



REGULAR MEETING OF STAUNTON CITY COUNCIL

Thursday, May 14, 2026

7:00 p.m.

Rita S. Wilson Council Chambers

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

ABSENT: None

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

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

The Pledge of Allegiance was recited in unison.

The invocation/moment of silence was given by Vice-Mayor Arrowood.

MAYOR'S REPORT

Mayor Edwards noted the end of the school year. She thanked Staunton City Schools teachers and staff members for their service to children. She also congratulated the graduating seniors and their families.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Councilor Overholtzer thanked all of the volunteers who participated in Clean the Bay Day. He also noted the City's Earth Day celebration. He also complimented the recent NAACP Prayer Breakfast and School Bands in the Park events.

Councilor Woods thanked the Staunton Redevelopment and Housing Authority for hosting its fire Health and Wellness Fair at the Booker T. Washington Community Center.

Councilor Campbell noted that the Comprehensive Plan Update is available for public review and that comments will be received until May 25, 2026. He thanked staff and the Comprehensive Plan Update Committee for their efforts. He also singled out Engagement & Communications Manager Josh Knight for his work in communicating the various phases of the Plan's development to the public.

Councilor Shepherd recognized Cindy Connors for her efforts with the Stamp Out Hunger Food Drive. He noted the large collection of food and that it was touching to see that some of the biggest bags came from some of the smallest homes.

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

I move to recommend that the Staunton City Council:

Appoint Kim Woodwell to the Agricultural-Forestal Advisory Committee for a three-year term commencing June 1, 2026 and ending May 31, 2029.

Reappoint AnhThu Nguyen and Antwhon Suiter to the Diversity, Equity, and Inclusion Commission for three-year terms commencing July 1, 2026 and ending June 30, 2029.

Reappoint Michael Brown to the Historic Preservation Commission for a three-year term commencing August 1, 2026 and ending July 31, 2029.

Appoint Jeremy Vogan to the Joint Industrial Development Authority with Stafford County for a four-year term commencing July 1, 2026 and ending June 30, 2030.

Appoint Alice Woods to the Community Action Partnership of Staunton-Augusta-Waynesboro for a term commencing on June 1, 2026 and ending December 31, 2026.

Appoint Sylvia Godfrey to the Valley Community Services Board to a three-year term commencing July 1, 2026 and ending June 30, 2029.

Request that Jeff Overholtzer serve on the Virginia Municipal League's Community and Economic Development Policy Committee.

Request that Alice Woods serve on the Virginia Municipal League's General Laws Policy Committee.

Request that Michele Edwards serve on the Virginia Municipal League's Human Development and Education Policy Committee.

Request that Blake Shepherd serve on the Virginia Municipal League's Infrastructure Policy Committee.

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

REGULAR MEETING

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

A.1. Approval of Minutes

Work Session and Regular Meeting of April 23, 2026

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

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

Mayor Edwards made the following statement:

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

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

Councilor Campbell moved to approve the Consent Agenda as presented.

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

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

B. Public Hearing and Consideration of a Request by FAP Properties, XXIII, LLC, to Rezone 855 Statler Blvd and a Portion of 851 Statler Blvd From I-1, Light Industrial District, to B-2, General Business District

Planning Manager Tim Hartless presented the following information:

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

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

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

City staff conducted a review of the proposed rezoning, during which it did not identify any issues. The smaller building is difficult to use for industrial purposes because of the lower ceiling height and the small footprint. Using this building for business purposes is the highest and best use of the space.

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

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

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

Ross Hayes, Fisher Auto Parts General Counsel, noted that the proposed rezoning is consistent with the zoning in the front of the property and stated that the proposed use would be better for the community's needs than the current use.

Vice-Mayor Arrowood noted that the proposed rezoning would be returning the property back to its original zoning classification.

Mayor Edwards opened the public hearing.

No one spoke at the public hearing.

Mayor Edwards closed the public hearing.

Councilor Woods moved that City Council adopt the ordinance and approve the rezoning as recommended by the Planning Commission.

