

**MINUTES
STAUNTON PLANNING COMMISSION**

**March 19, 2026
5:30 p.m.
City Council Chambers**

PRESENT: **Jessica Robinson, Chair
Judith Wiegand, Vice Chair
Daniel Hansen
Kendrick Kier**

ABSENT:

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

Ms. Robinson called the March 19, 2026 meeting of the Staunton Planning Commission to order.

Ms. Robinson welcomed new commissioner, Kendrick Kier.

APPROVAL OF MINUTES

Ms. Wiegand made a motion to approve the minutes of the February 19, 2026 Planning Commission meeting, as presented.

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

Ms. Wiegand	aye	Mr. Hansen	aye
Ms. Robinson	aye	Mr. Kier	abstain

NEW BUSINESS

3-A) Appointment of Linda Nesselrodt as Clerk of Planning Commission

Mr. Hartless presented the staff report for this item.

Background: Moving forward, the city will no longer have a dedicated staff position known as Clerk of Council. The responsibilities of the Clerk have been divided among multiple existing positions. The Community Development Department will now be responsible for Clerking

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Planning Commission meetings. Ms. Nesselrodt, Zoning Administrator, has agreed to take on this new role.

Recommendation: Staff recommends that Planning Commission appoint Ms. Nesselrodt as Clerk of Planning Commission.

Mr. Hansen made a motion to appoint Linda Nesselrodt as the Clerk of Planning Commission.

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

Ms. Wiegand	aye	Mr. Hansen	aye
Ms. Robinson	aye	Mr. Kier	aye

3-B) Public Hearing and Consideration of a Request by Staunton Augusta Properties, LLC, for a Special Use Permit at:

**1100 Middlebrook Ave - Parcel Identification Number 5937,
700 Grayson St - Parcel Identification Number 7348,
1106 Middlebrook Ave - Parcel Identification Number 7408,
100 Mayo St - Parcel Identification Number 10002,
824 Mineola St - Parcel Identification Number 10005,
910 Mineola St - Parcel Identification Number 10009,
914 Moore St - Parcel Identification Number 10092,
1320 Middlebrook Ave - Parcel Identification Number 10093,
1206 Middlebrook Ave - Parcel Identification Number 8404, and
200 Mayo St - Parcel Identification Number 11264,**

Under the Provisions of Staunton City Code 18.25.030(10) to Allow a Planned Residential Development Consisting of 267 Single-Family Dwellings.

This was Previously 298 single-family homes. It has now been reduced to 267.

Mr. Hartless presented the staff report for this item.

Background: Staunton Augusta Properties, LLC, is requesting a Special Use Permit for a planned residential development (PRD) to be known as McIntosh Village. The property is 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) 18.105, Development Standards for Uses Permitted on Review, establishes the requirements for a PRD. Section 18.105.020, Planned Residential

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Development, permits the developer to propose their own minimum lot size and setbacks which allows density to be clustered in the more easily developable areas. In exchange, the developer agrees to provide common area 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. The developer has proposed the following area requirements:

Minimum lot size – 3,000 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 – 15 feet (standard R-2 is 30 feet)

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

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

Common Area Amenities:

Amenity A – 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 B – playground (commercial grade play equipment, 3 swings, 1 slide, and 1 climbing wall – 2000 SF minimum)

Amenity C – walking trail (asphalt or crushed rock, 5-foot width)

Amenity D – walking trail (asphalt or crushed rock, 5-foot width)

Amenity E – walking trail (asphalt or crushed rock, 5-foot width)

Private Street – The Planned Residential Development process allows 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 which will provide access to 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 – Access to the property by way of an existing public street is available from either Green Spring Valley or Shenandoah Heights. 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. The new access point must be constructed in the first phase of the development before construction of any dwelling unit is completed. The developer proposes access from three possible locations:

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.

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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 the developer addresses the access requirement. As shown on the attached map (Attachment 3), surrounding zoning is R-2, Low Density Residential District with some B-2, General Business District 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) The requested Special Use Permit is consistent with this designation.

A Special Use Permit is step one of the multi-step process to develop the property for the intended use. 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, stormwater management facilities, common elements, 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.

While staff is generally supportive of the proposed development, there are some concerns that should be addressed with conditions associated with approval of any Special Use Permit:

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 for the maintenance, repair, replacement of the stormwater management facilities, common areas and amenities, as well as the proposed private street.
2. Construction of the connection to Middlebrook Avenue 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. A construction plan must be submitted and reviewed to ensure that City standards are met for infrastructure. The necessary streets, water, sewer, and stormwater infrastructure will need to be designed and constructed accordingly to extend to this development. The construction plan must be approved prior to beginning any construction activities.
4. The development will include more than 50 new lots; therefore, a preliminary plat will be required prior to submittal of the Infrastructure Construction Plan.
5. All lots to be platted will be for single-family development or uses that support single-family development as determined by the Zoning Administrator.

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6. One private street is approved which will provide access to lots 7, 8, and 9 on the Master Plan. All other lots will be accessed from a dedicated public street.
7. All walking trails and paths for all amenities must be constructed with an asphalt surface approved by the Zoning Administrator.
8. Section 17.15.070 of the Subdivision Ordinance 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.
9. 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 construction plan review.
10. In addition to the Staunton City Code, Title 17, requirement for sidewalks, sidewalks will also be required along the frontage of all residential lots as shown on the Master Plan.
11. The total number of units may not exceed 267 single-family dwellings.
12. On a corner lot, when the garage faces the corner side yard, the corner side setback shall be a minimum of 18 feet.
13. 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, is responsible for ownership and maintenance of the common elements of the development such as common areas, open space, any recreational or other 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.

Recommendation: Staff recommends that the Planning Commission recommend approval of the requested special use permit.

Ms. Robinson stated that she did receive a number of emails from the public on this request and wanted to go over a couple of the items that were a common theme. Ms. Robinson stated that one issue being raised was the concern about traffic and the number of entrances. She requested that Mr. Hartless expand on the traffic analysis and access points.

Mr. Hartless explained that there is a 527 VDOT traffic study required of this development due to the proximity to the city limits and roadways that are owned and maintained by VDOT. The City Engineer and Traffic Planner will review the traffic study and determine whether they think the study is correct. The study will also be shared with VDOT for their input. The city is primarily reviewing for traffic counts on Middlebrook Avenue, anticipated increases in traffic generated by the neighborhood to review if turn lanes, traffic lights, or any other kind of traffic control design will be necessary. Mr. Hartless stated that the traffic study would be reviewed during the infrastructure construction plan reviewed by city staff.

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Mr. Campbell noted that there are have already been concerns with the traffic operations at Ritchie Blvd and Greenville Avenue. There is a recommendation in place at that intersection but it is not a new signal at this time. The existing spacing is an issue due to the proximity to the existing intersection at Statler Blvd. He believes it is a good thing to have an additional connection for the subdivision.

Ms. Robinson stated that another concern raised was about water connections. She requested that Mr. Hartless elaborate about what would be required by the developer and how specifically water pressure would be addressed in the new development.

Mr. Hartless stated that the existing neighborhoods, Green Spring Valley and Shenandoah Heights are on the gravity zone. That is the largest water zone in the city. The City Engineer anticipates that the water line along Richie would be extended. The city plans to require that the water line along Middlebrook Avenue be connected to and also extended, and most likely will also require them to connect to Gordon Street in Shenandoah Heights. That would create a loop that would connect three different legs of the gravity zone, which should improve pressure in the area. Water supply is not an issue. There's plenty of water supply. The issue that some in Green Spring Valley have deal with water pressure, which has to do with the size of the line. By making those connections and looping the three legs, we should be able to improve the static pressure of the city water lines and all of those areas which would maintain a more constant water pressure, even for the existing development.

Ms. Robinson stated that another main topic of concern was trees and wildlife. She questioned Mr. Hartless what the rights of an owner are under the existing zoning.

