

**MINUTES
STAUNTON PLANNING COMMISSION**

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

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

ABSENT: **John Hutchinson**

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

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

ELECTION OF OFFICERS

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

With no further nominations, the motion carried as follows:

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

Ms. Robinson was elected on a unanimous vote.

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

With no further nominations, the motion carried as follows:

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

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APPROVAL OF MINUTES

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

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

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

NEW BUSINESS

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

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

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

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

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

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

Mr. Hartless presented the staff report for this item.

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

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

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

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

Ms. Robinson opened the public hearing

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

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

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

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

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

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

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

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

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

Mr. Hartless presented this item.

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

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

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

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

Recommendation: Staff recommends that Planning Commission recommend approval of the

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amended request for B-5 conditional rezoning.

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

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

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

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

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

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

Ms. Robinson opened the public hearing.

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

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

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

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

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

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

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

Ms. Wiegand

aye

Mr. Kesecker

aye

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Mr. Hansen	aye
Mr. Hutchinson	absent

Ms. Robinson	aye
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OLD BUSINESS

There was no old business to discuss.

OTHER BUSINESS**5-A) Commission Annual Report**

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

UPDATE ON ACTIONS OF CITY COUNCIL

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

MATTERS FROM THE PUBLIC

There were no matters from the public.

ADJOURNMENT

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

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


Linda M. Nesselrodt, Interim
Clerk to Planning Commission