

**MINUTES
STAUNTON PLANNING COMMISSION**

**January 15, 2026
5:30 p.m.
City Council Chambers**

PRESENT: **Jessica Robinson, Chair
Judith Wiegand, Vice Chair
Scott Kesecker
Daniel Hansen**

ABSENT: **John Hutchinson**

ALSO PRESENT: **Rodney Rhodes, Director of Community Development
Tim Hartless, Planning Manager
Adam Campbell, Council Liaison
Linda Nesselrodt, Interim Clerk**

Mr. Hartless called the January 15, 2026 meeting of the Staunton Planning Commission to order.

ELECTION OF OFFICERS

Mr. Hartless opened the floor for nominations for the office of Chair. Ms. Wiegand nominated Ms. Robinson for Chair.

With no further nominations, the motion carried as follows:

Ms. Robinson	aye	Mr. Kesecker	aye
Mr. Hansen	aye	Ms. Wiegand	aye
Mr. Hutchinson	absent		

Ms. Robinson was elected on a unanimous vote.

Ms. Robinson opened the floor for nominations for Vice Chair. Mr. Hansen nominated Ms. Wiegand for the office of Vice Chair.

With no further nominations, the motion carried as follows:

Ms. Robinson	aye	Mr. Kesecker	aye
Mr. Hansen	aye	Ms. Wiegand	aye
Mr. Hutchinson	absent		

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APPROVAL OF MINUTES

Ms. Wiegand moved to approve the minutes of the December 18, 2025 Planning Commission meeting as amended to include updating line 43 to state that Mr. Hartless presented the item.

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

Ms. Wiegand	aye	Mr. Kesecker	aye
Mr. Hansen	abstain	Ms. Robinson	aye
Mr. Hutchinson	absent		

NEW BUSINESS

3-A) Introduction to the Staunton, Virginia, Capital Improvement Plan 2027 – 2031

Ms. Moyers, City of Staunton Chief Financial Officer, presented the staff report for this item.

Background: The Chief Financial Officer provided a review for the annual update to the Capital Improvement Plan for all City funds and the Education Fund. City and School Board staff updated the plan to review existing projects, revise projects, and to include new projects.

A copy of the plan will be presented to Council at the work session on February 26, 2026 with additional review and discussion planned for the work session on April 2, 2026, if needed, and the adoption scheduled on April 23, 2026.

The School Board will review the school capital projects on January 12, 2026 and is scheduled to approve the Education Fund CIP on February 9, 2026.

3-B) Public Hearing and Consideration of a Request by Jones Garden to Vacate, Discontinue, and Abandon That Portion of Undeveloped Peck Street (Formerly Virginia Ave) Public Right-Of-Way, Identified as 0.173 Acres of Land

Mr. Hartless presented the staff report for this item.

Background: Jones Garden has requested a vacation of a Portion of Undeveloped Peck Street public right-of-way, identified as 0.173 acres of land, lying between 434 Montgomery Avenue (PID# 3544) and 500 Montgomery Avenue (PID# 101888) and running between undeveloped Hamrick Street and Montgomery Avenue. The vast majority of undeveloped streets in Staunton are streets that have been dedicated on a plat but have never been built and therefore never accepted into the public street system. This portion of Peck Street is different because it was public right-of-way at one time. The Peck Street / Montgomery Avenue intersection was realigned in the mid-1980s and this portion of Peck Street was abandoned. The result is that this is an abandoned (now undeveloped) portion of public right-of-way.

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Analysis: The portion of vacated public right-of-way will never again be used for any public street purpose. The vacation of this portion of Peck Street will cut off Hamrick Street's connection to Peck Street public right-of-way. this portion of Hamrick Street (outlined in red on Attachment 3), will likely never be developed and staff will pursue a vacation of this portion of undeveloped street at a future time. Vacation of the portion of Peck Street in no way impacts the useability of any other undeveloped streets or alleys in the area (other than the previously mentioned Hamrick Street).

Mr. Hartless stated there are number of public utilities in the undeveloped right-of-way. Easements must be dedicated for these. Staff will review the easement documents and ensure that they are recorded at the same time as the ordinance of vacation. The review will need to be completed prior to placing this request on a City Council agenda.

Recommendation: Staff recommends that Planning Commission endorse the requested vacation.

Ms. Robinson opened the public hearing

Being no questions and no other speakers, the public hearing was closed.

Ms. Robinson questioned if staff has been in contact with the applicant in regards to the documents for the easements.

Mr. Hartless stated that he has spoken with the applicant's attorney regarding the documents but he is not sure when those will be available.

There was discussion that the Commission defer in their decision to be able to review the easements first. Mr. Hartless commented that staff generally support the vacation and the disposition of the right of way and staff can work with the applicant on the easements.

Being no further discussion, on the basis that the vacation would serve the interests of public necessity, convenience, general welfare, and good zoning practice, Ms. Wiegand moved that Planning Commission recommend approval of the vacation of that portion of undeveloped Peck Street (formerly Virginia Ave) undeveloped public right-of-way, identified as 0.173 acres of land with the following condition:

Prior to this item being placed on a City Council agenda, staff must review and approve documents dedicating easements for all public utilities in the undeveloped right-of-way.

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

Ms. Wiegand	aye	Mr. Kesecker	aye
Mr. Hansen	aye	Ms. Robinson	aye
Mr. Hutchinson	absent		

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3-C) Public Hearing and Consideration of a Request by Stuart Armstrong to Rezone 912 W Beverley Street, Parcel Identification Number 9168, from R-4, High Density Residential District, to B-5, Mixed Use Business District

Mr. Hartless presented this item.

Background: Stuart Armstrong is requesting a rezoning of 912 W Beverley Street from R-4, High Density Residential District, to B-5, Mixed Use Business District. The property is located on the south side of W Beverley Street in the block between Montgomery Avenue and Stafford Street and located in the Newtown Historic District. The property consists of a building which is approximately 14,136 square feet (two floors) on a lot that is approximately 16,500 square feet. The building was constructed in the early 1900s and opened as the Dunsmore Business College. The business college closed in 1977. For a short time, the building was home to the Valley Mission but has mostly been vacant since the early to mid-1980s.

Analysis: The current R-4 zoning of the property allows for range of residential uses including single-family, two family, and multi-family. The 16,500 square foot lot size allows for up to seven multi-family units. Over the years, staff has had many conversations with various developers about reuse of this building but the seven-unit limit, as well as the parking required for those units, has always been a challenge to make redevelopment work. As a result, the building has been vacant for the past 40 years.

If the rezoning is approved, the applicant plans to create low-income multi-family units for seniors. Under B-5 zoning, the number of units permitted here will be determined based on the amount of parking that can be provided (not based on lot size as with R-4). For senior living, one parking space is required for every two units. It is worth noting that B-5 zoning does allow for off-site parking (parking on other properties); however, all surrounding zoning is residential and parking is not a permitted principal use in residential zoning districts. So, in this case, parking for the proposed use must be located on the same property. This will likely be accomplished with the construction of a small parking lot or parking deck on the rear of the property, accessed from Anderson Street. In a B-5 district, there is no setback required for a parking structure; while in R-4 districts, there is a minimum 25-foot setback which makes construction of a parking deck infeasible for this property under the current zoning. Carter Green, spoke on behalf of the applicant, he provided a brief overview of the project.

Proffers Offered by the Applicant: City staff conducted a review of the proposed rezoning and generally, supports the request. However, staff did express concerns with the wide range of business uses that are permitted in B-5. In response to those concerns, the applicant has now offered proffers to make this a B-5 conditional zoning request. The conditions proffered, eliminate all business uses and limit the use of the property to those uses permitted in the R-4, High Density Residential District.

Recommendation: Staff recommends that Planning Commission recommend approval of the

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amended request for B-5 conditional rezoning.

Mr. Kesecker questioned if there should be conditions with the zoning request.

Mr. Hartless stated that conditions are generally placed on a special use permit. A conditional rezoning is different because the city is not allowed to impose conditions on a rezoning application. The conditions have to be offered by the applicant. He also stated that they will be required to meet all the building code, zoning code, and historic district regulations.

Mr. Carter Green, on behalf of the applicant, gave a brief presentation on the project.

Ms. Robinson had questions pertaining to using an easement to access to the upper level of the parking area and trash dumpster location.

Mr. Green confirmed that there is an easement for access from Anderson Street.

Discussion ensued regarding the proposed parking layout and required parking. Mr. Green stated that they are using a parking calculation for senior housing.

Ms. Robinson opened the public hearing.

Rebeca Jones, 908 Anderson Street, spoke to there not being enough on street parking on Anderson and it is very crowded.

Louis Fuller, 920 Anderson Street, has questions in regards to the location of the parking lot and said that any other vehicles parked on the street would affect the existing residents.

Being no others to speak on the item, Ms. Robinson closed the public hearing.

Mr. Hansen agrees that Anderson Street is a very tight street but the parking will be completely on site.

There was further discussion about possibility of other off-street parking and visitor parking in the surrounding area.

Being no further discussion, on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare, and good zoning practice, Ms. Wiegand moved that Planning Commission recommend approval of the rezoning of 912 W Beverley Street from R-4, High Density Residential District, to B-5, Mixed Use Business District Conditional, with the proffers offered by the applicant.