Mr. Hartless stated that under existing zoning, the owners of the property could clear the 77 acres and not be required to obtain approval unless they were removing the stumps as well. That would require a land disturbing permit. Mr. Hartless further stated that under the plan, there will be some areas that will need to be cleared, primarily where the houses will be built. There are other areas left for open space that may not be cleared.

Ms. Robinson asked Mr. Hartless to go over again why staff is supporting the proposed size of the lots and setbacks that are being proposed.

Mr. Hartless stated that the whole purpose of a planned residential development is to review and approve an alternative form of development. Under the current zoning, the developer could, by right, under the R2 zoning district, create 8750 square foot lots to build homes without any required public hearings or public input. It would be an administrative process. This special use permit for the planned residential development gives the developer the ability to increase density in more easily developed areas.

He continued that staff has been interested in a long time to obtaining an additional connection to Green Spring Valley and this is a great opportunity through this planned development.

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Mr. Justin Shimp, with Shimp Engineering, presented the item on behalf of the applicant. **During Mr. Shimp's explanation of the project, the Zoom platform went down causing the commission to take a recess. The webinar could not be restarted. **

The meeting was resumed with Mr. Shimp finishing his comments on the access points and requirements, by right. Mr. Shimp stated that it is their intention to create a more creative development that has a good access point.

Ms. Wiegand stated that while on the field trip, the commission considered a couple of other conditions, number 14 and 15.

Mr. Shimp stated that he would rather the commission leave the option of entrance three in the special use permit. Entrance three is not their preferred entrance, but would like to keep their options open. He further stated that in regards to condition 15, they would prefer not to connect for vehicular traffic to Gordon Street. They would prefer to have that connection as a pedestrian access point.

Mr Hansen stated that he believes that access is the most important point. He is concerned with the steepness of Grayson, and recognizes that there is engineering that can be done to mitigate some of the steepness. He has concerns of recommending approval of the PRD, and Grayson became the only viable access point, that it would be construed the approval for the variance would be guaranteed.

Mr. Shimp stated that he understands that the variance would not be guaranteed.

Ms. Robinson opened the public hearing.

Nancy Kalanta, 543 Hilltop Drive, stated that she is not in support of the subdivision proposal due to excessive noise disturbances, the impact on the environment, the increase of traffic on Ritchie Blvd, and the impact on city expenditures.

Matthew Warner, 50 Woodland Drive, was previously a resident on Alextine Drive for twenty years. He requested that if they approve the request, that they specifically disallow the connection to Ritchie Blvd. He believes the intersection of Ritchie Blvd and Greenville Ave is very unsafe, as it is.

Mike Ansbach, 663 Gloria Pl, stated that he has concerns with the size of the lots. They have been listening to the pounding of rock over the last two years with the construction of the apartments and the new homes in the neighborhood being built. He has concerns of his foundation being damaged. He continued with his concerns of stormwater management, environmental impacts, and the flow of water from the springs.

Karen Burris, 667 Gloria Pl, stated that her concern is with everyone using Ritchie Blvd for access and stormwater runoff.

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Jane Firkin, 1128 Middlebrook Ave, has concerns with traffic, impacts on her house from any blasting, and wildlife displacement.

Kim Sims, 682 Gloria Pl, has been in the subdivision less than a year. She stated that if she would have known this was a possibility, she wouldn't have bought the house. She has concerns with the blasting.

Jimmy Cerminaro, 1118 Middlebrook Ave, has been living there for the last 23 years. He stated that traffic is a concern of his and that the area is being overdeveloped.

Benny Brown, lives at the corner of Ritchie Blvd and Caraan St. He has been living in the neighborhood for fifty years. His concerns are with the traffic on Ritchie Blvd and the effect on the trees and wildlife.

Cooper Pugh, Hudson Ave, believes that this is not the ideal neighborhood for most of the people in Staunton. It will those that are traveling to other areas for work. He also has concerns for wildlife displacement.

Joe Loyacano, 804 Ritchie Blvd, has concerns with the removal of trees, traffic, and overdevelopment of the area.

Curtis Hart, 700 Moore St, Shenandoah Heights, has concerns with noise from blasting. When they were building the apartments, the blasting affected him and the veterans on the street. He further stated his concerns with deforestation, traffic, and wildlife displacement.

Joe Whistler, 1111 Churchville Ave, has concerns with putting a lot of houses in a very small space and taking away from Staunton's beautiful character.

Ms. Kalanta and Mr. Ansbach came back up to provide a couple more comments. Mr. Ansbach is concerned about the construction traffic going through Ritchie Blvd.

Ms. Robinson closed the public hearing.

Ms. Wiegand questioned Mr. Hartless if there are any requirements in the city to regulate construction noise and damage to nearby structures.

Mr. Hartless stated that all blasting is regulated through the Fire Department. The blasting requires a permit with inspections completed by the Fire Marshal.

Mr. Rhodes added that there are time restrictions when construction activity may take place.

Ms. Robinson questioned if the Fire Marshal is always on site when the blasting is being done.

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Mr. Hartless stated that he thought they were there for a portion of the time, but not sure if for the entire time.

Discussion ensued regarding limiting where the construction traffic will access the development. Mr. Hartless stated that they could make it a condition of the special use permit to require the construction entrance be at Middlebrook Rd.

Mr. Campbell shared that traffic is a concern of his. He believes that the connection to Gordon Street should be made and that additional connection points will benefit the existing residents. From the environmental standpoint, he personally likes the smaller, condensed development, because it's preserving part of the upper area of the property. From an affordable housing standpoint, we can't set the price of housing that's up to the market but by allowing smaller lot sizes, smaller houses, at least, we're doing something to promote that. He further stated that he would like to see a little more commitment that the portion that's going to be undisturbed remains undisturbed from an environmental and a flood or a storm water standpoint. Finally, he stated that there should be a little more of a buffer or set back from at least Gloria place to preserve the character of the Green Spring Valley neighborhood.

Ms. Wiegand agreed with the idea of a buffer between developments. She has concerns that they don't have a traffic study for the proposed development. She is very concerned with traffic and the entrances. She understands that the developer has a right to develop the property and to put houses on it but she is not comfortable with having to do it as a special use permit with all of the conditions that someone is going to have to enforce. The current proposal doesn't include any information on the designs or possible phasing of construction.

Ms. Robinson stated that she would like to see more dedicated area for open space in the residual area.

Discussion ensued regarding how stormwater will be addressed for the development.

Mr. Shimp stated that the proposed development as a PRD is for flexibility to create a development that has far less impacts than what the current zoning allows for.

Mr. Hansen stated that he agrees with the ideas of buffering the development on Gloria Place, making the construction entrance to be off of Middlebrook Ave, preserving the idea of open space and limiting building area, and providing another point of access for the existing subdivision.

Ms. Wiegand proposed that the item be tabled to work on a couple of the conditions.

Mr. Shimp stated that he preferred to move forward with the item but that if the commission doesn't feel comfortable with that, he can work with the item being tabled.

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Being no further discussion, Ms. Wiegand made a motion to table the matter until the next meeting so that staff and the applicant can work out a couple of the remaining conditions as discussed at the meeting.

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

Ms. Wiegand	aye	Mr. Hansen	aye
Ms. Robinson	aye	Mr. Kier	aye

3-C) Authorization to expand the scope of an Amendment to Chapter 18.140 Signs, Billboards, and Other Advertising Structures, of Title 18, Zoning, of the Staunton City Code.

Mr. Hartless presented the staff report for this item.

Background: Chapter 18.140, Signs Billboards, and Other Advertising Structures, of Title 18, Zoning, of the Staunton City Code defines an area known as the Downtown Business Area (DBA) which has specific requirements for signs. This area includes limits on sign types, size, and placement which are specific to downtown. Currently, this area includes all of N Central Ave and N Lewis Street. Oliver Dahl, owner of several properties in that area, is requesting a zoning text amendment to change the boundaries of the DBA and remove portions of N Central Ave and N Lewis Street.