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

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

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

Mr. Hartless presented the following information:

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

Staunton City Code (SCC) Chapter 18.105, Development Standards for Uses Permitted on Review, establishes the requirements for a PRD. SCC Section 18.105.020, Planned Residential Development, permits the developer to propose their own minimum lot size and setback requirements which allows density to be clustered in the property's more easily developable areas. In exchange, the developer agrees to provide common areas and amenities for recreation. Overall density for a PRD may not exceed the maximum density allowed in the underlying zoning. In this case, the underlying zoning is R-2, Low Density Residential, which allows a maximum density of 4.9 units per acre (4.9 units per acres x 77.3 acres = 378 units).

The purpose of a PRD is to encourage more imaginative solutions to environmental design problems such as challenging topography. The customary district regulations are modified to allow flexibility in design; however, the special use permit process allows the city to establish special conditions that are unique to a specific development project. In the case of McIntosh Village, the Planning Commission has recommended 21 conditions intended to limit impacts and ensure

compatibility with the surrounding established neighborhoods. The special conditions are not possible through the standard by-right development process but may be required through the PRD process.

McIntosh Village includes the following area requirements:

- Minimum lot size – 5,000 square feet (standard R-2 is 8,750 SF)
- Minimum Setbacks:
 - Front – 18 feet (standard R-2 is 25 feet)
 - Side – 6 feet (standard R-2 is 7 feet)
 - Rear – 18 feet (standard R-2 is 30 feet)
 - Corner Side – 12 feet (standard R-2 is 12.5 feet)
 - Buffer – 45 feet from existing development in Green Spring Valley
 - Perimeter setback – 30 feet for any lot around the periphery of the development project area
- Building Height – 2 and ½ stories or 35 feet (same as standard R-2)
- Maximum Density – 3.5 units per acre (standard R-2 allows 4.9 units per acre)
- Common Area Amenities:
 - Amenity 1 (labeled D on Master Plan) – patio with fire pit (Concrete pavers with paver blocks or comparable, 2000 SF minimum), and pavilion/gazebo (wooden structure under roof with 4 picnic tables and 4 benches, 800 SF minimum)
 - Amenity 2 (labeled I on Master Plan) – playground (commercial grade play equipment, 3 swings, 1 slide, and 1 climbing wall – 2000 SF minimum)
 - Amenity 3 (labeled F on Master Plan) – walking trail (concrete, 5-foot width)
 - Amenity 4 (labeled J on Master Plan) – walking trail (concrete, 5-foot width)
 - Amenity 5 (labeled K on Master Plan) – walking trail (concrete, 5-foot width)

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

Access – The fire code requires two separate means of ingress and egress when a development exceeds 30 dwellings. The developer proposes 267 dwelling units; therefore, more than one access point will be required. Access to the property by way of an existing public street is available from either Green Spring Valley via Ritchie Boulevard, or Shenandoah Heights via Gordon Street.

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

1. An existing access easement between 1138 and 1220 Middlebrook Avenue (next to Grace Christian Activity Center),

2. Undeveloped Gilliam Street, and
3. Undeveloped Grayson Street (not recommended by Planning Commission). If the developer wishes to use Grayson Street, they will need to come back to the Planning Commission and City Council at a later time.

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

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

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

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

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

At its meeting on November 20, 2025, the Planning Commission conducted a public hearing. During the public hearing four people spoke in opposition to the request voicing concerns with increased traffic on Ritchie Boulevard, inadequate water and sewer service, potential property damage from blasting, storm water runoff, and wildlife displacement. After closing the public hearing, the Planning Commission voted to defer action on the matter and asked the applicant to provide more detail and to revise the plans to address concerns.

The Planning Commission considered the matter again at its March 19, 2026 meeting and conducted a second public hearing. During the public hearing 12 people spoke in opposition to the request (some speakers provided comments at the earlier November 20, 2025 meeting) voicing concerns with increased traffic on Ritchie Boulevard, inadequate water and sewer service,

potential property damage from blasting, storm water runoff, and wildlife displacement. After closing the public hearing, the Commission gave further consideration to the comments received and again voted to defer action on the matter to give staff and the developer time to work on additional conditions.

Response to Concerns Raised During the Public Hearings:

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

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

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

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

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

Displacement of Wildlife – Displacement of wildlife is inevitable during any development process. The Planning Commission has recommended conditions of approval that are intended to help

mitigate the displacement. Those conditions include an increase in the open space requirements and a buffer requirement between Green Spring Valley and this development.