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

Ms. Wiegand

aye

Mr. Kesecker

aye

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Mr. Hansen	aye
Mr. Hutchinson	absent

Ms. Robinson	aye
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OLD BUSINESS

There was no old business to discuss.

OTHER BUSINESS

5-A) Commission Annual Report

Mr. Hartless stated that he included the 2025 Annual Report for the Commission's review to be provided to City Council.

UPDATE ON ACTIONS OF CITY COUNCIL

Mr. Hartless provided an update that at its January 8, 2026, City Council approved the Special Use Permit for the four-unit townhome development at 126 Guy Street and the Alley Vacation request on Steffey Street submitted by Tom Wilkinson.

MATTERS FROM THE PUBLIC

There were no matters from the public.

ADJOURNMENT

Ms. Robinson stated the next Planning Commission meeting would be held on February 19, 2026.

Upon a motion properly made, seconded, and unanimous, the meeting adjourned at 6:43p.m.


Linda M. Nesselrodt, Interim
Clerk to Planning Commission



MEMORANDUM

To: Planning Commission Members

From: Tim Hartless, Planning Manager

Date: January 9, 2026

RE: Thursday, January 15, 2026 Planning Commission Meeting

The Staunton Planning Commission will hold a meeting on **Thursday, January 15, 2026**. The meeting will begin at **5:30 P.M.** and will be held in Rita S. Wilson Council Chambers located on the first floor of City Hall, 116 W Beverley Street.

If you cannot attend this meeting, please contact the Community Development Department, Planning and Zoning Division at (540) 332-3862, by **noon** on **Wednesday, January 14, 2026**.

The field trip for this meeting will be held on **Tuesday, January 13, 2026 at 4:00 P.M.** Commission members and staff will meet at the Parks and Recreation Offices at Montgomery Hall Park at the lower parking lot on the right, adjacent to the lower softball field.

The audio feed is available online at <https://www.ci.staunton.va.us/departments/planning-zoning-division> or on the public access television station (Comcast channel 7). Those members of the public wishing to participate will be able to do so in person or via Zoom using the link provided on the City's website. The appropriate page of the website can be accessed using the link above.

AGENDA

		Action Taken
1.	Call to order and Election of Officers Chair Vice Chair	
2	Approval of minutes of the December 18, 2025 Meeting	

3.	New Business A. Introduction to the Staunton, Virginia, Capital Improvement Plan 2027 – 2031 B. Public Hearing and Consideration of a Request by Naomi Jones, representing Jones Garden, LLC, to Vacate, Discontinue, and Abandon that Portion of an Undeveloped Street Most Recently Known as Peck Street but Originally Platted as Virginia Avenue as Part of the J. A. Kennedy Addition. <i>2/12/26 CC Meeting</i> C. Public Hearing and Consideration of a Request by Stuart Armstrong to Rezone 912 W Beverley Street, Parcel Identification Number 9168, from R-4, High Density Residential District, to B-5, Mixed Use Business District. The City of Staunton, Virginia, Comprehensive Plan 2018-2040, Land Use Development Guide, Future Land Use Map, Designates This Area as Neighborhood Residential. <i>2/12/26 CC Meeting</i>	
4.	Old Business	
5.	Other Business A. Annual Report	
6.	Updates on Actions of Council	
7.	Matters from the Public	
8.	Adjournment (Next Meeting will be held February 19, 2026)	

**MINUTES
STAUNTON PLANNING COMMISSION**

**December 18, 2025
5:30 p.m.
City Council Chambers**

**PRESENT: Jessica Robinson, Chair
Judith Wiegand, Vice Chair
Scott Kesecker**

**ABSENT: John Hutchinson
Daniel Hansen**

**ALSO PRESENT: Rodney Rhodes, Director of Community Development
Tim Hartless, Planning Manager
Adam Campbell, Council Liaison
Linda Nesselrodt, Interim Clerk**

Chair Jessica Robinson called the December 18, 2025 meeting of the Staunton Planning Commission to order.

APPROVAL OF MINUTES

Ms. Wiegand moved to approve the minutes of the November 20, 2025 Planning Commission meeting as presented.

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

Ms. Wiegand	aye	Mr. Kesecker	aye
Mr. Hansen	absent	Ms. Robinson	aye
Mr. Hutchinson	absent		

NEW BUSINESS

3-A) Public Hearing and Consideration of a Request by Augusta Opportunities, Inc, to Rezone 20 Stonewall Jackson Blvd, Parcel Identification Number 12298, and 30 Stonewall Jackson Blvd, Parcel Identification Number 12299, from B-2, General Business District, to R-4, High Density Residential District.

Mr. Hartless presented the staff report for this item.

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Background: Augusta Opportunities, Inc, is requesting a rezoning of 20 and 30 Stonewall Jackson Blvd from B-2, General Business District, to R-4, High Density Residential District. 20 Stonewall Jackson Blvd is 1.241 acres and 30 Stonewall Jackson Blvd is 1.171 acres. Both lots are currently undeveloped land. The property is located on the northwest side of the intersection of Stonewall Jackson Blvd and Green Hills Drive. The property is adjacent to the Old South/South View Planned Residential Development and the owner/applicant is also the developer of that neighborhood.

The lots were owned by Valley Alliance, the original developer of Olde South Village, but were not part of the planned residential development which was approved by special use permit in 2006.

Recommendation: Staff recommends that Planning Commission recommend approval of the requested rezoning.

Ms. Robinson asked for clarification on the zoning of the residential development and if the it could be a stand-alone development and not part of the PRD.

Mr. Hartless stated that it could be a standalone development. The applicant can request a SUP amendment or by-right development. If stormwater is affected, they may need to amend the current SUP and add the proposed units to the Planned Residential Development.

Ms. Robinson opened the public hearing.

Ray Burkholder, with Balzer Associates, on behalf of the applicant, was here to discuss the project. He indicated that the business lots will need to be under its own stormwater plan. It will probably have its own HOA because of the stormwater. He stated that they estimate they will lose 50 percent of the development area due to topography and stormwater.

Dennis Moody, 501 Stonewall Jackson Blvd, does not want the commission to approve the rezoning. His stated concerns are with traffic and dropping of property values. He has tried to work with Augusta Opportunities and found it difficult.

Alice Moody, 501 Stonewall Jackson Blvd, stated that she is very unhappy with the grading of the properties. She is very worried about the city approving anything that the HOA doesn't see. He is also upset that there is no street lighting in the development.

Darlene Schneck, 401 Stonewall Jackson Blvd, stated that she has lived there since May of this year. She has concerns of townhomes being built on that spot. The character of that neighborhood is single family homes. She also concerns that the new development would not be held to the same stringent regulations the residents currently follow in the HOA.

Stephen Estrada, 102 Rolling Ridge Ct, stated that he has concerns with the water pressure and electrical services being for the development.

Phillip Brown, Lee Jackson Hwy, developer, stated that he wanted to address some of the comments that were made by the commission and public. He stated that he has been in contact with city staff about the required trees. He stated that some of the trees that were on the approved plan were not good for infrastructure and sidewalks. He has been working with Matt Sensabaugh, City Horticulturist, to make sure they are using a good tree. He stated that the grading issues come from phase 3 and not phase 4. They could not control the way contractors built the dwellings in the previous phase. He understands the homeowners concerns about the water drainage issue. They have put measurements in place now to help alleviate that.

Gary Williams, 200 Stonewall Jackson, stated that when Beauregard was built there was blasting and has concerns with structural integrity with development of this area.

Jeremy Bailey, 114 Beauregard Dr, stated that he doesn't have a preference in regards to the zoning but his biggest concern has to do with the ingress and egress. He mainly wants to encourage the city to aggressively address the ingress and egress for fire truck access and traffic management/calming. He also requested that the city improve on communication between the developer, HOA, and city.

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

Ms. Robinson questioned again how we allow these lots to account for the access.

There was discussion about the existing B-2 business district and the allowable uses.

Mr. Hartless answered questions regarding streetlights and trees. He stated that street trees are required as part of the construction plan review process. The city has held off on section 4 until the construction was completed. He stated that the developers have been in communication with city staff for tree types and working on getting those installed. Staff expects this to be done in the spring. He further explained that street lights are not required by the city code.

Ms. Robinson explained all of the approved uses in a R-4 High Density Residential zoning.

Councilman Campbell and Ms. Wiegand stated that they have concerns with the R-4 zoning, specifically, that there is no limit on the development and it will change the character of the neighborhood when it has to use the access from the residential development.

Ms. Wiegand further stated that she is not opposed to putting residential on the property but more so with restrictions on the amount, location, and size of lot.

Mr. Burkholder requested that the item be tabled to address some of the concerns.

Ms. Wiegand made a motion to table the motion of the rezoning of 20 and 30 Stonewall Jackson Blvd from B-2, General Business District, to R-4, High Density Residential District so that the developer can address the concerns of the Commission and come back with more information.

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

Ms. Wiegand	aye	Mr. Kesecker	aye
Mr. Hansen	absent	Ms. Robinson	aye
Mr. Hutchinson	absent		

3-B) Public Hearing and Consideration of a Request by River Rock Properties, LLC, to Vacate, Discontinue, and Abandon that Portion of a 12-Foot Alley Lying Between Lots 9–12 of Block D and Lots 10–13 of Block B of the Rosecrest Plat.

