



Economic Development Overview

Citizen University

October 14, 2025





Objectives

What comes to mind when you hear 'economic development'?

[This is Economic Development](#)



WHAT WE DO

... help bridge public and private sector development in an effort to create jobs, increase revenue, and enhance Staunton's quality of life over the long term.

- ◆ Real Estate Development
- ◆ Business Retention and Expansion
- ◆ Partnerships
- ◆ Marketing



Improving Community Prosperity

- o Regional Partnerships
- o Marketing
- o Site Readiness
- o Incentives
- o Target Businesses

- o "Real time" data
- o Expansion assistance
- o Community ambassadors
- o Relationships
- o Resource Liaison
- o Regular Visits
- o Business Appreciation

ATTRACTION

RETENTION

INFRASTRUCTURE

ENTREPRENEURSHIP
Small Business Development

- o Local Loan Program
- o Access to Resources
- o Access to Capital
- o Small business incubation
- o Expos and Competitions
- o Mentorship

- o Real Estate
- o Quality of Place
- o Tourism
- o Branding, Wayfinding
- o Downtown
- o Workforce

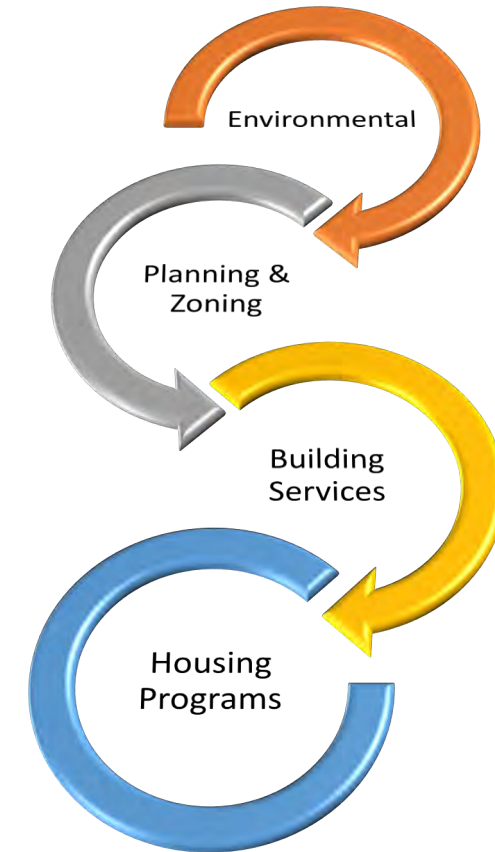
Community Development Department Overview