The DBA was intended to coincide with the commercial portions of the City's historic districts. However, the current boundaries of the area include N Central Ave and N Lewis Street north of Frederick Street. This area is not part of the historic districts even though it is part of the DBA Sign District. The subject area is also part of the Entrance Corridor Overlay District (ECO) and is subject the special sign regulations of the ECO. The two sets of regulations are sometimes in conflict. By removing this area from the DBA, it would simplify the sign permitting process and regulations for properties in the area benefiting property owners, tenants, and city staff.

Additionally, staff has identified an area along Beverly Street, west of Lewis Street, which is part of the historic districts but is not part of the DBA. This further complicates matters when reviewing sign permits for properties in this area.

Staff is now considering eliminating the DBA sign district altogether and replacing it with a simplified approach that would apply the special sign regulations to all business, professional, and industrial zoned properties in the historic districts. This approach eliminates the need to define a set of specific boundaries for a DBA.

Draft language:

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Any property located within one of the City's historic districts and zoned for business, professional, or industrial use are subject to the special sign regulations established in SCC 18.140.040(4)(d)l.

This new approach expands the scope of the amendment beyond what Planning Commission previously authorized. Now, staff is requesting that the Commission give new authorization for an amendment to Chapter 18.140 rather than just the specific section that was previously authorized in December 2025.

Recommendation: Staff recommends that Planning Commission authorize the amendment with this expanded scope.

Discussion ensued regarding existing signs and what properties the proposed ordinance would affect.

Being no further discussion, on the basis that it would serve the interest of public necessity, convenience, general welfare, and good zoning practice, Ms. Wiegand made a motion to authorize staff to work on an amendment to Chapter 18.140 Signs, Billboards, and Other Advertising Structures, of Title 18, Zoning, of the Staunton City Code to address the issues related to the special sign regulations for the Downtown Business Area.

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

Ms. Wiegand	aye	Mr. Hansen	aye
Ms. Robinson	aye	Mr. Kier	aye

OLD BUSINESS

There was no old business to discuss.

OTHER BUSINESS

There was no other business to discuss.

UPDATE ON ACTIONS OF CITY COUNCIL

Mr. Hartless had no updates on actions of City Council.

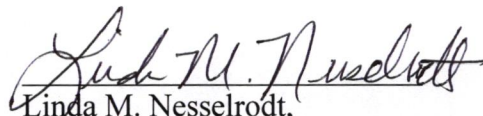
MATTERS FROM THE PUBLIC

There were no matters from the public.

ADJOURNMENT

Ms. Robinson stated the next Planning Commission meeting would be held on April 16, 2026. *These minutes are for the full meeting as there was a technical difficulty during the meeting with the Zoom webinar. The first 20 minutes of the meeting can be found on the [City's Youtube page](#).*

Upon a motion properly made, seconded, and unanimous, the meeting adjourned at 7:50 p.m.


Linda M. Nesselrodt,
Clerk of Planning Commission

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COMMUNITY DEVELOPMENT
Planning & Zoning Division

MEMORANDUM

To: Planning Commission Members

From: Tim Hartless, Planning Manager

Date: March 13, 2026

RE: Thursday, March 19, 2026 Planning Commission Meeting

The Staunton Planning Commission will hold a meeting on **Thursday, March 19, 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, March 18, 2026**.

The field trip for this meeting will be held on **Tuesday, March 17, 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	_____
2	Approval of minutes of the February 19, 2026 Meeting	_____
3.	New Business	
	A. Appointment of Linda Nesselrodt as Clerk of Planning Commission	_____

	B. Public Hearing and Consideration of a Request by Staunton Augusta Properties, LLC, for a Special Use Permit at: 1100 Middlebrook Ave - Parcel Identification Number 5937, 700 Grayson St - Parcel Identification Number 7348, 1106 Middlebrook Ave - Parcel Identification Number 7408, 100 Mayo St - Parcel Identification Number 10002, 824 Mineola St - Parcel Identification Number 10005, 910 Mineola St - Parcel Identification Number 10009, 914 Moore St - Parcel Identification Number 10092, 1320 Middlebrook Ave - Parcel Identification Number 10093, 1206 Middlebrook Ave - Parcel Identification Number 8404, and 200 Mayo St - Parcel Identification Number 11264, Under the Provisions of Staunton City Code 18.25.030(10) to Allow a Planned Residential Development Consisting of Approximately 298 Single-Family Dwellings. C. Authorization for an Amendment to Chapter 18.140 Signs, Billboards, and Other Advertising Structures or Title 18, Zoning, of the Staunton City Code. This is an Expansion of a Previously Authorized Amendment to SCC 18.140.040(4)(d)(iii)	
4.	Old Business	
5.	Other Business	
6.	Updates on Actions of Council	
7.	Matters from the Public	
8.	Adjournment (Next Meeting will be held April 16, 2026)	

**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		

These minutes are intended to summarize the meetings of the Staunton Planning Commission. Full recordings of each meeting can be found on the [City's Youtube page](#).

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.

These minutes are intended to summarize the meetings of the Staunton Planning Commission. Full recordings of each meeting can be found on the [City's Youtube page](#).

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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177 amended request for B-5 conditional rezoning.

178
179 Mr. Kesecker questioned if there should be conditions with the zoning request.

180
181 Mr. Hartless stated that conditions are generally placed on a special use permit. A conditional
182 rezoning is different because the city is not allowed to impose conditions on a rezoning
183 application. The conditions have to be offered by the applicant. He also stated that they will be
184 required to meet all the building code, zoning code, and historic district regulations.

185
186 Mr. Carter Green, on behalf of the applicant, gave a brief presentation on the project.

187
188 Ms. Robinson had questions pertaining to using an easement to access to the upper level of the
189 parking area and trash dumpster location.

190
191 Mr. Green confirmed that there is an easement for access from Anderson Street.

192
193 Discussion ensued regarding the proposed parking layout and required parking. Mr. Green stated
194 that they are using a parking calculation for senior housing.

195
196 Ms. Robinson opened the public hearing.

197
198 Rebeca Jones, 908 Anderson Street, spoke to there not being enough on street parking on
199 Anderson and it is very crowded.

200
201 Louis Fuller, 920 Anderson Street, has questions in regards to the location of the parking lot and
202 said that any other vehicles parked on the street would affect the existing residents.

203
204 Being no others to speak on the item, Ms. Robinson closed the public hearing.

205
206 Mr. Hansen agrees that Anderson Street is a very tight street but the parking will be completely
207 on site.

208
209 There was further discussion about possibility of other off-street parking and visitor parking in
210 the surrounding area.

211
212 Being no further discussion, on the basis that the rezoning would serve the interests of public
213 necessity, convenience, general welfare, and good zoning practice, Ms. Wiegand moved that
214 Planning Commission recommend approval of the rezoning of 912 W Beverley Street from R-4,
215 High Density Residential District, to B-5, Mixed Use Business District Conditional, with the
216 proffers offered by the applicant.

217
218 The motion was seconded by Mr. Kesecker and carried as follows:

219
220 Ms. Wiegand aye Mr. Kesecker aye

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221 Mr. Hansen aye Ms. Robinson aye
222 Mr. Hutchinson absent
223

224 **OLD BUSINESS**

225
226 There was no old business to discuss.
227

228 **OTHER BUSINESS**

229
230 **5-A) Commission Annual Report**
231

232 Mr. Hartless stated that he included the 2025 Annual Report for the Commission's review to be
233 provided to City Council.
234

235 **UPDATE ON ACTIONS OF CITY COUNCIL**

236
237 Mr. Hartless provided an update that at its January 8, 2026, City Council approved the Special
238 Use Permit for the four-unit townhome development at 126 Guy Street and the Alley Vacation
239 request on Steffey Street submitted by Tom Wilkinson.
240

241 **MATTERS FROM THE PUBLIC**

242
243 There were no matters from the public.
244

245 **ADJOURNMENT**

246
247 Ms. Robinson stated the next Planning Commission meeting would be held on February 19,
248 2026.
249

250 Upon a motion properly made, seconded, and unanimous, the meeting adjourned at 6:43p.m.
251
252
253
254

255
256

Linda M. Nesselrodt, Interim
Clerk to Planning Commission

PLANNING COMMISSION



AGENDA BRIEFING

Staunton, VA

Meeting Date:	March 19, 2026	Staff Members: Tim Hartless Planning Manager
Item #	3-A	
Ordinance #		
Department:	Community Development – Planning and Zoning	
Subject:	Appointment of a Clerk of Planning Commission	

Background: Moving forward, the city will no longer have a dedicated staff position known as Clerk of Council. The responsibilities of the Clerk have been divided among multiple existing positions. The Community Development Department will now be responsible for Clerking Planning Commission meetings. Ms. Nesselrodt, Zoning Administrator, has agreed to take on this new role.