Mr. Hartless stated that this item has been withdrawn by the applicant at this time.

Background: Thomas Wilkinson, River Rock Properties, LLC, is requesting to vacate approximately 200 feet of a 12-foot-wide alley which runs from Steffey Street north and terminates at the side property line of 208 Straith Street. The alley was created as part of the Rosecrest Plat which was recorded in Augusta County. The area was annexed into the City in 1948.

At the northern end of the alley is the Evergreen Townhouse Apartment Complex at 208 Straith Street. It does not appear that anyone from the apartment complex uses this alley. All other properties adjoining the subject portion of the alley are owned by the applicant.

Recommendation: Staff recommends that Planning Commission endorse the requested vacation.

Ms. Robinson opened the public hearing

Tom Wilkinson, Weyers Cave, owner of the property, was present to answer any questions the commission had.

Being no questions and no other speakers, the public hearing was closed.

On the basis that the request would serve the interests of public necessity, convenience, general welfare, and good zoning practice, Ms. Wiegand moved that Planning Commission recommend approval of the requested vacation.

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

Ms. Wiegand	aye	Mr. Kesecker	aye
Mr. Hansen	absent	Ms. Robinson	aye

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Mr. Hutchinson absent

3-C) Consideration of a Request by RCP 2, LLC, for a Special Use Permit at 126 Guy Street Under the Provisions of Staunton City Code 18.30.030(6) to Allow a Planned Residential Development Consisting of Four Single-Family Attached Dwellings.

Mr. Hartless presented this item.

Background: RCP 2, LLC, is requesting a Special Use Permit at 126 Guy Street to construct four single-family attached dwellings (townhouses). The property is located on Guy Street near the intersection with Ranson Street and Straith Street. RCP 2, LLC, acquired the property in July of 2024, and is now requesting a Special Use Permit for a Planned Residential Development (PRD) for single-family attached dwellings with a common parking lot. The common parking arrangement is permitted only with a PRD. The property is zoned R-3, Medium Density Residential District, and a PRD can only be permitted through the Special Use Permit process. As proposed, the parking lot will have two points of access to Guy Street with eight parking spaces.

There was discussion in regards to the covenants of the HOA and that the City will require them to be recorded prior to approval of a plat and building permit.

Ms. Robinson recommended that the covenants be reviewed by City staff to make sure that there is clear communication to the future homeowners of what the particular requirements would need to be approved by the City.

Mr. Kesecker stated that there should be an access agreement across the end units to get to the open space in the rear.

Mr. Hartless said that it would not need to be addressed by the SUP for the access, that it would be addressed during the plat review process.

Mr. Shimp, engineer and owner of the property, was present to answer any questions by the Commission.

On the basis that the request would serve the interests of public necessity, convenience, general welfare, and good zoning practice, Mr. Kesecker moved that Planning Commission recommend approval of a special use permit at 126 Guy Street for a Planned Residential Development consisting of four single-family attached dwellings with the following conditions:

1. No more than four single-family attached dwellings are permitted.
2. All work must be done in general conformance with the approved master plan and special use permit.

- 215 3. All common areas, shared parking areas (parking lot), and associated landscape
216 (landscape required by SCC 18.175) must be owned and maintained by a Home Owners
217 Association.
218 4. A site plan of development will be required.
219 5. A final plat will be required to create lots for the common area, parking area, and
220 individual building lots.
221

222 The motion was seconded by Ms. Wiegand and carried as follows:
223

224 Ms. Wiegand	aye	Mr. Kesecker	aye
225 Mr. Hansen	absent	Ms. Robinson	aye
226 Mr. Hutchinson	absent		

227

228 **3-D) Authorization to Amend Section 18.140.040(4)(d)(ii) Downtown Business District Area**
229 **Defined, of Chapter 18.140 Signs, Billboards, and Other Advertising Structures, of Title 18,**
230 **Zoning, of the Staunton City Code, to Remove Portions of N Central Ave and N Lewis**
231 **Street from the Downtown Business Area as it Relates to Sign Regulations.**
232

233 Mr. Hartless presented this item.
234

235 **Background:** Chapter 18.140, Signs Billboards, and Other Advertising Structures, of the Title
236 18, Zoning, of the Staunton City Code defines an area known as the Downtown Business Area
237 (DBA) which has specific requirements for signs. This area includes limits on sign types, size,
238 and placement which are specific to downtown. Currently, this area includes all of N Central
239 Ave and N Lewis Street.
240

241 **Recommendation:** Staff recommends that Planning Commission authorize Staff to work with
242 the applicant on the requested amendment.
243

244 On the basis that it would serve the interests of public necessity, convenience, general welfare,
245 and good zoning practice, Mr. Kesecker moved that Planning Commission authorize staff to
246 work on an amendment to Section 18.140.040(4)(d)(ii) Downtown Business Area Defined, of
247 Chapter 18.140 Signs, Billboards, and Other Advertising Structures, of Title 18, Zoning, of the
248 Staunton City Code.
249

250 The motion was seconded by Ms. Wiegand and carried as follows:
251

252 Ms. Wiegand	aye	Mr. Kesecker	aye
253 Mr. Hansen	absent	Ms. Robinson	aye
254 Mr. Hutchinson	absent		

255

256 **OLD BUSINESS**
257

258 There was no old business to discuss.

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259
260 **OTHER BUSINESS**
261

262 Mr. Hartless stated that only one member of the Planning Commission is certified as a Certified
263 Planning Commissioner and that the city is offering to pay for any Commission member to
264 attend to obtain the certification. He indicated that there are in-person and virtual sessions
265 available. The city will cover the cost of registration, hotel accommodations, and meal
266 allowances.
267

268 **UPDATE ON ACTIONS OF CITY COUNCIL**
269

270 At its December 11, 2025, City Council approved the rezoning for 15 Industry Way from I-2
271 Heavy Industrial to B-2 General Business District and also approved the Special Use Permit for
272 110 S. Lewis Street for manufacturing/production of Cider in a B-2 Business District.
273

274 **MATTERS FROM THE PUBLIC**
275

276 There were no matters from the public.
277

278 **ADJOURNMENT**
279

280 Ms. Robinson stated the next Planning Commission meeting would be held on January 15, 2026.
281

282 Upon a motion properly made, seconded, and unanimous, the meeting adjourned at 7:10 p.m.
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284
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287
288

Linda M. Nesselrodt, Interim
Clerk to Planning Commission

PLANNING COMMISSION



AGENDA BRIEFING

Staunton, VA

Meeting Date:	January 15, 2026	Staff Members: Jessie Moyers Chief Financial Officer
Item #	3-A	
Ordinance #		
Department:	Finance And Community Development - Planning and Zoning	
Subject:	Introduction of City of Staunton’s Capital Improvement Plan, FY 2027 – 2031	

Background: The Chief Financial Officer will provide a review for the annual update to the Capital Improvement Plan for all City funds and the Education Fund. City and School Board staff updated the plan to review existing projects, revise projects, and to include new projects.

A copy of the plan will be presented to Council at the work session on February 26, 2026 with additional review and discussion planned for the work session on April 2, 2026, if needed, and the adoption scheduled on April 23, 2026.

The Draft CIP plan will be presented to the Planning Commission on January 15, 2026, for review and discussion. The Planning Commission will hold a public hearing on the plan on February 19, 2026 with the potential endorsement scheduled for the same meeting.

The School Board will review the school capital projects on January 12, 2026 and is scheduled to approve the Education Fund CIP on February 9, 2026.

The draft plan will be available end of day Friday, January 9, 2026. Commission members can access the document electronically after that time at the address below.

<https://www.ci.staunton.va.us/departments/finance/capital-investment-plan>

Recommendation: No recommendation needed

Suggested Motion: No motion needed

**PLANNING
COMMISSION**



AGENDA BRIEFING

Staunton, VA

Meeting Date:	January 15, 2026	Staff Members: Tim Hartless Planning Manager
Item #	3-B	
Ordinance #		
Department:	Community Development – Planning and Zoning	
Subject:	Public Hearing and Consideration of a Request by Jones Garden to Vacate, Discontinue, and Abandon That Portion of Undeveloped Peck Street (Formerly Virginia Ave) Public Right-Of-Way, Identified as 0.173 Acres of Land	

Background: Jones Garden has requested a vacation of a Portion of Undeveloped Peck Street public right-of-way, identified as 0.173 acres of land, lying between 434 Montgomery Avenue (PID# 3544) and 500 Montgomery Avenue (PID# 101888) and running between undeveloped Hamrick Street and Montgomery Avenue. The vast majority of undeveloped streets in Staunton are streets that have been dedicated on a plat but have never been built and therefore never accepted into the public street system. This portion of Peck Street is different because it was public right-of-way at one time. The Peck Street / Montgomery Avenue intersection was realigned in the mid-1980s and this portion of Peck Street was abandoned. The result is that this is an abandoned (now undeveloped) portion of public right-of-way.

