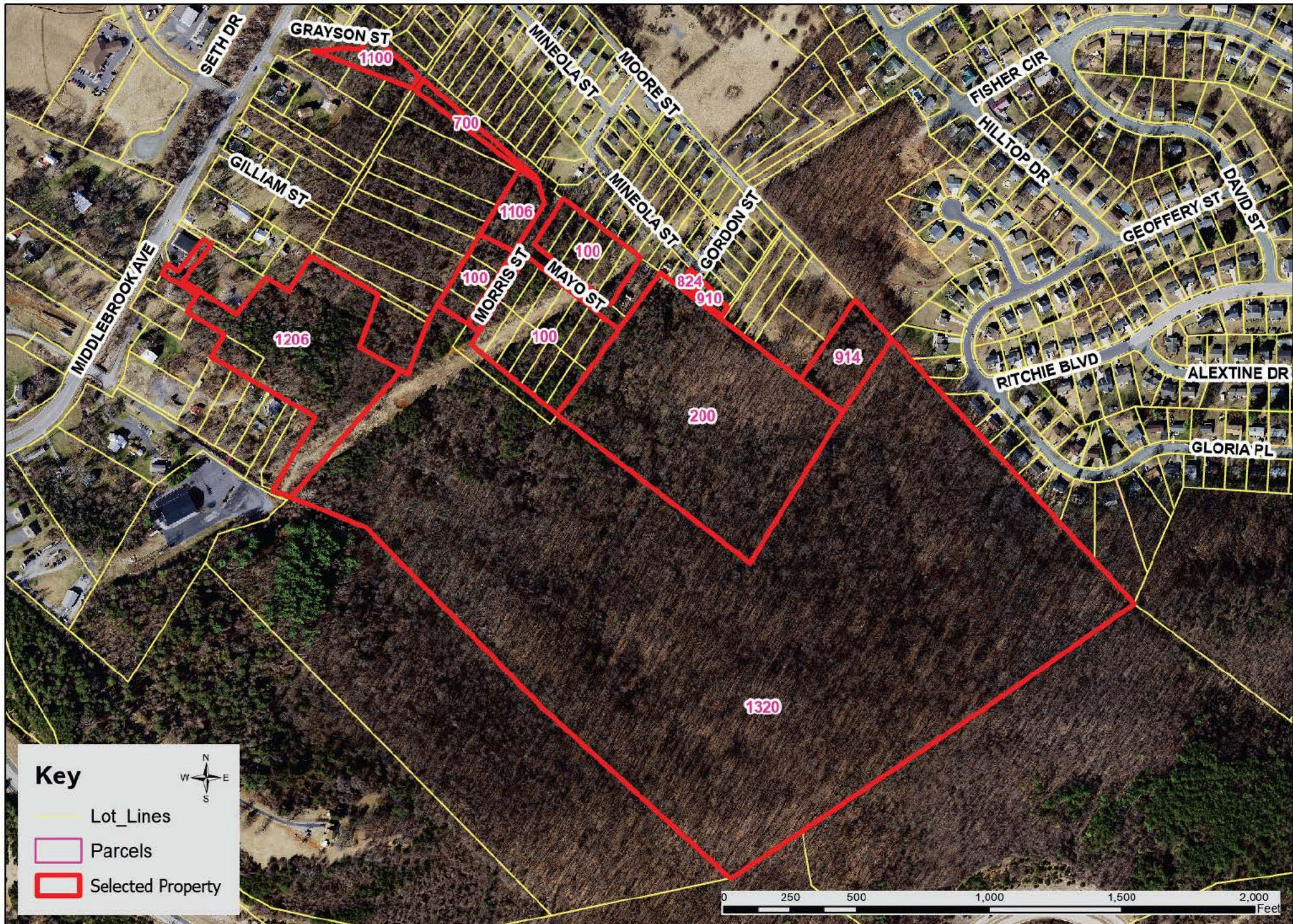
LOCATION PLAN

C6



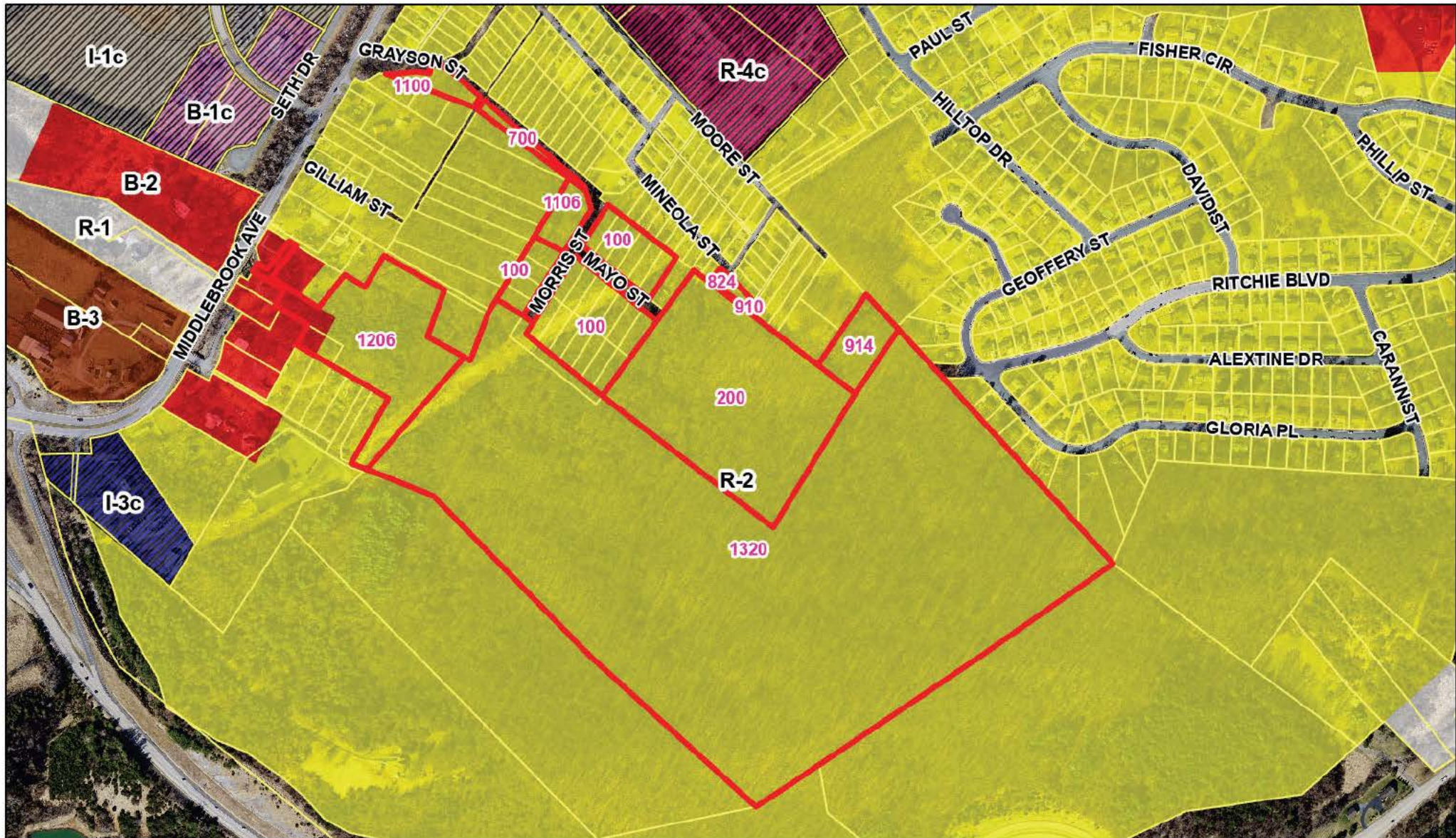
Vicinity Map: McIntosh Village

Attachment 2



Current Zoning: McIntosh Village

Attachment 3



Zoning

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

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

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