At its meeting on February 19, 2026, the Planning Commission amended its Bylaws to replace the position of Clerk of Council with a new position to be known as Clerk of Planning Commission. Staff now requests that Planning Commission officially appoint Ms. Nesselrodt to this new position.

Recommendation: Staff recommends that Planning Commission appoint Ms. Nesselrodt as Clerk of Planning Commission.

Suggested Motion: I move that Planning Commission appoint Linda Nesselrodt as the Clerk of Planning Commission.

**PLANNING
COMMISSION**



AGENDA BRIEFING

Staunton, VA

Meeting Date:	March 19, 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 Staunton Augusta Properties, LLC, for a Special Use Permit for McIntosh Village, A Planned Residential Development Requested Under the Provisions of Staunton City Code 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 property is 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) 18.105, Development Standards for Uses Permitted on Review, establishes the requirements for a PRD. Section 18.105.020, Planned Residential Development, permits the developer to propose their own minimum lot size and setbacks which allows density to be clustered in the more easily developable areas. In exchange, the developer agrees to provide common area 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.

The developer has proposed the following area requirements:

Minimum lot size – 3,000 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 – 15 feet (standard R-2 is 30 feet)

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

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

Common Area Amenities:

Amenity A – 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 B – playground (commercial grade play equipment, 3 swings, 1 slide, and 1 climbing wall – 2000 SF minimum)

Amenity C – walking trail (asphalt or crushed rock, 5-foot width)

Amenity D – walking trail (asphalt or crushed rock, 5-foot width)

Amenity E – walking trail (asphalt or crushed rock, 5-foot width)

Private Street – The Planned Residential Development process allows 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 which will provide access to 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 – Access to the property by way of an existing public street is available from either Green Spring Valley or Shenandoah Heights. The fire code requires two separate means of ingress and egress when a development exceeds 30 dwellings. The developer proposes 167 dwelling units so more than one access point will be required. The new access point must be constructed in the first phase of the development before construction of any dwelling unit is completed. The developer proposes access from three possible locations:

1. An existing access easement between 1138 and 1220 Middlebrook Avenue,
2. Undeveloped Gilliam Street, and
3. Undeveloped Grayson street.

If the developer chooses to use undeveloped Grayson Street, a portion of the street grade will 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 the developer addresses the access requirement.

As shown on the attached map (Attachment 3), surrounding zoning is R-2, Low Density

Residential District with some B-2, General Business District 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 2.95 units per acre (298 units / 101 acres = 2.95.) The requested Special Use Permit is consistent with this designation.

A Special Use Permit is step one of the multi-step process to develop the property for the intended use. 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, stormwater management facilities, common elements, and a grading plan for each lot. 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.

While staff is generally supportive of the proposed development, there are some concerns that should be addressed with conditions associated with approval of any Special Use Permit:

1. Prior to the recordation of a final plat for section 1, City staff must review a copy of the proposed covenants and restrictions. A responsible party must be identified for the maintenance, repair, replacement of the stormwater management facilities, common areas and amenities, as well as the proposed private street.
2. Construction of the connection to Middlebrook Avenue must be completed as part of the first phase of the development.
3. A construction plan must be submitted and reviewed to ensure that City standards are met for infrastructure. The necessary streets, water, sewer, and stormwater infrastructure will need to be designed and constructed accordingly to extend to this development.
4. The development will include more than 50 new lots; therefore, a preliminary plat will be required.
5. All lots to be platted will be for single-family development or uses that support single-family development.
6. One private street is approved which will provide access to lots 7, 8, and 9 on the Master Plan. All other lots will be accessed from a dedicated public street.
7. All walking trails and paths for all amenities must be constructed with an asphalt surface.
8. A variance to the subdivision standard is required for any street, or portion of a street, with a grade that exceeds 12%.
9. Because of the development's proximity to a Virginia Department of Transportation maintained roadway (Rt 262 and Rt 252 past the City limits), a 527 Traffic Impact Analysis, including turn lane analysis, will be required.

10. In addition to the Staunton City Code, Title 17, requirement for sidewalks, sidewalks will also be required along the frontage of all residential lots as shown on the Master Plan.
11. The total number of units may not exceed 267 single-family .
12. On a corner lot, when the garage faces the corner side yard, the corner side setback shall be a minimum of 18 feet.
13. 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, is responsible for ownership and maintenance of the common elements of the development such as common areas, open space, any recreational or other 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.

Attachments:

Attachment 1—Application and Conceptual Plan

Attachment 2—Vicinity Map

Attachment 3—Current Zoning Map

Attachment 4—Future Land Use Map

Recommendation: Staff recommends that the Planning Commission recommend approval of the requested special use permit.

Suggested Motion: On the basis that it would serve the interests of public necessity, convenience, general welfare, and good zoning practice, I move the Planning Commission recommend approval of a Special Use Permit for the McIntosh Village Planned Residential Development with the following conditions:



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

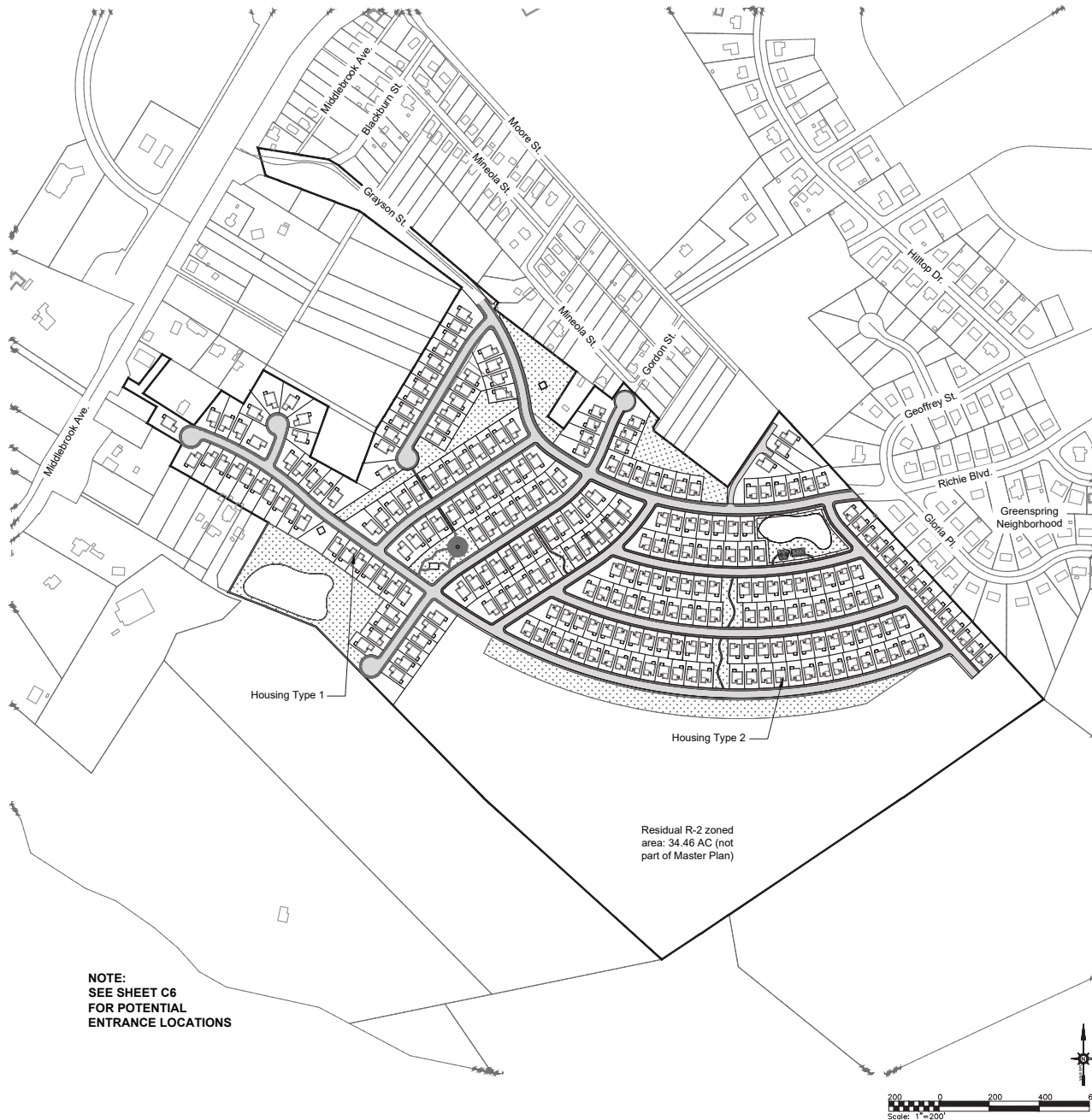
PRESENT ZONING OF THE PROPERTY: R-2

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

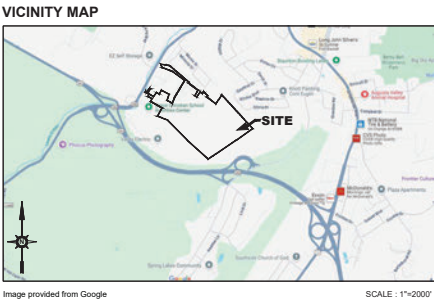
ARE PUBLIC UTILITIES AVAILABLE AND ADEQUATE FOR PROPOSED USE? IF **NO**, EXPLAIN
HOW UTILITIES WILL BE PROVIDED:
Yes

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.
by David L. Bollenfeld
SIGNATURE: [Signature]



NOTE:
SEE SHEET C6
FOR POTENTIAL
ENTRANCE LOCATIONS



- 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	7.868
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
9424	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	10.99
11284	STAUNTON AUGUSTA PROPERTIES, LLC	RESIDENTIAL	R2	10
TOTAL				101.681
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 (11.7 AC or 509,588 SF).
- 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: 3,000 SF



DESIGNED BY
Justin Shimp

CHECKED BY
Justin Shimp, P.E.

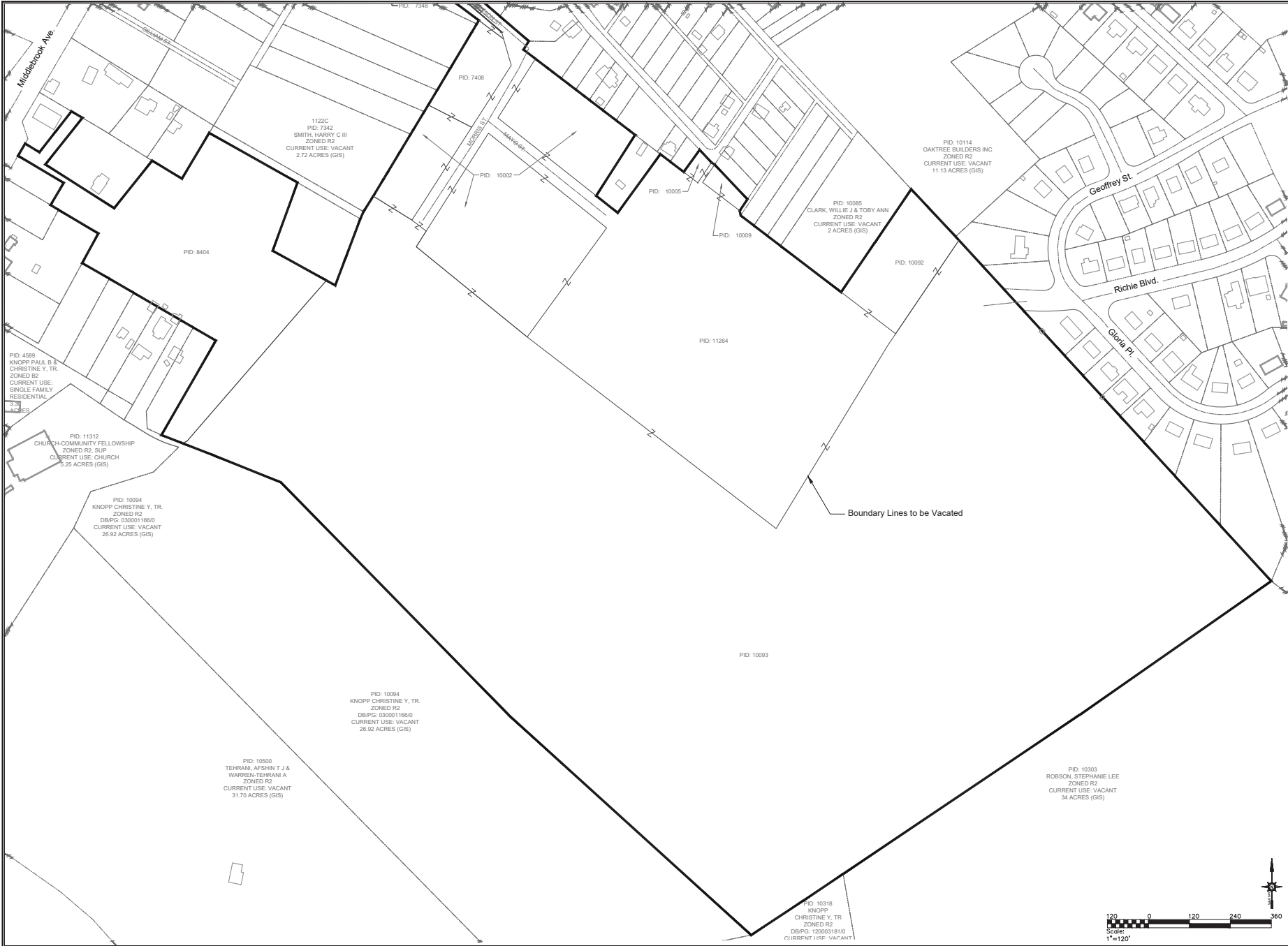
PLANNED RESIDENTIAL
DEVELOPMENT MASTER PLAN
**MCINTOSH
VILLAGE**

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

FILE NO. **25.032**

SITE OVERVIEW

C1



SHIMP ENGINEERING
LAND PLANNING • PROJECT MANAGEMENT

315 E. HIGH ST. 4TH FLOOR
CHARLOTTESVILLE, VA 22902 JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
Justin Shimp

CHECKED BY
Justin Shimp, P.E.