Analysis: The portion of vacated public right-of-way will never again be used for any public street purpose. The vacation of this portion of Peck Street will cut off Hamrick Street's connection to Peck Street public right-of-way. this portion of Hamrick Street (outlined in red on Attachment 3), will likely never be developed and staff will pursue a vacation of this portion of undeveloped street at a future time. Vacation of the portion of Peck Street in no way impacts the useability of any other undeveloped streets or alleys in the area (other than the previously mentioned Hamrick Street).

There are a number of public utilities in the undeveloped right-of-way. Easements must be dedicated for these utilities. Staff must review the easement documents and ensure that they are recorded at the same time as the ordinance of vacation. This needs to occur prior to placing the vacation request on a City Council agenda.

Attachments:

Attachment 1—Application for Street/Alley Vacation

Attachment 2—Plat of the Area to be Vacated

Attachment 3—Exhibit Showing Vacation Area

Attachment 4—Draft Ordinance of Vacation and Abandonment of Public Right-of-Way

Recommendation: Staff recommends that Planning Commission recommend approval of the requested vacation.

Suggested Motion: On the basis that the vacation would serve the interests of public necessity, convenience, general welfare, and good zoning practice, I move that Planning Commission recommend approval of the vacation of that portion of undeveloped Peck Street (formerly Virginia Ave) undeveloped public right-of-way, identified as 0.173 acres of land with the following conditions:

1. Prior to this item being placed on a City Council agenda, staff must review and approve documents dedicating easements for all public utilities in the undeveloped right-of-way.



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

ALLEY & STREET VACATION APPLICATION

DATE OF APPLICATION: October 4, 2024

APPLICANTS NAME: Naomi Jones

ADDRESS: [REDACTED]

TELEPHONE NUMBER: [REDACTED] ALTERNATE:

EMAIL ADDRESS: [REDACTED]

LOCATION OF PROPERTY: Corner of Peck Street and Montgomery Avenue (Jones Gardens) 500 Montgomery Ave

PLAT PROVIDED ☒ YES ☐ NO (REQUIRED)
Separate metes and bounds provided also

LEGAL DESCRIPTION OF PORTION OF ALLEY OR STREET IN THIS REQUEST:
Unimproved and abandoned portion of street formerly known as Virginia Avenue. See attached metes and bounds to be included in deed.

IS THE PORTION OF THE ALLEY OR STREET IN THIS REQUEST IMPROVED? ☐ YES ☒ NO

IF YES, IS IT BEING USED BY PERSONS OTHER THAN YOURSELF? ☐ YES ☒ NO

IF YES, EXPLAIN:

TO YOUR KNOWLEDGE, ARE THERE ANY UTILITIES IN THE PORTION OF THE ALLEY OR STREET

AFFECTED BY THIS REQUEST? ☒ YES ☐ NO IF YES, EXPLAIN?

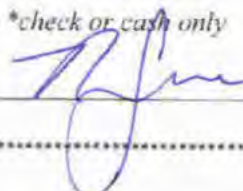
Underground the abandoned street lies a gas line, sanitary sewer, waterline and storm sewer

PURPOSE OF THE REQUEST? See attached

ORDINANCE PROVIDED? ☐ YES ☐ NO

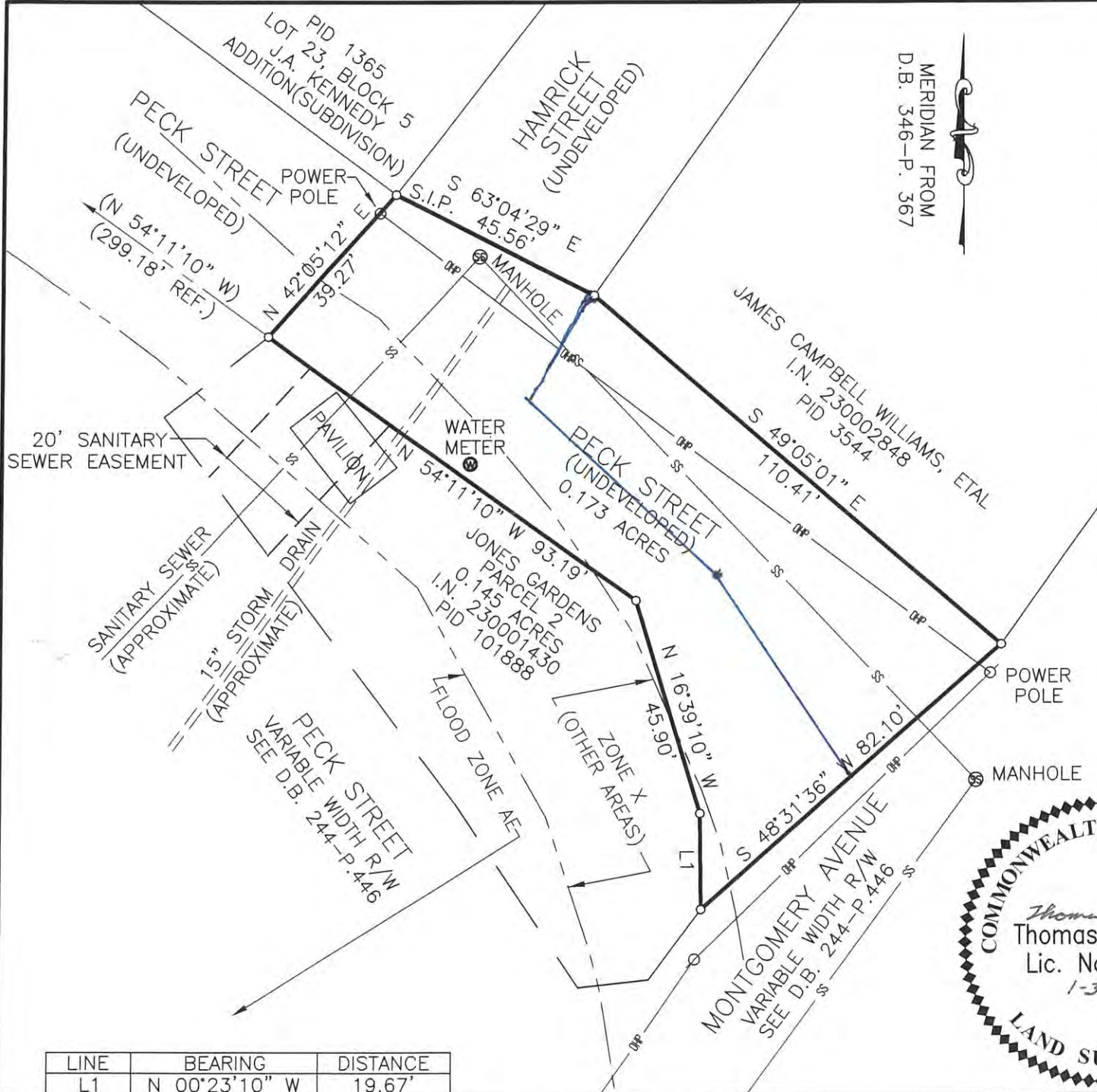
**An electronic copy, in word document format, must be emailed to Planning Office. Application is considered incomplete until this is provided.*

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

SIGNATURE OF APPLICANT 

Metes and Bounds description for an undeveloped portion of Peck Street

Beginning at an iron pin found in the western right-of-way line of Montgomery Avenue at the intersection with the southern right-of-way line of an undeveloped portion of Peck Street, a corner with Jones Gardens; thence with Jones Gardens three lines N 00°23'10" W 19.67' to an iron pin found; thence N 16°39'10" W 45.90' to an iron pin found; thence N 54°11'10" W 93.19' to an iron pin found; thence leaving Jones Garden and across the undeveloped portion of Peck Street N 42°05'12" E 39.27' to an iron pin set in the northern right-of-way line of Peck Street, a corner common with Lot 23, Block 5, J. A. Kennedy Addition (subdivision) and the end of Hamrick Street (an undeveloped street); thence with the end of Hamrick Street S 63°04'29" E 45.56' to an iron pin found, a corner to James Campbell Williams, et al; thence with Williams S 49°05'01" E 110.41' to an iron pin found in the western right-of-way line of Montgomery Avenue; thence with Montgomery Avenue S 48°31'36" W 82.10' to the point of beginning, containing 0.173 Acres.



MERIDIAN FROM
D.B. 346-P. 367

THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

THIS SURVEY WAS PERFORMED WITHOUT A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.

A PORTION OF THE SURVEY PREMISES IS LOCATED IN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FIRM FOR THE COUNTY OF AUGUSTA, VIRGINIA, COMMUNITY #510013 AND THE CITY OF STAUNTON, VIRGINIA, COMMUNITY #510155, MAP NUMBER 51015C0339E, EFFECTIVE DATE JANUARY 6, 2010.

NO GRAVES OR PLACES OF BURIAL WERE NOTED DURING THIS SURVEY.

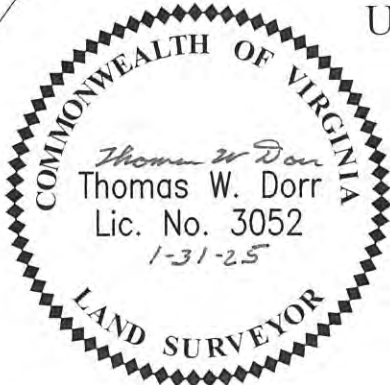
ALL CORNERS ARE FOUND IRON PINS, UNLESS OTHERWISE INDICATED.