Citizen University

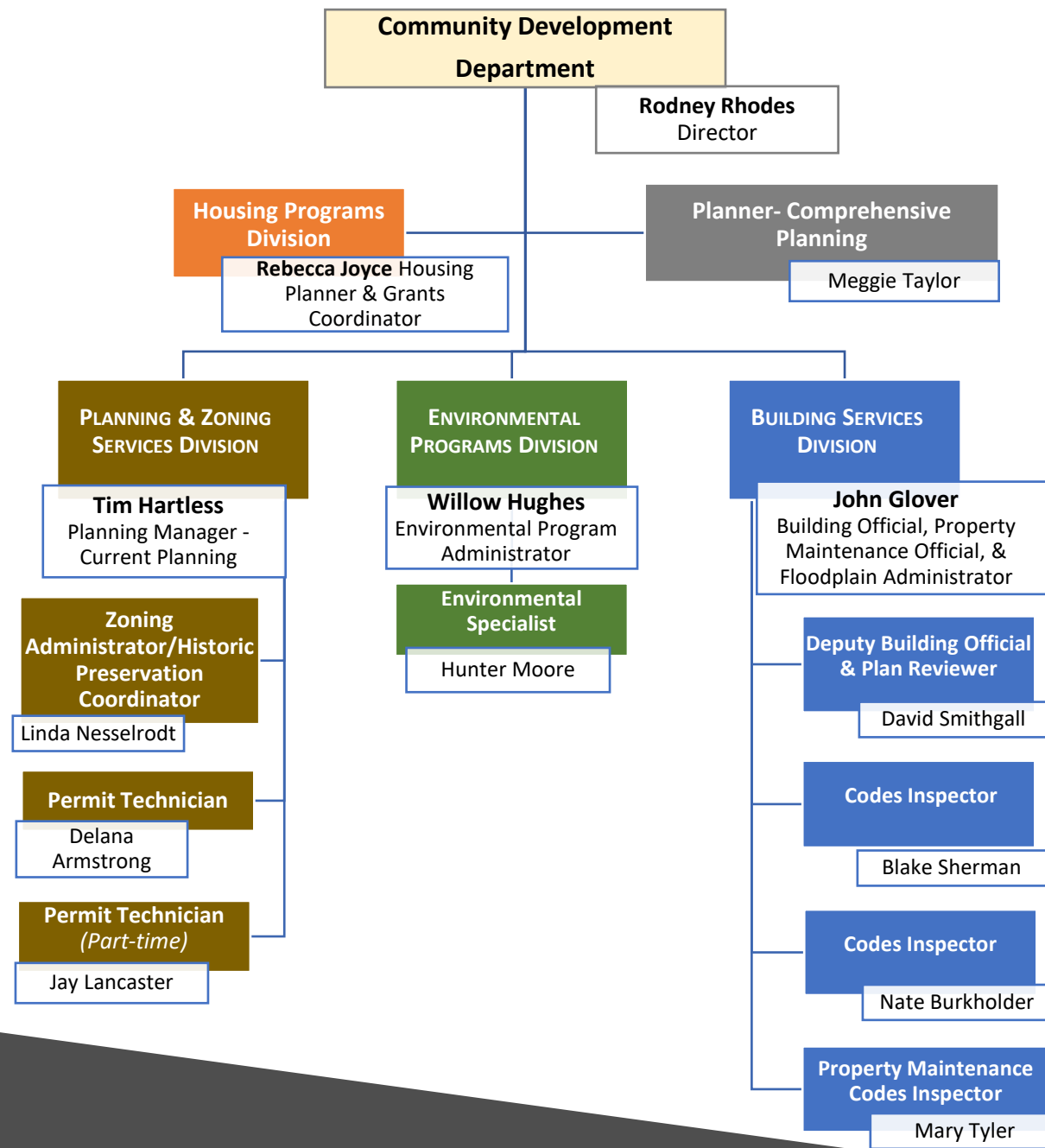
October 14, 2025

Community Development Department and Divisions

- ❖ This relatively new department was created January 2017, as a result of combining the duties and responsibilities of the former departments of Engineering and Planning & Inspections.
- ❖ The department is composed of four major functional areas that are interdependent and mutually supportive, which include Environmental, Planning and Zoning, Building Services, and Housing Programs.
- ❖ The department is responsible for reviewing, developing and administering plans.