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

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

Vice-Mayor Arrowood inquired about the topography of the upper detention pond and whether it is shaped as a bowl. Mr. Hartless replied that the Master Plan is a concept plan. The topography and grading of the site will determine the final location and design of the stormwater features.

Vice-Mayor Arrowood stated that the plan shows two detention ponds, but that the exact location of ponds can't be determined at this point in time. Mr. Hartless said that is correct. This site could need one, two, or three detention ponds. No one will know until engineering design plans are presented.

Mayor Edwards asked about the portion of the land that is not included in the Special Use Permit request and how it could be developed. Mr. Hartless stated that the land could either be developed by-right or the owner could attempt to amend the Special Use Permit to include the land.

Councilor Campbell asked if there is anything preventing the use of wells in the portion of the property not included in the Special Use Permit. Mr. Hartless stated that the City's ordinances permit wells, but when the developer asked about wells for residences along the ridge line, the City stated that a pumping facility would be needed in order for adequate fire flow. The construction of a pump facility made the cost of development prohibitive.

Councilor Campbell also identified the lack of access points as a barrier to developing land south of the proposed McIntosh Village. Mr. Hartless agreed.

Councilor Campbell asked if the Moore Street entrance would provide an access point that satisfied regulatory requirements. Mr. Hartless stated that it would from a technical sense, but the City was not satisfied with the adequacy of the entrance point.

Councilor Campbell said his biggest concern about the proposed development was the access from Middlebrook. He stated that his worry is that the housing market could stall out and a new owner could come back in a decade and ask that the Special Use Permit be amended so that Moore Street could be used as an access point.

Councilor Overholtzer asked about the specifics of what the traffic study would be evaluating and what outcomes could be expected. Susan Wilson, Transportation Planner, stated that the study would be looking at both on-site and off-site traffic impacts. As an example, if a new turning lane into the development was needed, that would be an on-site impact. If improvements to Ritchie Boulevard were necessary that would be an off-site impact.

Mr. Hartless explained that the City could require the developer to pay for on-site impacts, but the City would be responsible to pay for off-site impacts.

Mayor Edwards asked for a description of the regulatory layers in developing McIntosh Village. Mr. Hartless explained that it begins with the Special Use Permit process. That is followed by the preliminary plat. Which is followed by the site plan or infrastructure construction drawings. Finally, a final plat is recorded in the Circuit Court.

Councilor Park asked to explain what would happen if the developer chose to develop the land in question by-right. Mr. Hartless explained that by-right development does not require City approval. The Planned Residential District development allows the City to impose conditions to address the impacts of the development.

Councilor Woods asked if by-right development would result in bigger lots and bigger homes than the proposed Planned Residential Development. Mr. Hartless confirmed that by-right development would result in larger lots, but not necessarily large homes.

Councilor Shepherd asked if all of the homes in the proposed development would be single family detached homes. Mr. Hartless stated that they would.

Vice-Mayor Arrowood asked if the main benefit of a Planned Residential Development is smaller infrastructure costs. Mr. Hartless said that lower infrastructure costs is the main benefit.

Mayor Edwards asked the Fire Marshal, Adam Dolan, to explain the blasting process. Mr. Dolan explained the permitting process and then stated that there is a Staunton Fire Department employee on-site at all blasts within the City.

Councilor Park asked if blasters were required to maintain an insurance policy. Mr. Dolan explained that all blasters who blast within the City are required to maintain a minimum one-million-dollar insurance policy.

Mayor Edwards then asked the applicant if they would like to speak.

Justin Shimp, the project engineer for McIntosh Village, complimented Mr. Hartless' presentation. He stated that the proposed Planned Residential Development will allow for smaller lots. These smaller lots will result in less blasting and will result in more affordable units than if traditional infrastructure was put in place. He also stated that by-right development would result in much more land disturbance and a greater number of units for the entire set of parcels of land. He also stated that an engineering study commissioned by the developer concluded that with the additional

looping required to meet the City's water requirements, that the average psi would drop by three during peak usage hours. He stated this is a very small decrease in psi.