S.I.P. = SET IRON PIN

PLAT OF AN
UNDEVELOPED PORTION OF PECK STREET
STAUNTON, VA

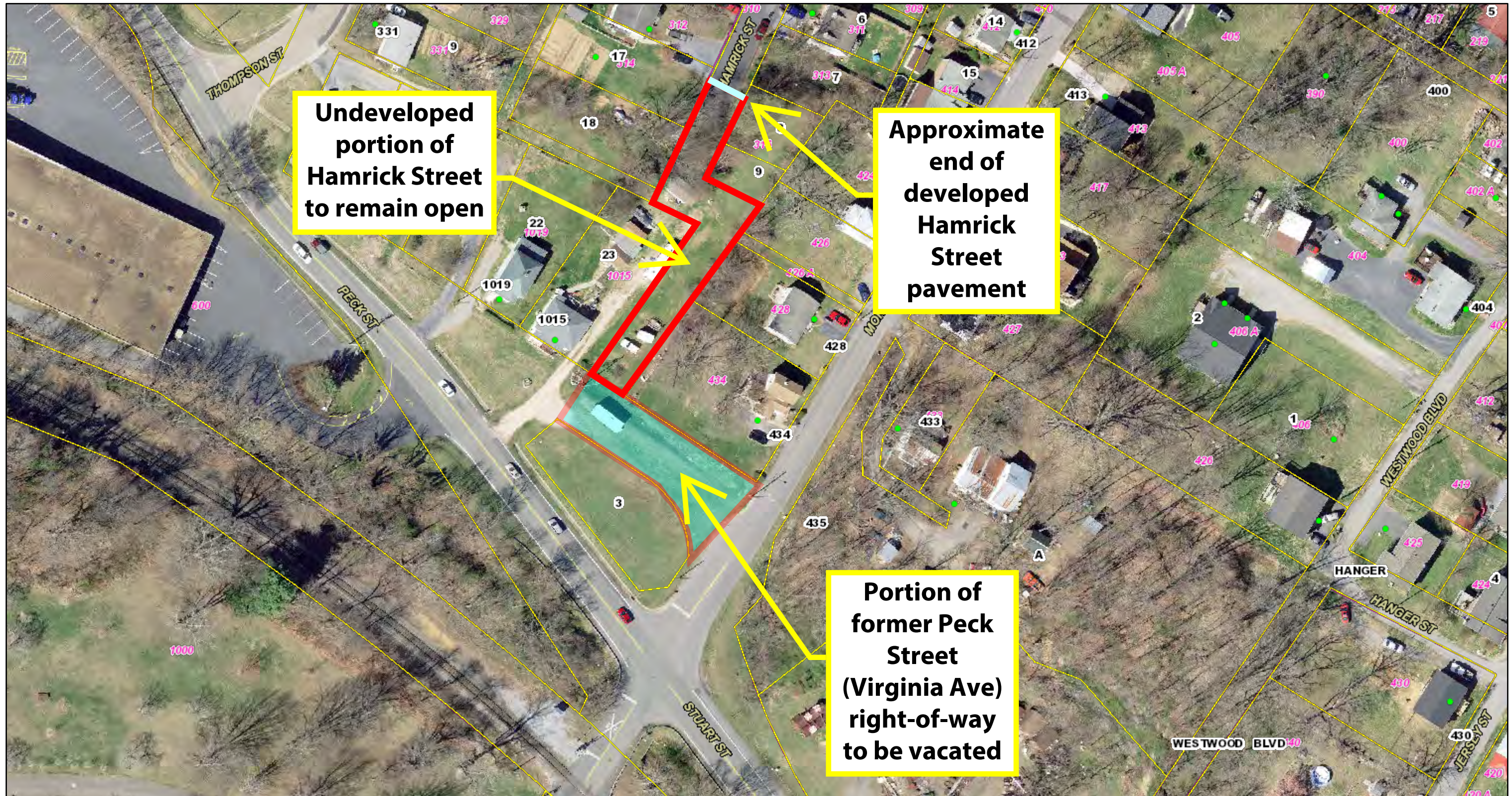
SCALE 1" = 30' JANUARY 31, 2025

EGS & ASSOCIATES, INC.
15 TERRY ST., STAUNTON, VA



Peck Street Vacation

Attachment 3



12/21/2021, 2:36:37 PM

1:889

- Lot_Lines
- Tax Parcels
- Road Centerline
- Green: Band_2
- Lot_Numbers
- AddressPoints
- 2018Image.tif
- Blue: Band_3
- City Limits
- Point_of_Interests
- Red: Band_1

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

DRAFT 12/31/2025

ORDINANCE NO. 2026-__

**AN ORDINANCE CLOSING, VACATING, DISCOUNTING, AND ABANDONING A
PORTION OF AN UNDEVELOPED PORTION OF PECK STREET (FORMERLY
KNOWN AS VIRGINIA STREET) PUBLIC RIGHT-OF-WAY LYING BETWEEN 434
MONTGOMERY AVENUE AND 500 MONTGOMERY AVENUE AND RUNNING
BETWEEN UNDEVELOPED HAMRICK STREET AND MONTGOMERY AVENUE**

RECITALS:

- A. An application for street vacation has been submitted by Jones Garden, Inc., a Virginia corporation pursuant to § 15.2-2006 of the Code of Virginia, 1950, as amended, to have all of that certain portion of the undeveloped street as hereinafter described, vacated, and abandoned by the City of Staunton, Virginia ("City");
- B. Jones Garden Inc. is the owner of a parcel or lot located at 500 Montgomery Avenue within the municipal boundaries of the City (PID 101888), identified as Parcel 2, on the plat of a portion of Queen City Logistics, entitled "Physical Survey for Livia Properties, II Intersection Montgomery Avenue & Peck Street" dated March 8, 2021, made by Teresa M. Hannon, Land Surveyor, and seeks to close the portion of the undeveloped area of Peck Street adjoining its parcel consisting of an area of approximately 0.173 acre in total area;
- C. James Campbell Williams is the owner of a parcel or lot located at 434 Montgomery Avenue within the municipal boundaries of the City (PID 3544), identified as Lot 1 Block G, and is the neighbor to the certain portion of the undeveloped area of Peck Street. Mr. Williams, however, has no interest in obtaining that certain portion of the undeveloped area of Peck Street to be vacated and which he would otherwise be permitted to purchase upon that portion of the street being vacated;
- D. The original subdivision plat for the J.A. Kennedy addition dated April 13, 1916, was recorded in the Circuit Court Clerk's Office for the County of Augusta, Virginia, in Deed Book 26, Page 58. The City of Staunton later accepted Peck Street including the subject portion of the unimproved area of Peck Street as part of the City of Staunton's public street system;
- E. Jones Garden, Inc. is willing and interested in purchasing the certain portion of the undeveloped street once vacated for the price of \$3,000.00 plus any costs of advertisements announcing the proposed sale.
- F. The City of Staunton is willing to convey the certain portion of the undeveloped street once vacated to Jones Garden, Inc. for the price stated above in subsection E.

G. The requirements of § 15.2-2006 of the Code of Virginia has been met along with those of § 15.2-2204 of the Code of Virginia;

H. At its regular meeting on _____, 2025, the Planning Commission of the City of Staunton, Virginia, after study and review, properly heard the matter and recommended approval of vacating said portion of the unimproved area of Peck Street;

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

J. These Recitals are an integral part of this ordinance.

NOW, THEREFORE, BUT IT ORDAINED, by the Council of the City of Staunton, Virginia, that the City hereby CLOSES, VACATES, DISCONTINUES, and ABANDONS the portion of the unimproved area of Peck Street describes as follows:

Beginning at an iron pin found in the western right-of-way line of Montgomery Avenue at the intersection with the southern right-of-way line of the undeveloped portion of Peck Street, a corner with Jones Garden thence with Jones Garden N 16°39'10" W 45.90' to an iron pin found; thence N 54°11'10" W 93.19' to the iron pin found; thence leaving Jones Garden and across the undeveloped portion of Peck Street N 42°05'12" E 39.27' to an iron pin set in the northern right-of-way line of Peck Street, a corner common with Lot 23, Block 5, J. A. Kennedy Addition (subdivision) and the end of Hamrick Street S 63°04'29" E 45.56' to an iron pin found, a corner to James Campbell Williams, et al.; thence with Williams S 49°05'01" E 110.41' to an iron pin found in the western right-of-way line of Montgomery Avenue; thence with Montgomery Avenue S 48°31'36" W 82.10' to the point of beginning, containing 0.173 Acre, being further shown and described on a survey entitled "Plat of an Undeveloped Portion of Peck Street" dated January 31, 2025 made by Thomas W. Dorr, Land Surveyor.

With reservation to the City of Staunton of any existing utility lines located in, over or under the unimproved area of Peck Street with the ownership of the vacated area to be conveyed to Jones Garden for the sum of \$3,000.00 to be paid to the City of Staunton.