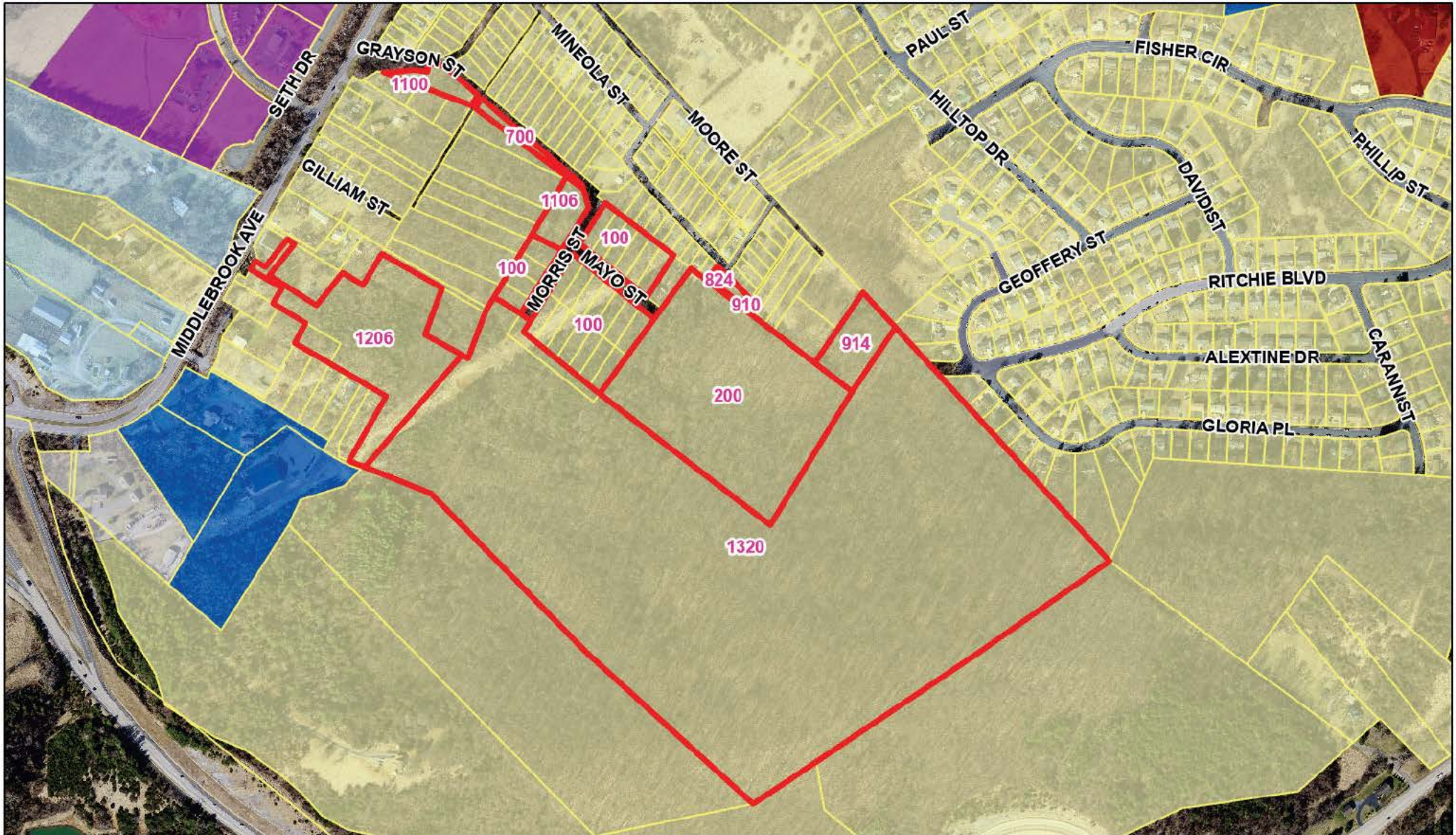
R-3(conditional)	R-4
R-4(conditional) outline	TND-I (conditional) outline
	Traditional Residential Development District

Additional Layers

Lot Lines
Selected Property

Future Land Use: McIntosh Village

Attachment 4



Future Land Use

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

- LOW DENSITY RESIDENTIAL
- LOW DENSITY PLANNED 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

- Lot Lines
- Selected Property



0 250 500 1,000 Feet

Recitals

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Staunton, Virginia that a Special Use Permit is hereby granted to allow the Project to be established on the Properties, subject to the following conditions:

1. Prior to the recordation of a final plat for section 1 of the proposed development, City staff must review a copy of the proposed covenants and restrictions. A responsible party must be identified, to the satisfaction of the Zoning Administrator, for the maintenance, repair, replacement of the stormwater management facilities, common areas and amenities, as well as the proposed private street of the Project.
2. Construction of the connection to Middlebrook Ave must be completed as part of the first phase of the development and must be completed prior to issuance of any Certificates of Occupancy.
3. To avoid excessive construction traffic in Green Spring Valley, the road connecting to Ritchie Blvd as depicted on the Master plan shall not be opened to traffic until the Certificate of Occupancy is issued for the 31st dwelling unit of the Project.
4. An infrastructure construction plan must be submitted and reviewed to ensure that the construction of the Project's infrastructure meets City standards. The necessary streets, water, sewer, and stormwater infrastructure must be designed and constructed accordingly to extend to this development. The infrastructure construction plan must be approved by City Staff prior to beginning any construction activities of the Project.
5. The development will include more than 50 new lots; therefore, a preliminary plat will be required prior to submittal of the Infrastructure Construction Plan.
6. All lots to be platted will be for single-family development or uses that support single-family development as determined by the Zoning Administrator.
7. One private street is approved which will provide access to lots 7, 8, and 9 on the Master Plan as presented. All other lots will be accessed from a dedicated public street.
8. All walking trails and paths for all amenities must be constructed with concrete surface to the same standard as public sidewalks constructed within the City of Staunton and approved by the Zoning Administrator.
9. Section 17.15.070 of the Subdivision Ordinance of the Staunton City Code limits the grade of streets in residential zones to no more than 12%. No street may exceed a 12% grade unless City Council chooses to grant a variance to the subdivision standard. Approval of this Planned Residential Development in no way implies approval of such a variance.
10. Because of the development's proximity to a Virginia Department of Transportation maintained roadway, Rt 262 and Rt 252 beyond the city limits, a 527 Traffic Impact Analysis, including turn lane analysis, will be required as part of the Project's preliminary

plat review. The Project's preliminary plat shall not be approved until the Zoning Administrator's receipt of the 527 Traffic Impact Analysis.

11. In addition to the Staunton City Code, Title 17 requirement for sidewalks, sidewalks of the development will also be required along the frontage of all residential lots as shown on the Master Plan.
12. The total number of units for the entire development may not exceed 267 single-family dwellings.
13. On a corner lot, in cases where a garage faces a corner side yard, the corner side setback shall be a minimum of 18 feet.
14. Approval of the special use permit for a planned residential development will include staff review and approval of the restrictive covenants for the sole purpose of ensuring the association, or other entity, identified as the responsible party in accordance with Condition #1, is responsible for ownership and maintenance of the common elements of the Project such as common areas, open space, recreational areas, common amenities, and storm water management facilities. Other provisions of the restrictive covenants are a private agreement between the association, individual property owners, and/or the developer and the City of Staunton is not a party to nor does it take any interest in those provisions, nor will the City of Staunton enforce or litigate any matter related to the restrictive covenants.
15. Approval of the Special Use Permit for the Project shall only include approval of entrance options #1 and #2 as shown on the Master Plan. Option #3 on the Master Plan, undeveloped Grayson Street, is not an approved entrance at this time. If the developer wishes to use undeveloped Grayson Street for access, they must return at a later date and amend the Special Use Permit and provide engineering details to show that, to the satisfaction of the Zoning Administrator and City Engineer, Grayson Street can be developed with an acceptable grade.
16. A street connection must be made between Street H shown on the Project's Master Plan and Gordon Street. Such connection shall be made when the portion of Street H north of Street A is constructed.
17. The City shall not approve any construction entrance to the Project from the Green Spring Valley or Shenandoah Heights neighborhoods nor shall the developer use the Green Spring Valley or Shenandoah Heights neighborhoods as a construction entrance for the Project.
18. A strip of open space, at least 45 feet in width, owned and maintained by the Home Owners Association, or other responsible party as identified in accordance with Condition #1, must be provided between the Project and any existing lots fronting on Gloria Place or Geoffery Street. In all other areas, there shall be a minimum setback of 30 feet for any principal structure constructed on any lot that is located around the periphery of the Project.

137 19. Staunton City Code Section 18.105.020(2)(c) requires a minimum of 15% of the land be
138 set aside for permanent useable open space and recreation. The storm water management
139 facilities shall not be counted as part of the useable open space for the Project when
140 calculating this percentage as determined by the Zoning Administrator.

141
142 20. The minimum required lot size for the Project shall be 5,000 square feet.

143
144 21. Prior to this item being placed on a City Council agenda, the Project's Master Plan shall be
145 updated to reflect these conditions.

146
147
148 Introduced:

149 Adopted:

150 Effective:

151
152
153
154 _____
155 Michele D. Edwards, Mayor
156

157 Attest: _____

158 John C. Blair,
159 Clerk of Council