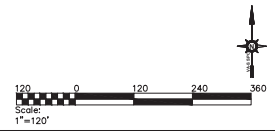
PLANNED RESIDENTIAL
DEVELOPMENT MASTER PLAN
**MCINTOSH
VILLAGE**

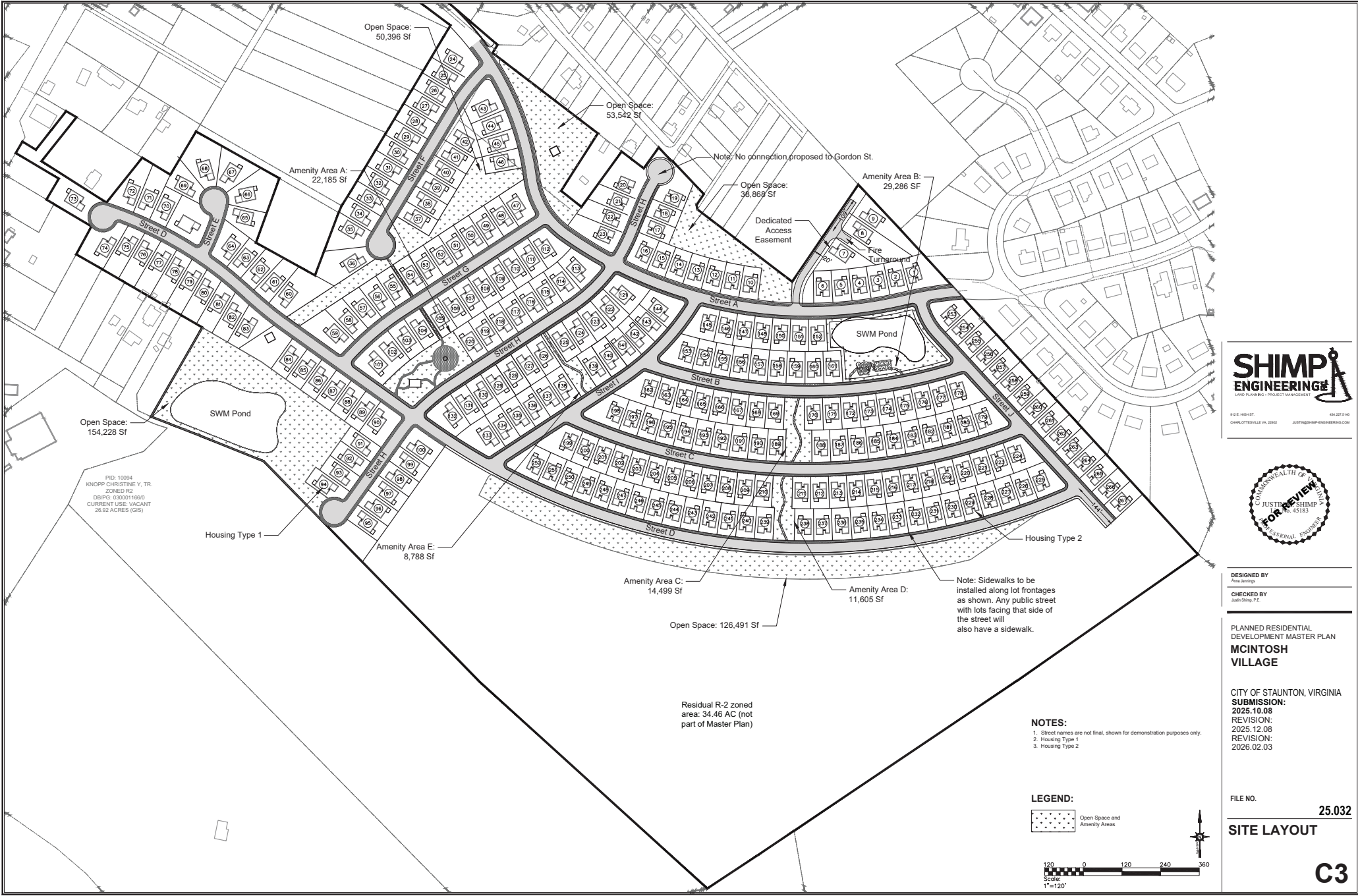
CITY OF STAUNTON, VIRGINIA
SUBMISSION:
2025.10.08
REVISION:
2025.12.08
REVISION:
2026.02.03

FILE NO. **25.032**

**EXISTING
BOUNDARIES**

C2





SHIMP ENGINEERING
LAND PLANNING • PROJECT MANAGEMENT
408.227.0140
JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
Justin Shimp
CHECKED BY
Justin Shimp, P.E.

PLANNED RESIDENTIAL
DEVELOPMENT MASTER PLAN
**MCINTOSH
VILLAGE**

CITY OF STAUNTON, VIRGINIA
SUBMISSION:
2025.10.08
REVISION:
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2026.02.03

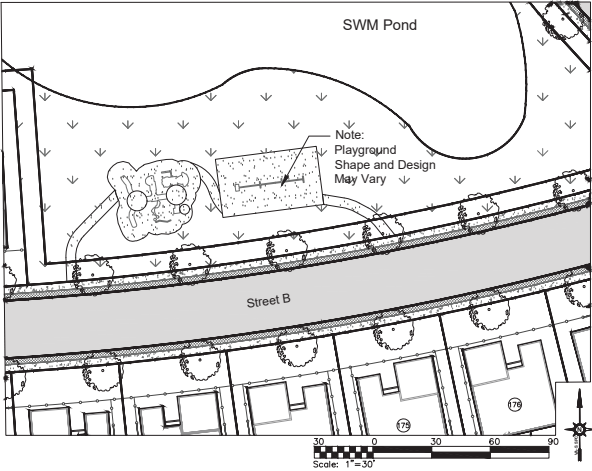
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SITE LAYOUT

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	CRUSHED ROCK OR ASPHALT		5' WIDTH

Amenity 3: Trail/Paths Between Properties



SHIMP
ENGINEERING

LAND PLANNING + PROJECT MANAGEMENT

515 E. HIGH ST.
CHARLOTTESVILLE, VA 22902

434.227.0140
JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
Justin Shimp

CHECKED BY
Justin Shimp, P.E.

PLANNED RESIDENTIAL
DEVELOPMENT MASTER PLAN
**MCINTOSH
VILLAGE**

CITY OF STAUNTON, VIRGINIA
SUBMISSION:
2025.10.03
REVISION:
2025.12.08
REVISION:
2026.02.03

FILE NO. 25.032



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.



DESIGNED BY

Ross Manning

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

FILE NO.

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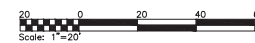
SITE SECTION

C5



NOTE:

1. No garages shall be on the side of corner lots.





NOTE:

1. Three potential entrance locations are shown. Exact entrance location to be determined during the Site Plan stage of the project through 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.



1015 E. HIGH ST. #101
CHARLOTTESVILLE VA 22802
434.227.0140
JUSTIN@SHIMP-ENGINEERING.COM



DESIGNED BY
Justin Shimp

CHECKED BY
Justin Shimp, P.E.

PLANNED RESIDENTIAL
DEVELOPMENT MASTER PLAN
**MCINTOSH
VILLAGE**

CITY OF STAUNTON, VIRGINIA
SUBMISSION:
2025.10.08
REVISION:
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FILE NO.