Introduced:

Adopted:

74 Effective Date:

75

76

77

78

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Michelle D. Edwards, Mayor

ATTEST: _____

John C. Blair,
Acting Clerk of Council

DRAFT

**PLANNING
COMMISSION**



AGENDA BRIEFING

Staunton, VA

Meeting Date:	January 15, 2026	Staff Members: Tim Hartless Planning Manager
Item #	3-C	
Ordinance #		
Department:	Community Development – Planning and Zoning	
Subject:	Public Hearing and Consideration of a Request by Stuart Armstrong to Rezone 912 W Beverley Street, Parcel Identification Number 9168, from R-4, High Density Residential District, to B-5, Mixed Use Business District.	

Background: Stuart Armstrong is requesting a rezoning of 912 W Beverley Street from R-4, High Density Residential District, to B-5, Mixed Use Business District. The property is located on the south side of W Beverley Street in the block between Montgomery Avenue and Stafford Street and located in the Newtown Historic District. The property consists of a building which is approximately 14,136 square feet (two floors) on a lot that is approximately 16,500 square feet. The building was constructed in the early 1900s and opened as the Dunsmore Business College. The business college closed in 1977. For a short time, the building was home to the Valley Mission but has mostly been vacant since the early to mid-1980s.

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

Analysis: The current R-4 zoning of the property allows for range of residential uses including single-family, two family, and multi-family. The 16,500 square foot lot size allows for up to seven multi-family units. Over the years, staff has had many conversations with various developers about reuse of this building but the seven-unit limit, as well as the parking required for those units, has always been a challenge to make redevelopment work. As a result, the building has been vacant for the past 40 years.

If the rezoning is approved, the applicant plans to create low-income multi-family units for seniors. Under B-5 zoning, the number of units permitted here will be determined based on the amount of parking that can be provided (not based on lot size as with R-4). For senior living, one parking space is required for every two units. It is worth noting that B-5 zoning does allow for off-site parking (parking on other properties); however, all surrounding zoning is residential and parking is not a permitted principal use in residential zoning districts. So, in this case, parking for the proposed use must be located on the same property. This will likely be accomplished with the construction of a small parking lot or parking deck on the rear of the property, accessed from Anderson Street. In a B-5 district, there is no setback required for a parking structure; while in R-4 districts, there is a minimum 25-foot setback which makes construction of a parking deck infeasible for this property under the current zoning.

Proffers Offered by the Applicant: City staff conducted a review of the proposed rezoning and generally supports the request. However, staff did express concerns with the wide range of business uses that are permitted in B-5. In response to those concerns, the applicant has now offered proffers to make this a B-5 conditional zoning request. The conditions proffered, eliminate all business uses and limit the use of the property to those uses permitted in the R-4, High Density Residential District.

Rezoning is only the first step in multi-step process to redevelop the property for the intended use. A site plan will be required for construction of any parking facilities and a building permit will be required for a change in building code use group.

Surrounding zoning is all R-4, High Density Residential. Surrounding uses include a mixture of single-family and multi-family dwellings.

The “Generalized Land Use and Development Guide, Future Land Use Map” *Staunton, Virginia, Comprehensive Plan 2018 – 2040*, designates this area as Neighborhood Residential. These are older neighborhoods which can be characterized by large housing units on small lots. One of the policies of this designation is to encourage the development of in-fill housing units that are compatible with the existing facilities and structures. The existing Dunsmore building is far too large to be used for one single-family dwelling. If the property is to be reused, multi-family use is the most reasonable use.

Attachments:

Attachment 1—Application

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—Proffers Offered by the Applicant for Conditional Zoning

Recommendation: Staff recommends that Planning Commission recommend approval of the amended request for B-5 conditional rezoning.

Suggested Motion: On the basis that the rezoning would serve the interests of public necessity, convenience, general welfare, and good zoning practice, I move that Planning Commission recommend approval of the rezoning of 912 W Beverley Street from R-4, High Density Residential District, to B-5, Mixed Use Business District Conditional, with the proffers offered by the applicant.



Application for Rezoning

COMMUNITY DEVELOPMENT
Planning & Zoning Division

Applicant: STUART ARMSTRONG Date: 12.3.25

Address: [REDACTED]

Telephone #s: 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: NEHEMIAS VELEZ

Address: [REDACTED]

Phone #: [REDACTED]

Email address: [REDACTED]

Location of property:
912 W. BEVELEY ST

Legal description of property:
LOT 1 ON PLAT SHOWING BOUNDARY LINE ADJUSTMENT

Purpose of request: REZONING TO SUPPORT PROPOSED ADAPTIVE USE PROJECT

Map Provided: YES ☒ NO ☐

Present zoning classification of property: R-4

Requested zoning classification: B-5

List permits pending approval of this rezoning: NONE

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

Applicant must provide 19 copies of complete application

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



Photo #1 – Map from GIS showing location of property.



Photo #2 – View of the property approaching from the west on W. Beverley Street.

Adaptive Reuse of the Historic Dunsmore Business College

History, Need, Economic and Social Impact Analysis

Case Statement

The following information about the adaptive reuse of the iconic Dunsmore's Business College (DBC) is reflected in a historical context, the current need for very low-income senior housing, the economic implications for the city and community, and the positive social impact of such development. The findings are presented to inform city officials, planners, and stakeholders, offering an objective basis for decision-making and strategic planning in alignment with the city's housing policy and community goals.

1. Historical Overview and Context of Dunsmore

The origin of the DBC can be traced back as a replication of Mr. Dunsmore's efforts in West Virginia where he returned from his pursuit of a formal education to his rural community where the primary economy grew out of the coal industry. Mr. Dunsmore felt the best way he could give back to his hometown was by establishing a small community school/college that provided training in the basics of business so that those not working in the coal mines could gain sustainable employment (mainly women) to support and grow the industry while making the area prosper and attracting additional capital for other businesses. Once established and flourishing Mr. Dunsmore was offered a teaching position in the 1880's, which is now Mary Baldwin/Stuart Hall, which was known as a women's seminary school. Building on his success in West Virginia, he decided to raise the funds to hire the infamous architect, T.C. Collins, to design the current Dunsmore Business College building at 912 West Beverley Street in Staunton. The building was built in 1905, just in time and in alignment with the suffragette movement in that Mr. Dunsmore embraced the potential of women in business/leadership that culminated in the ratification of the 19th Amendment to the U.S. Constitution in 1920, giving women the right to vote.

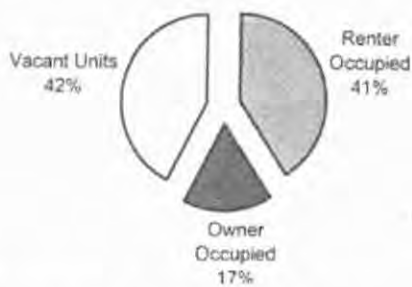
It should be noted too that Mr. Dunsmore was ahead of his time in that the establishment of Virginia's Community College network didn't officially happen by the General Assembly until 1966, fifty years later. This new strategy in offering a secondary alternative over the next decade led to the closing of the DBC in 1977. It was later briefly used as a soup-kitchen/mission to the point the maintenance and lack of off-street parking caused its final demise in that it has now been vacant for over four decades.

In 2005 the city pursued a state CDBG planning grant to research how best to approach the significant housing decay on the west end of the Newtown Neighborhood to conduct a needs analysis primarily focused on the 800 and 900 blocks of West Beverley, Anderson and

Heidenreich. At the time, the City Manager, Bob Stripling and his Economic Development Director, Bill Hamilton, reached out to Stu Armstrong, Executive Director of Piedmont Housing Alliance, who was recommended by Mr. Huja, Charlottesville City's Chief of Community Development and long-time professional associate of Mr. Stripling. Mr. Armstrong had an in-depth experience in leading four different neighborhood revitalizing projects from 1998 to 2010 using a variety of complex public and private funding sources at the state, regional and local level.

Mr. Armstrong in 2005 began doing what he did in Charlottesville by quietly reviewing the key characteristics of the targeted area and learning the ownership of various dilapidated/vacant properties that were contributing to the depreciating values within a two or three block area. From the city's planning grant information, the targeted area characteristics were in 2005 dismal to say the least (see two charts below), but with the right vision, strategic investing, and competent partners, Mr. Armstrong felt things could be turned around.

Current Housing Mix in Target Area



Targeted Area Characteristics in 2005

Future Potential Housing Mix in Target Area



Targeted Area Characteristics Nearly Completed

Note: Less the Dunsmore Business College

2005

Newtown Statistics Target Area Statistics	# of Units	%
Total Housing Units in Target Area	108	100%
Renter Occupied	44	41%
Owner Occupied	18	17%
Vacant Units	46	43%

Future Development

New Newtown by 2009 Target Area Statistics (POTENTIAL)	# of Units	%
Total Housing Units in Area	121	100%
Renter Occupied	34	28%
Owner Occupied	87	72%
Vacant	0	0%

Mr. Armstrong rolled up his sleeves and began working on gaining site control by reaching out and negotiating terms with a variety of stakeholders/investors and by 2007 had acquired 9 houses, 4-lots and two buildings within the targeted area totaling over \$1M. Since then and surviving the

- 2008 “Great Recession” with a key additional investment of \$1.6M, Mr. Armstrong successfully converted the vacant homes into owner occupied units, donated four vacant lots to Habitat for Humanity (also personally raised \$500K for HH) and renovated the 800 West Beverley building into four loft-style apartments and a multi-purpose space (art studio) on the ground floor. The DBC is one of the final pieces of the puzzle to complete the Newtown Neighborhood Revitalization Initiative.