Vice-Mayor Arrowood asked if there are any updates on right-of-way acquisition along Middlebrook. Mr. Shimp stated that there has been some easement acquisition from the Knop property.

Councilor Campbell asked about developing the remainder of the property. Ms. Shimp stated that the pump facility for the additional 20 to 23 units would not be economically feasible at this time. He said things could change in thirty years, but with existing technology and costs, he did not think it was economically feasible to develop that portion of the property.

Councilor Campbell complimented Mr. Shimp on his radial design.

Mayor Edwards opened the public hearing.

Kristen Siegel of the Staunton School Board said that the Board welcomes growth in the city, but pointed out that growth creates financial and capacity issues for the School Board. She pointed to recent growth at Staunton High School as well as a three-year lag between students arriving in the school division and an increase in funding from the revenue sharing agreement between the Board and City Council.

Dr. Eric Irizarry, Superintendent of Staunton Schools, thanked Mayor Edwards for her earlier comments and complimented the City for completing the Gypsy Hill Pool House. He pointed out current capacity challenges in City schools including the use of modular classrooms. He asked that Council consider the impact of developments like McIntosh Village on future school capacity needs.

Nancy Kalanta thanked Mayor Edwards and Councilor Campbell for meeting with residents who live near the proposed development but expressed disappointment that many emails to Council about the development had gone unanswered. She stated that the development would cause taxpayers to pay for off-site traffic impacts on Greenville Avenue. She pointed to damage to homes from blasting at Moore and Hilltop. She stated that removal of old growth trees in McIntosh Village will decrease property values of nearby homes. She also pointed to potential radon concerns for nearby property owners if McIntosh Village is constructed. Finally she pointed to overcrowding of schools if McIntosh Village is constructed. She concluded by stating that this type of development is more appropriate for Northern Virginia or Charlottesville.

Charles O'Connell pointed to three main concerns he had about the proposed McIntosh Village development: the lack of clarity on traffic access and traffic impacts, traffic safety issues created by the proposed development, and the lack of benefits from the clustering of residences.

Andrea Lockhart stated that she moved to Green Spring Valley for its quiet, peaceful nature. She expressed her concerns about a potential crime increase from the development. She also pointed out that the development would not allow her child to play outside for five years due to the child's health condition.

Cris Swanlund expressed his concerns about the destruction of the area's natural beauty if the development is approved. He urged that more trees be preserved and that the buffer zones of the proposed development be larger and better landscaped.

Stephen Briggs expressed his displeasure at the 5000 square foot lots for McIntosh Village. He stated that once that lot size is permitted for one development, it will be permitted throughout the City. That would be much denser development than the City wants. He urged the Council to protect the unique style of growth in Staunton.

Michael Smith stated that he is Staunton born and bred. He expressed concerns about increased traffic and its effects on children in the existing neighborhoods as well as potential issues related to crime. He stated that he loved Staunton and while he wanted to see some growth, he did not want it to change.

Michael Ansbach cited his concerns about a Dominion Power easement that runs through the property, a sinkhole, potential flooding issues from the stormwater detention pond near Ritchie Boulevard, and his displeasure that any damage to residences from blasting at McIntosh Village would require the homeowner to hire an attorney to bring a lawsuit against the blasting contractor.

Benny Brown noted that he had lived in the area near McIntosh Village for fifty years. He stated that the land had not been developed because it is not suitable for development. He stated that rock is above ground on the site. He pointed out traffic concerns as well as capacity issues for Bessie Weller Elementary School if the development is approved.

Mayor Edwards closed the public hearing.

Vice-Mayor Arrowood asked Mr. Hartless if a by-right development would result in the developer spreading out the development further across the site with more units in order to pay for higher development costs. Mr. Hartless said that the Vice-Mayor was correct. By-right development would result in greater land disturbance and potentially more blasting.

Councilor Overholtzer asked if a by-right development could result in clear cutting of the property and no buffer zone. Mr. Hartless stated that by-right development could result in clear cutting of the property and a buffer zone would not be required.

Councilor Overholtzer asked who would pay for the traffic study. Mr. Hartless stated that the developer would pay for the traffic study.

Councilor Campbell then asked Mr. Hartless what the development standards for landscaping are in a by-right development of the property. Mr. Hartless stated that the standard would, effectively, be one tree for every lot developed in a by-right development.