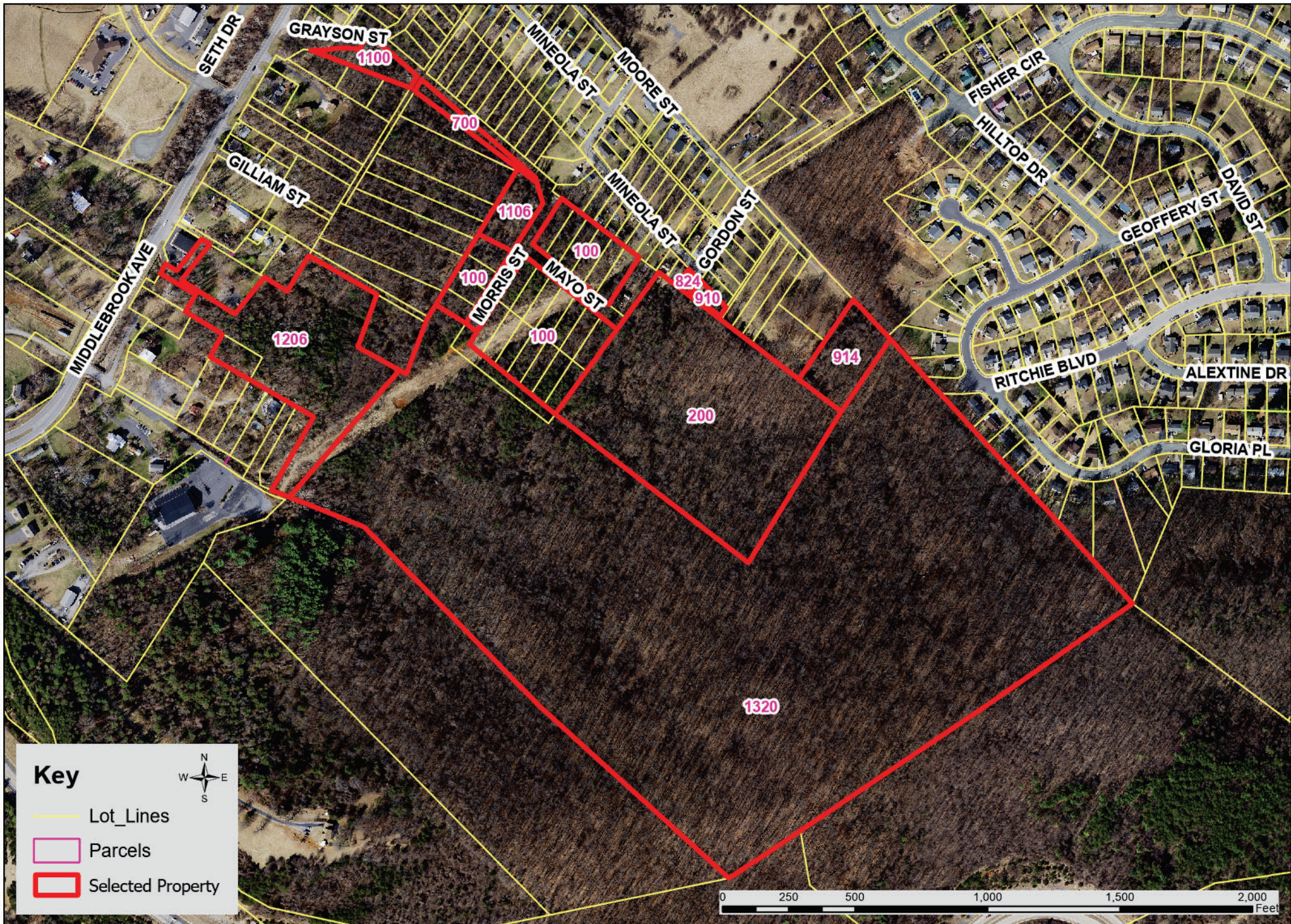
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**ENTRANCE
LOCATION PLAN**

C6

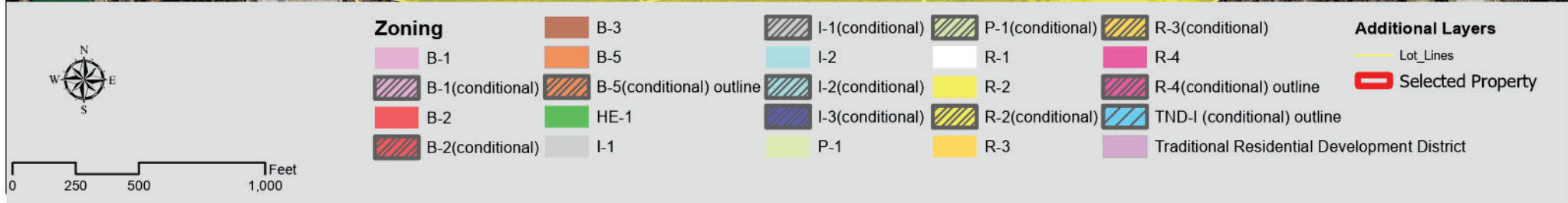
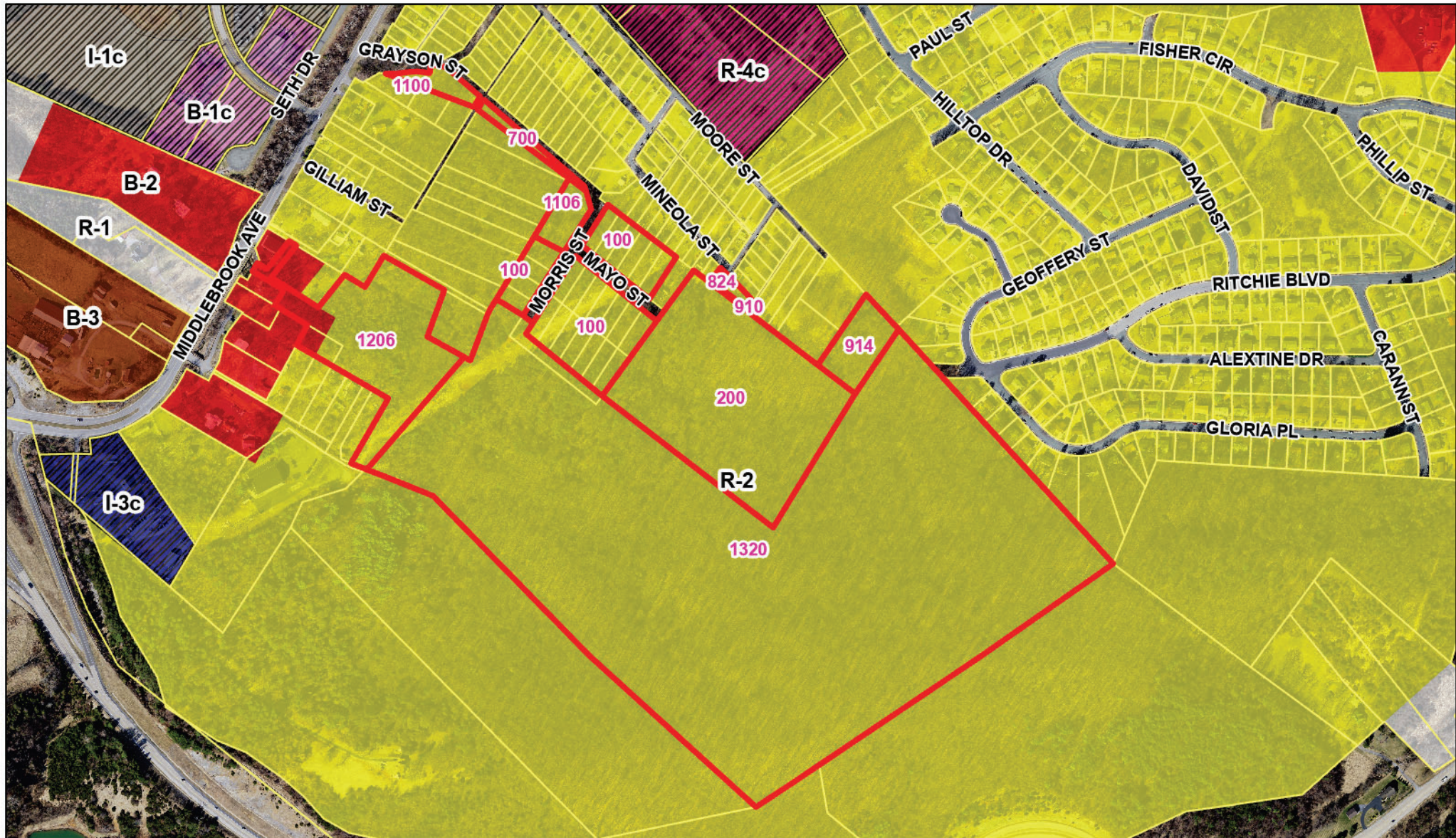
Vicinity Map: McIntosh Village