2. Current Need for Senior Housing in Dunsmore

The need for “Extremely Low-income” senior housing (less than 30% of the area median income or less than \$19,830 per year for a 1-person household), has been well documented by way of several housing studies produced locally, regionally, in Virginia and nationally. At the local level, the city has dedicated staff time to conducting public meetings, presenting their findings to update the city’s Comprehensive Plan documents, CDBG program plan and recently established a new Affordable Housing Commission as part of the city’s action plan and housing policy strategy. At the regional level, the Community Foundation of the Central Blue Ridge and the Regional Planning District Commission have produced reports with some goal, objectives and recommended action items from their multi-year efforts, and all noted the need to address the housing cost burden on vulnerable seniors and families, especially due to the lack of new housing developments targeting their needs. The Staunton Redevelopment Housing Authority (SRHA) just this past week shared its current Housing Choice Voucher (HCV) waiting list data that shows there are one hundred thirty-seven (137) seniors earning on average \$13,997 or only 21% of the area median income for a single occupancy household. The SRHA HCV waiting list illustrates a DIRECT and current critical need beyond the typical data used from current U.S. Census data figures. If the Dunsmore project can move forward, it is expected to provide up to 15 new one-bedroom units targeting extremely low-income seniors.

At a national level, the demand for senior housing is rising rapidly due to demographic shifts. Census data shows that the proportion of residents aged 65 and above is expected to increase by 20% over the next decade. There are approximately 10,000 baby-boomers turning 65 years old per day creating excess demand on housing stock especially in milder climates and communities with high-quality accessible healthcare, cultural amenities, convenient transportation, and low-taxation.

Nationally, existing senior housing options are limited, with current facilities nearing capacity due to retiring baby-boomer trends and especially in lower-taxation states like Virginia. Waitlists for assisted living and independent senior apartments have grown, highlighting a gap between supply and demand. Many seniors want to stay in their community near family, friends, and support. The lack of suitable, affordable, and accessible housing options risks displacement, social isolation, and increased pressure on local healthcare resources.

3. Economic Impact Analysis of Developing Senior Housing at the Dunsmore

Investing in senior housing development generates substantial economic benefits for the City of Staunton; Construction projects create jobs, stimulate local businesses, increase municipal tax revenues, and ***most importantly will build its local SRHA's capacity to do more innovative projects by way of public/private partnerships, while leveraging additional critical technical and financial assets beyond the city's current reach.***

The addition of this new senior housing can also be expected to:

- Generate construction and related service jobs during the development phase (according to the National Home Builders Association, there are 24 jobs/\$1M of new development. The Dunsmore project is currently expected to be well above \$3M or 30 times the city's current real estate assessment.
- Provide ongoing and sustainable employment for property management (SRHA) maintenance, administration, and other professional support staff along with services from the nonprofit and for-profit sectors.
- Enhance property values in Newtown by revitalizing an underused building.
- Contribute to the city's tax base through property and sales taxes (at least 30 times its current tax assessed value.

4. Social Impact Assessment

- The social benefits of senior housing extend beyond the immediate needs of older adults. The Dunsmore purpose-built adaptive reuse will foster:
- Social engagement (a "SMART" equipped community room for services and programming)
- Reduce isolation and support health and well-being.
- Accessible transportation, and proximity to social events and places downtown as well as some essential services.
- For the wider community, senior housing helps families remain together/nearby and supports intergenerational connections.
- By promoting inclusion and diversity, senior housing in Newtown will enhance the city's social fabric and resilience.
-

Conclusion

The Dunsmore Business College history, its current scale and location within Newtown, the special professional experience of its current ownership, the city's housing policy alignment, the state, regional and local support, underscores and represents a unique opportunity to set an example of how **"getting to YES"** on behalf of vulnerable seniors living within the Staunton area can be continually supported if resolutely decided upon.

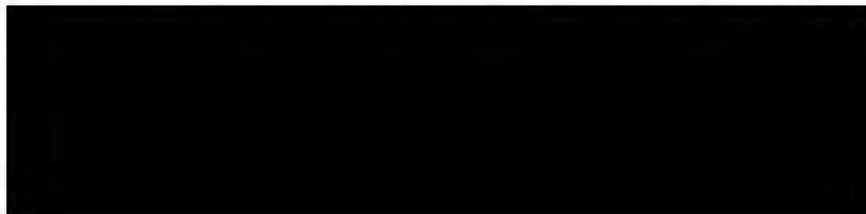
The economic and social benefits of such development are clear, offering a path forward that aligns with the city's strategic vision and enhances its role as a caring, inclusive community.

If there are any questions regarding this submittal, please contact:

Stu Armstrong – Owner



Nehemias Velez – Executive Director of Staunton Redevelopment Housing Authority



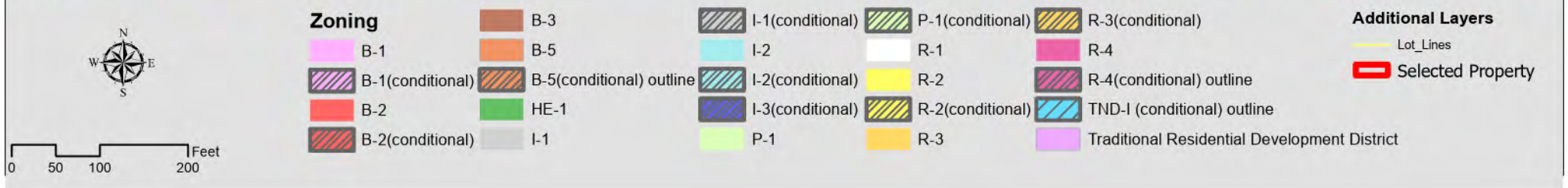
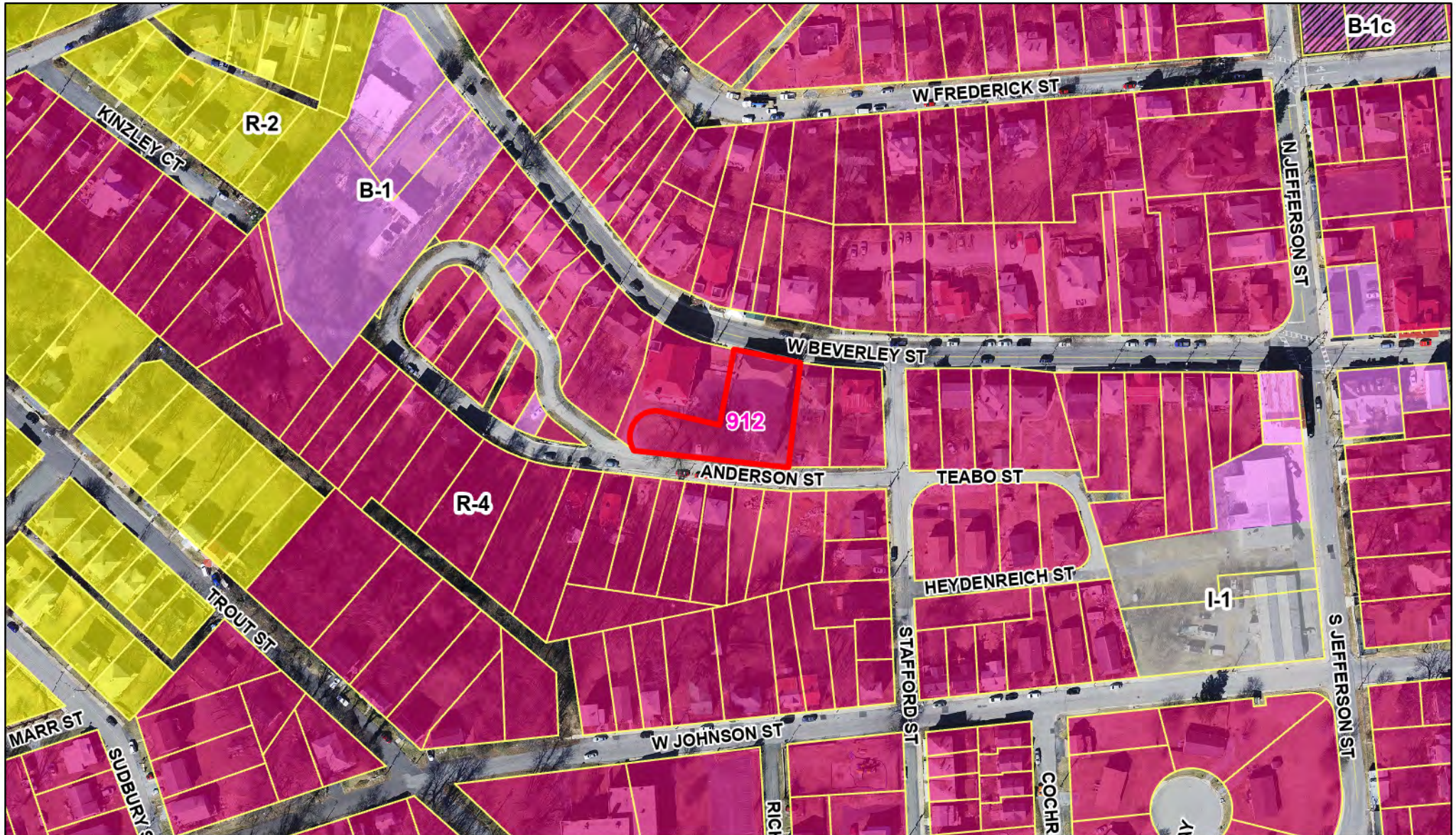
Vicinity Map: 912 W Beverley St