Councilor Campbell mentioned that he was working on a condition which would limit the cutting of trees in the development to areas actively under construction.

Councilor Overholtzer and others expressed a preference during the discussion for a condition that would require some landscaping within the buffer zone of the development.

Vice-Mayor Arrowood asked if approving the 5,000 square foot lots in this development would create a precedent for future lot size in developments within Staunton. Mr. Hartless and Mr. Blair explained that since this project was through the special use permit process, it would not create a binding precedent on Council for all future developments in terms of lot size.

Councilor Overholtzer asked Mr. Shimp what the timeline of the development is and whether he would be amenable to a condition concerning landscaping within the buffer. Mr. Shimp said he estimated the total build out time would be approximately four years. He stated the developer would accept a landscaping condition for the buffer that is consistent with the existing utility easements.

Councilor Campbell read proposed amendments to condition 2 into the record as well as a new condition.

Mr. Blair read a proposed amendment to condition 18 into the record.

The Council indicated its agreement with these amendments.

Councilor Overholtzer moved and Councilor Woods seconded the following amendments to the Special Use Permit conditions:

Delete Condition 15.

Add a Condition which reads:

If the development is constructed in phases or sections, construction activities and the clearing of land and cutting of trees within the development must be limited to the phase or section upon which residential structures are being constructed. However, clearing of land and cutting of trees may occur in other sections or phases of the development if consistent with the approved construction plan for the subdivision.

Amend Condition 2 to read:

Construction of the connection to Middlebrook Ave must be completed as part of the first phase of the development and must be completed prior to issuance of any Certificates of Occupancy. "Connection to Middlebrook Ave" shall mean any of the three entrances identified on page C6 of the Master Plan entitled "Planned Residential Development Master Plan McIntosh Village" dated October 8, 2025 and last revised on April 24, 2026. For clarification, Entrance Options One and Two are identified on the Master Plan. The third entrance option shall be developing Grayson Street. The City Engineer shall determine when "construction of the connection to Middlebrook Ave" is complete for purposes of this condition. Before any of the three entrances may be opened for use by property owners within the development, they must be approved by the City Engineer consistent with all applicable federal, state, and local laws and regulations. If a variance to the

street standards within Chapter 17 of the Staunton City Code is necessary for one of the three entrances, the developer shall comply with the applicable ordinance provisions for a variance.

Amend Condition 18 by adding the following sentence:

The 45 foot strip of open space buffer shall be landscaped by the developer in consultation with the City Horticulturalist and Zoning Administrator consistent with the existing utility easements.

The motion carried as follows:

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

Councilor Woods moved that City Council adopt the amended resolution and approve the special use permit with conditions, as recommended by the Planning Commission, and amended by the City Council, because the special use permit serves the public necessity, convenience, and general welfare, and the resolution is consistent with the City's Comprehensive Plan and good zoning practice.

The motion was seconded by Councilor Shepherd.

Councilor Campbell expressed his appreciation for the residents involved in the process. He noted that the City does need planned growth. He stated that the Council worked within the limitations of its ordinances to impose conditions that he hopes will lessen the impact of the development.

Councilor Woods also expressed her appreciation for the comments this evening. She stated that the Special Use Permit process permitted the Council to mitigate impacts that would not be mitigated if the development proceeded in a by-right fashion.

Councilor Overholtzer expressed his appreciation for residents' input. He stated that he read each email he received about the development. He asked residents to hold the Council and staff accountable for implementing the Special Use Permit conditions. Finally, he stated that based on national studies, he believe that the proposed McIntosh Village would result in less than one hundred new students for Staunton City Schools at full build out.

The motion carried as follows:

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

MATTERS FROM THE CITY MANAGER

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

- The Parks Facilities Improvements Project is currently out to bid and a prebid conference was held today, May 14, 2026.
- The Memorial Day Holiday will see City facilities closed on May 24th. In addition, the Staunton Public Library will be closed on May 24th. Trash schedules will be adjusted for the Memorial Day holiday. Shop N Dine Out will be extended to cover May 25th. Finally, the Gypsy Hill and Montgomery Hall Park pools will be open for the Memorial Day holiday.