Attachment 2



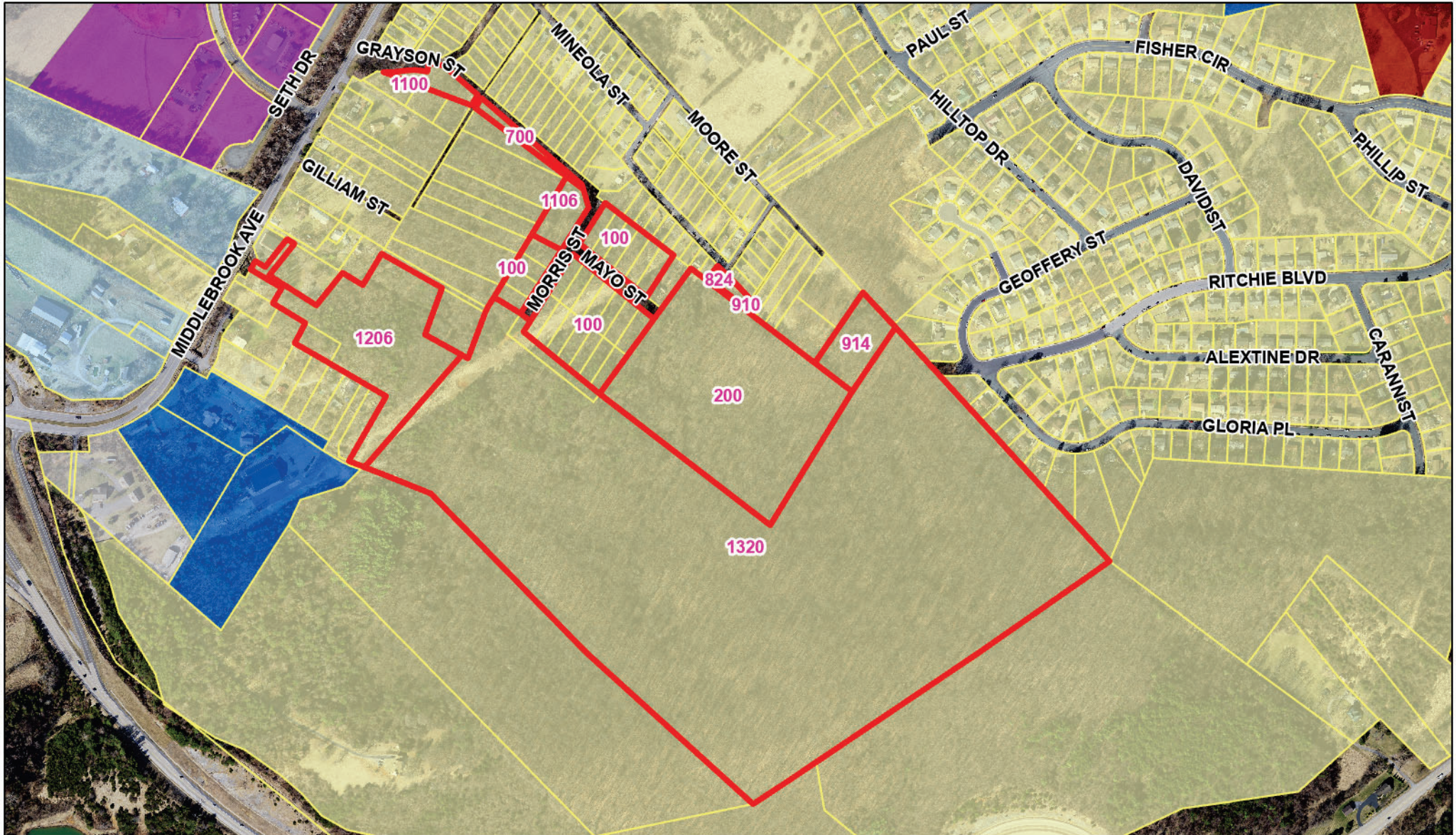
Current Zoning: McIntosh Village

Attachment 3



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

**PLANNING
COMMISSION**



AGENDA BRIEFING

Staunton, VA

Meeting Date:	March 19, 2026	Staff Members: Tim Hartless, Planning Manager – Current Planning
Item #	3-C	
Ordinance #		
Department:	Community Development – Planning and Zoning	
Subject:	Authorization to expand the scope of an Amendment to Chapter 18.140 Signs, Billboards, and Other Advertising Structures, of Title 18, Zoning, of the Staunton City Code.	

Background: Chapter 18.140, Signs Billboards, and Other Advertising Structures, of Title 18, Zoning, of the Staunton City Code defines an area known as the Downtown Business Area (DBA) which has specific requirements for signs. This area includes limits on sign types, size, and placement which are specific to downtown. Currently, this area includes all of N Central Ave and N Lewis Street. Oliver Dahl, owner of several properties in that area, is requesting a zoning text amendment to change the boundaries of the DBA and remove portions of N Central Ave and N Lewis Street.

The DBA was intended to coincide with the commercial portions of the City's historic districts. However, the current boundaries of the area include N Central Ave and N Lewis Street north of Frederick Street. This area is not part of the historic districts even though it is part of the DBA Sign District. The subject area is also part of the Entrance Corridor Overlay District (ECO) and is subject the special sign regulations of the ECO. The two sets of regulations are sometimes in conflict. By removing this area from the DBA, it would simplify the sign permitting process and regulations for properties in the area benefiting property owners, tenants, and city staff.

Additionally, staff has identified an area along Beverly Street, west of Lewis Street, which is part of the historic districts but is not part of the DBA. This further complicates matters when reviewing sign permits for properties in this area.

Staff is now considering eliminating the DBA sign district altogether and replacing it with a simplified approach that would apply the special sign regulations to all business, professional, and industrial zoned properties in the historic districts. This approach eliminates the need to define a set of specific boundaries for a DBA.

Draft language:

Any property located within one of the City's historic districts and zoned for business, professional, or industrial use are subject to the special sign regulations established in SCC 18.140.040(4)(d)l.

This new approach expands the scope of the amendment beyond what Planning Commission previously authorized. Now, staff is requesting that the Commission give new authorization for an amendment to Chapter 18.140 rather than just the specific section that was previously authorized in December 2025.

Attachments:

Attachment 1—Staff Briefing from December 18, 2025

Recommendation: Staff recommends that Planning Commission authorize the amendment with this expanded scope.

Suggested Motion: On the basis that it would serve the interests of public necessity, convenience, general welfare, and good zoning practice, I move that Planning Commission authorize staff to work on an amendment to Chapter 18.140 Signs, Billboards, and Other Advertising Structures, of Title 18, Zoning, of the Staunton City Code to address the issues related to the special sign regulations for the Downtown Business Area.

**PLANNING
COMMISSION**



AGENDA BRIEFING

Staunton, VA

Meeting Date:	December 18, 2025	Staff Members: Tim Hartless, Planning Manager – Current Planning
Item #	3-D	
Ordinance #		
Department:	Community Development – Planning and Zoning	
Subject:	Authorization to Amend Section 18.140.040(4)(d)(ii) Downtown Business Area Defined, of Chapter 18.140 Signs, Billboards, and Other Advertising Structures, of Title 18, Zoning, of the Staunton City Code, to Remove Portions of N Central Ave and N Lewis Street from the Downtown Business Area as it Relates to Sign Regulations.	

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

Oliver Dahl, owner of several properties in that area, is requesting a zoning text amendment to change the boundaries of the DBA and remove portions of N Central Ave and N Lewis Street.

The DBA was intended to coincide with the commercial portions of the City's historic districts. However, the current boundaries of the area include N Central Ave and N Lewis Street north of Frederick Street. this area is not part of the historic disticts but is still part of the DBA Sign District. The subject area is also part of the Entrance

Corridor Overlay District (ECO) and is subject the special sign regulations of ECO. The two sets of regulations sometimes conflict with one another. By removing this are from the DBA, it would simplify the sign permitting process and regulations for properties in the area benefiting property owners, tenants, and city staff.

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

Suggested Motion: On the basis that it would serve the interests of public necessity, convenience, general welfare, and good zoning practice, I move that Planning Commission authorize staff to work on an amendment to Section 18.140.040(4)(d)(ii) Downtown Business Area Defined, of Chapter 18.140 Signs, Billboards, and Other Advertising Structures, of Title 18, Zoning, of the Staunton City Code.