Attachment 2

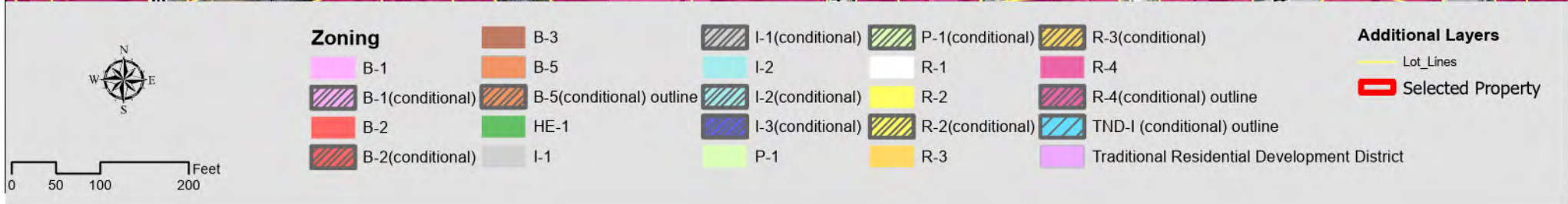


Current Zoning: 912 W Beverley St

Attachment 3



Attachment 4



Future Land Use: 912 W Beverley St

Attachment 5



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 50 100 200 Feet

**Proffers Offered For Conditional Rezoning
912 W Beverley Street
Dunsmore Business College Property**

B-5, MIXED USE BUSIENSS DISTRICT CONDITOAL

18.71.020 Permitted principal and accessory uses.

The following uses of buildings and premises shall be permitted in the B-5 district; provided, that drive-up facilities and facilities for dispensing motor fuels shall not be permitted in conjunction with any of the uses permitted in the district:

~~(1) Any use permitted in the B-2 general business district.~~

(2) Any use permitted in the R-4 high density residential district.

(3) Parking areas and parking lots.

(4) Parking decks and parking garages; provided, that:

(a) No portion of such structure located along a principal street frontage shall be used for parking or related circulation of vehicles, but such portion shall be devoted to other permitted principal uses which shall have a depth of not less than 20 feet along the principal street frontage or to means of pedestrian or vehicle access; provided, that vehicle access along such street frontage shall be permitted only when no other street or alley is available for adequate access. In the case of a portion of a story located along a principal street frontage and having less than five feet of its height above the grade level at the building facade along the street frontage, the provisions of this subsection prohibiting parking or related circulation of vehicles shall not apply; provided, that parking spaces shall be completely screened from view from the street by structural material similar to the material of the building facade.

(b) Except as provided in subsection (4)(a) of this section, parking spaces contained therein shall be screened from view from abutting streets by structural material of not less than 45 percent opacity.

(c) Not less than one exit lane and one entrance lane shall be provided for each 300 parking spaces or major fraction thereof contained within the structure, and any card reader or other access control device at an entrance to a parking deck or parking garage shall be provided with not less than one stacking space situated off the public right-of-way.

(5) Accessory uses and structures, including ATMs accessible only from the interior of buildings devoted to permitted principal uses other than individual dwelling units or lodging units.

In all other respects, the provisions of SCC 18.71, B-5 Mixed Use Business District, remain the same.

Stuart Armstrong, Applicant



Planning Commission
City of Staunton, VA
Annual Report
January 1, 2025 – December 31, 2025

The Annual Report to City Council from the Staunton Planning Commission for the calendar year 2025, as required by 15.2-2221 of the Code of Virginia, is herewith submitted:

MEMBERS OF THE COMMISSION	ATTENDANCE	TERM EXPIRES
Jessica Robinson, Chair	9-1	2-28-27
Judith Wiegand, Vice Chair	10-0	6-30-28
Daniel Hansen	9-1	12-31-27
Scott Kesecker	8-2	1-31-26
John Hutchinson	7-2	2-28-29

CITY COUNCIL LIAISON	ATTENDANCE
Adam Campbell	9-1

STAFF	ATTENDANCE
Rodney Rhodes, Director of Community Development	9-1
Tim Hartless, Planning Manager	8-2
Linda Nesselrodt, Zoning Administrator	3-0
Meggie Taylor, Comprehensive and Long Range Planner	7-0
Kiley Kesecker, Clerk of Council	7-0
Linda Nesselrodt, Interim Clerk	2-0

Meetings

Planning Commission meetings are held on the third Thursday of each month. All meetings are held in Rita S. Wilson Council Chambers on first floor of City Hall. There were ten regular meetings held during the year, no special meetings, and one public input meeting. Fieldtrips are held on the Tuesday preceding each monthly meeting. All public hearings were duly advertised and held in accordance with the provisions of the Zoning Ordinance and the Code of Virginia. Minutes of the meetings as well as related materials are available for public inspection.

Over the course of the year, the Commission considered 30 requests. These requests were as follows:

ADDRESS		REQUEST	ACTION
REZONINGS			
Historic Districts and South Side	Rezone 86 Properties from Business or Industrial to Residential	Recommended Approval	
1004 Seth Dr	Rezone from B-1, Local Business District Conditional, to R-3, Medium Density Residential District Conditional	Recommended Approval	
15 industry Way	Rezone from I-2, Heavy Industrial District, to B-2, General Business District	Recommended Approval	
20 Stonewall Jackson Blvd	Rezone from B-2, General Business District, to R-4, High Density Residential District	Tabled	
30 Stonewall Jackson Blvd	Rezone from B-2, General Business District, to R-4, High Density Residential District	Tabled	
SPECIAL USE PERMITS			
217 W Beverley St	Allow Living and Sleeping Quarters on the Ground Floor of the Existing Building.	Recommended Denial	
206 Frontier Dr	Multi-Family Use in a B-2, General Business District	Recommended Approval	

2311 Morris Mill Rd	Planned Residential Development for Single-Family Attached Dwellings	Recommended Approval
2010 N Augusta St	Allow a Florist Shop in a P-1, Professional District	Recommended Approval
224 Taylor St	Allow Private School to Operate in a Portion of Memorial Baptist Church	Recommended Approval
5 E Frederick St	Allow Living and Sleeping Quarters on the Ground Floor of the Existing Building	Recommended Approval
950 W Beverley St	Allow Living and Sleeping Quarters on the Ground Floor of the Existing Building	Recommended Approval
5 Lawyers Row	Allow Living and Sleeping Quarters on the Ground Floor of the Existing Building	Withdrawn by Applicant
110 S Lewis St	Allow Manufacturing and Procession Facility in the Rear Portion of the Existing Building	Recommended Approval
126 Guy St	Planned Residential Development for Single-Family Attached Dwellings	Recommended Approval
1320 Middlebrook Ave	Planned Residential Development for 298 Single-Family Homes	Tabled
STREET/ALLEY VACATION		
	Vacate a Portion of Undeveloped Peck Street Public Right-of-Way	Consideration Delayed
	Vacate a Portion of Undeveloped Peach Street and Undeveloped Pinehurst Road	Recommended Approval
	Vacate a Portion of a 12-Foot Alley Lying Between Lots 9–12 of Block D and Lots 10–13 of Block B of the Rose Crest Plat.	Recommended Approval
	Vacate a 12-Foot Alley Running Between N Lewis Street to N Central Avenue	Consideration Delayed
FINAL PLAT		
South View	South View, Sec 5 and Sec 6	Recommended Approval

Bell Creek	Bell Creek, Sec 3 and Sec 4	Recommended Approval
ZONING CODE AMENDMENTS		
Title 18, Zoning (multiple sections)	Revise References to Title 13, Environmental	Recommended Approval
SCC 18.50, P-1, Professional District	Allow Florists Shops in P-1 District	Recommended Approval
SCC 18.85, H-1 Historic Preservation District	Updates to the Historic Districts Regulations	Recommended Approval
Title 18, Zoning	Add Chapter 18.156, Residential Apiaries	Recommended Approval
OTHER REVIEWS AND AMENDMENTS		
	City of Staunton, Virginia, Capital Improvement Plan, FY 2026 - 2030	Recommended Approval
	Amend the Staunton, Virginia, Capital Improvement Plan, FY 2026 - 2030 to Add the N Augusta Street Sidewalk Project	Recommended Approval
	Amend Planning Commission Bylaws to Update Remote Participation Policy to Align with Revisions to the Code of Virginia	Approved
	Amend SCC 18.125, Minimum Off-Street Parking Requirements, to Enlarge the Boundaries of the Downtown Parking Exempt Area	Withdrawn by Applicant