MATTERS FROM THE PUBLIC

Mayor Edwards read the following statement:

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

Cindy Connors provided an update on the Staunton Stamp Out Hunger Food Drive. The post offices of Staunton collected 12,339 pounds of food. Additionally, the total rises to 16,415 pounds when post offices under the Staunton umbrella are added to the total. Finally, when the monetary donations to the food drive are credited, the total pounds collected adds up to 78,415 pounds. That is nearly 30,000 more pounds than the drive collected last year. She thanked everyone for their assistance.

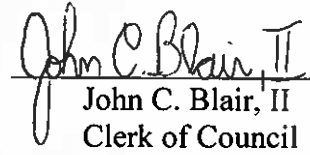
Aaron Barmer stated that he did not vote for Governor Spanberger and noted her veto of a collective bargaining bill for public sector workers. He urged City of Staunton and Staunton School Board employees to organize.

He noted that the residents in Uniontown have been waiting for seventy-five years for public sewer service and criticized the urban renewal policies that harmed the families that used to live in Uniontown.

He noted that restrictive covenants were a condition of the McIntosh Village special use permit and pointed out that restrictive covenants were used in the past to discriminate. He stated that history repeats itself. He also noted that the Palestinian genocide was approaching one thousand days.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 10:17 p.m.



John C. Blair, II
Clerk of Council



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

Enhanced Hazardous Duty Benefits

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

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

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

A handwritten signature in black ink, reading 'Michele P. Edwards'.

Governing Body Chair

CERTIFICATE

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

A handwritten signature in blue ink, appearing to be 'Leslie Beauregard'.

Signature

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

Recitals

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

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

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

D. The Planning Commission of the City of Staunton conducted a public hearing on the application at its April 16, 2026 meeting and after study, review, and consideration of the comments made during the public hearing, properly heard the matter and recommended approval;

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

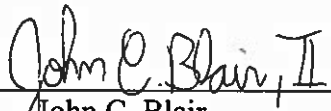
F. These recitals are an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that the property known as 855 Statler Blvd (Parcel Identification Number 10732) and a portion of 851 Statler Blvd (Parcel Identification Number 10914), as identified in Exhibit 1, in the City of Staunton, Virginia, is **HEREBY REZONED** from I-1, Light Industrial District, to B-2, General Business District, on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare, and good zoning practice.

CONTINUED ON NEXT PAGE

Introduced: 5/14/26
Adopted: 5/14/26
Effective Date: 5/14/26


Michele D. Edwards, Mayor

ATTEST: 
John C. Blair,
Clerk of Council

**RESOLUTION
OF THE
COUNCIL OF THE CITY OF STAUNTON, VIRGINIA
GRANTING A SPECIAL USE PERMIT FOR
MCINTOSH VILLAGE,
A PLANNED RESIDENTIAL DEVELOPMENT
LOCATED BETWEEN MIDDLEBROOK AVENUE, AND THE GREEN SPRING
VALLEY AND SHENANDOAH HEIGHTS NEIGHBORHOODS**

Recitals

A. Staunton Augusta Properties, LLC, (Applicant), has requested a Special Use Permit for properties identified as:

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

in the City of Staunton, Virginia (the Properties), for a Planned Residential Development consisting of 267 single-family dwellings (the Project);

B. The Applicant seeks a Special Use Permit pursuant to Staunton City Code (SCC) Sections 18.25.030(10) and 18.105.020 to establish the Project;

C. The Property is located within a R-2, Low Density Residential District, which, according to SCC Section 18.25.030(10) a Planned Residential Development may be permitted on review in accord with SCC 18.105.020;

D. The Staunton Planning Commission conducted public hearings on the request, after notice and advertisement as required by law on November 20, 2025 and March 19, 2026, and has unanimously recommended approval of the Special Use Permit;

E. Upon consideration of comments received at the public hearings, as well as the factors set forth within Sections 18.25.030 and 18.105.020 and Chapter 18.210 of the SCC, Staunton City Council finds and determines that granting the proposed Special Use Permit would serve the public necessity, convenience, general welfare and good zoning practice; and

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

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

1. Prior to the recordation of a final plat for section 1 of the proposed development, City staff must review a copy of the proposed covenants and restrictions. A responsible party must be identified, to the satisfaction of the Zoning Administrator, for the maintenance, repair, replacement of the stormwater management facilities, common areas and amenities, as well as the proposed private street of the Project.
2. Construction of the connection to Middlebrook Ave must be completed as part of the first phase of the development and must be completed prior to issuance of any Certificates of Occupancy. "Connection to Middlebrook Ave" shall mean any of the three entrances identified on page C6 of the Master Plan entitled "Planned Residential Development Master Plan McIntosh Village" dated October 8, 2025 and last revised on April 24, 2026. For clarification, Entrance Options One and Two are identified on the approved Master Plan. The third entrance option shall be developing Grayson Street. The City Engineer shall determine when "construction of the connection to Middlebrook Ave" is complete for purposes of this condition. Before any of the three entrances may be opened for use by property owners within the development, they must be approved by the City Engineer consistent with all applicable federal, state, and local laws and regulations. If a variance to the street standards within Chapter 17 of the Staunton City Code is necessary for one of the three entrances, the developer shall comply with the applicable ordinance provisions for a variance.
3. To avoid excessive construction traffic in Green Spring Valley, the road connecting to Ritchie Blvd as depicted on the Master plan shall not be opened to traffic until the Certificate of Occupancy is issued for the 31st dwelling unit of the Project.
4. An infrastructure construction plan must be submitted and reviewed to ensure that the construction of the Project's infrastructure meets City standards. The necessary streets, water, sewer, and stormwater infrastructure must be designed and constructed accordingly to extend to this development. The infrastructure construction plan must be approved by City Staff prior to beginning any construction activities of the Project.
5. The development will include more than 50 new lots; therefore, a preliminary plat will be required prior to submittal of the Infrastructure Construction Plan.
6. All lots to be platted will be for single-family development or uses that support single-family development as determined by the Zoning Administrator.
7. One private street is approved which will provide access to lots 7, 8, and 9 on the Master Plan as presented. All other lots will be accessed from a dedicated public street.

8. All walking trails and paths for all amenities must be constructed with concrete surface to the same standard as public sidewalks constructed within the City of Staunton and approved by the Zoning Administrator.
9. Section 17.15.070 of the Subdivision Ordinance of the Staunton City Code limits the grade of streets in residential zones to no more than 12%. No street may exceed a 12% grade unless City Council chooses to grant a variance to the subdivision standard. Approval of this Planned Residential Development in no way implies approval of such a variance.
10. Because of the development's proximity to a Virginia Department of Transportation maintained roadway, Rt 262 and Rt 252 beyond the city limits, a 527 Traffic Impact Analysis, including turn lane analysis, will be required as part of the Project's preliminary plat review. The Project's preliminary plat shall not be approved until the Zoning Administrator's receipt of the 527 Traffic Impact Analysis.
11. In addition to the Staunton City Code, Title 17 requirement for sidewalks, sidewalks of the development will also be required along the frontage of all residential lots as shown on the Master Plan.
12. The total number of units for the entire development may not exceed 267 single-family dwellings.
13. On a corner lot, in cases where a garage faces a corner side yard, the corner side setback shall be a minimum of 18 feet.
14. Approval of the special use permit for a planned residential development will include staff review and approval of the restrictive covenants for the sole purpose of ensuring the association, or other entity, identified as the responsible party in accordance with Condition #1, is responsible for ownership and maintenance of the common elements of the Project such as common areas, open space, recreational areas, common amenities, and storm water management facilities. Other provisions of the restrictive covenants are a private agreement between the association, individual property owners, and/or the developer and the City of Staunton is not a party to nor does it take any interest in those provisions, nor will the City of Staunton enforce or litigate any matter related to the restrictive covenants.
15. A street connection must be made between Street H shown on the Project's Master Plan and Gordon Street. Such connection shall be made when the portion of Street H north of Street A is constructed.
16. The City shall not approve any construction entrance to the Project from the Green Spring Valley or Shenandoah Heights neighborhoods nor shall the developer use the Green Spring Valley or Shenandoah Heights neighborhoods as a construction entrance for the Project.
17. A strip of open space, at least 45 feet in width, owned and maintained by the Home Owners Association, or other responsible party as identified in accordance with Condition #1, must be provided between the Project and any existing lots fronting on Gloria Place or Geoffery

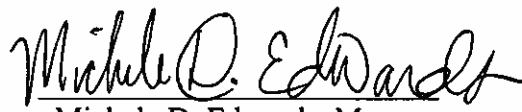
Street. In all other areas, there shall be a minimum setback of 30 feet for any principal structure constructed on any lot that is located around the periphery of the Project.

18. Staunton City Code Section 18.105.020(2)(c) requires a minimum of 15% of the land be set aside for permanent useable open space and recreation. The storm water management facilities shall not be counted as part of the useable open space for the Project when calculating this percentage as determined by the Zoning Administrator. The forty-five foot strip of open space buffer shall be landscaped by the developer in consultation with the City Horticulturalist and Zoning Administrator consistent with the existing utility easements.
19. The minimum required lot size for the Project shall be 5,000 square feet.
20. Prior to this item being placed on a City Council agenda, the Project's Master Plan shall be updated to reflect these conditions.
21. If the development is constructed in phases or sections, construction activities and the clearing of land and cutting of trees within the development must be limited to the phase or section upon which residential structures are being constructed. However, clearing of land and cutting of trees may occur in other sections or phases of the development if consistent with the approved construction plan for the subdivision.

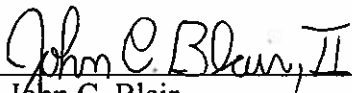
Introduced:

Adopted:

Effective:


Michele D. Edwards, Mayor

Attest:


John C. Blair,
Clerk of Council



City Council
WORK SESSION
Betsy Bell Mountain and
Rita S. Wilson City Council Chambers
May 14, 2026
5:15 p.m.

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

Mayor Edwards called this meeting of Staunton City Council to order.

1. Visit to Betsy Bell Mountain

The deed conveying Betsy Bell Mountain to the City of Staunton for use as a city park requires that a majority of the elected members of Council shall “go in a body to the top of the mountain at some time each spring,” and that each such visit shall be noted in the minutes. The following Councilors participated in the excursion to the top of Betsy Bell Mountain: Mayor Edwards, Vice-Mayor Arrowood, Councilor Campbell, Councilor Overholtzer, Councilor Park, and Councilor Shepherd.

2. Consideration of Work Session and Regular Meeting Agendas-The Council reconvened at the Rita S. Wilson Council Chambers at 6:00 p.m.

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

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

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

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

3. Update on Public Arts Initiatives

Deputy City Manager and Economic Development Director Amanda DiMeo and Environmental Programs Administrator Willow Hughes presented the following information to Council:

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

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

Staff has reviewed the three proposals in the context of the 2023 Executive Order and the Staunton Plan, and finds them to be consistent with the goals and intent of the City's Public Art Program. The following points are noted:

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

Ms. DiMeo asked Angus Carter with SAAC to address the Council.

Mr. Carter thanked the Council and staff for their support of the arts community. He stated that both Council and staff have been nothing but supportive of the arts.

Vice-Mayor Arrowood asked how artists were contacted about these opportunities. Mr. Carter stated that sculptors approached SAAC and Mr. Carter surveyed the City for potential sites.

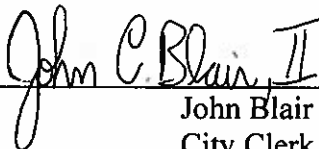
Mayor Edwards asked if these opportunities would be only open to local artists. Mr. Carter stated that the program should not be restricted to local artists, but he would like for local artists' works to received deference.

Mayor Edwards asked if the installations were permanent. Mr. Carter stated that these initial installations are displayed for a one-year trial basis.

Councilor Woods noted that the current program was being administered with no cost to the City. She asked if that will remain the case in the future. Mr. Carter stated that SAAC planned to maintain the current projects. However, in the future, there may be a request for City assistance on a case-by-case basis.

Councilor Overholtzer stated that he appreciated the thought and care that went into the process. He also stated that the stormwater project will bring awareness to an important issue. He stated that public art beautifies and informs the community.

The May 14, 2026 Staunton City Council Work Session adjourned at 6:13 p.m.



John Blair
City Clerk