Department Staffing



Planning & Zoning Division

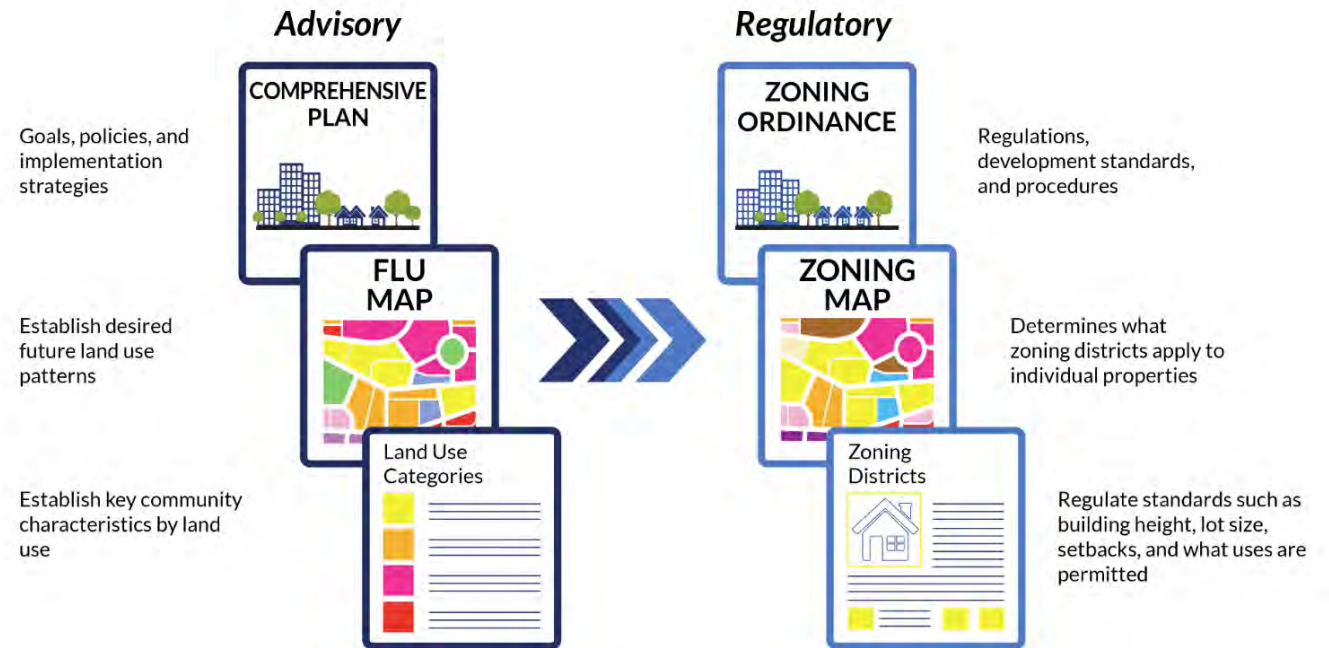
- ❖ provides a wide variety of current and long-range planning services for the community by processing and evaluating applications for land use plans
- ❖ develops and supports City policies including the preservation of the City's historic structures.

■ Daily Tasks

■ Major Projects

Longe Range & Comprehensive Planning

- Comprehensive Plan
 - Future Land Use Map
- Small Area Studies
 - West End Revitalization
 - Uniontown Neighborhood Plan
 - Bike & Pedestrian Plans
- Entrance Corridor Overlays



Current Planning - Daily Tasks

- ❖ Assist with land use-related questions and or information from citizens and developers.
- ❖ Review land use requests and engage with applicants and various city departments and agencies.
- ❖ Conduct site analysis, prepare reports and recommendations.
- ❖ Research and analyze planning and development issues.
- ❖ Draft new ordinances and ordinance amendments.
- ❖ Process applications for Planning Commission and Historic Preservation Commission, and City Council meetings.
- ❖ Zoning Code Enforcement

Major Projects

New Permitting/Plan Review Software:

Coming Fall 2025

Mass Rezoning

Significant Residential Developments



Ordinance Amendments

- **TRD-1 Traditional Residential District**
- **Off-Street Parking Requirements**
- **B-5 Mixed-Use Business District**
- **Residential Apiaries**
- **Coming Soon**
 - **Responsible Lighting Standards**
 - **Cottage Court Developments**
 - **Accessory Dwelling Units**

Building Services Division

The Division is responsible for the **review of construction-related plans** and the issuance of **permits** associated with building, plumbing, electrical and mechanical work as required by the **Uniform Statewide Building Code** to ensure the safety of our citizens.

Provides interpretation and enforcement of **federal floodplain regulations**, and related public information and mitigation efforts. Enforce the **Virginia Property Maintenance Code** relating to the maintenance of neglected properties.

The Division serves as staff to the Board of Building Appeals.

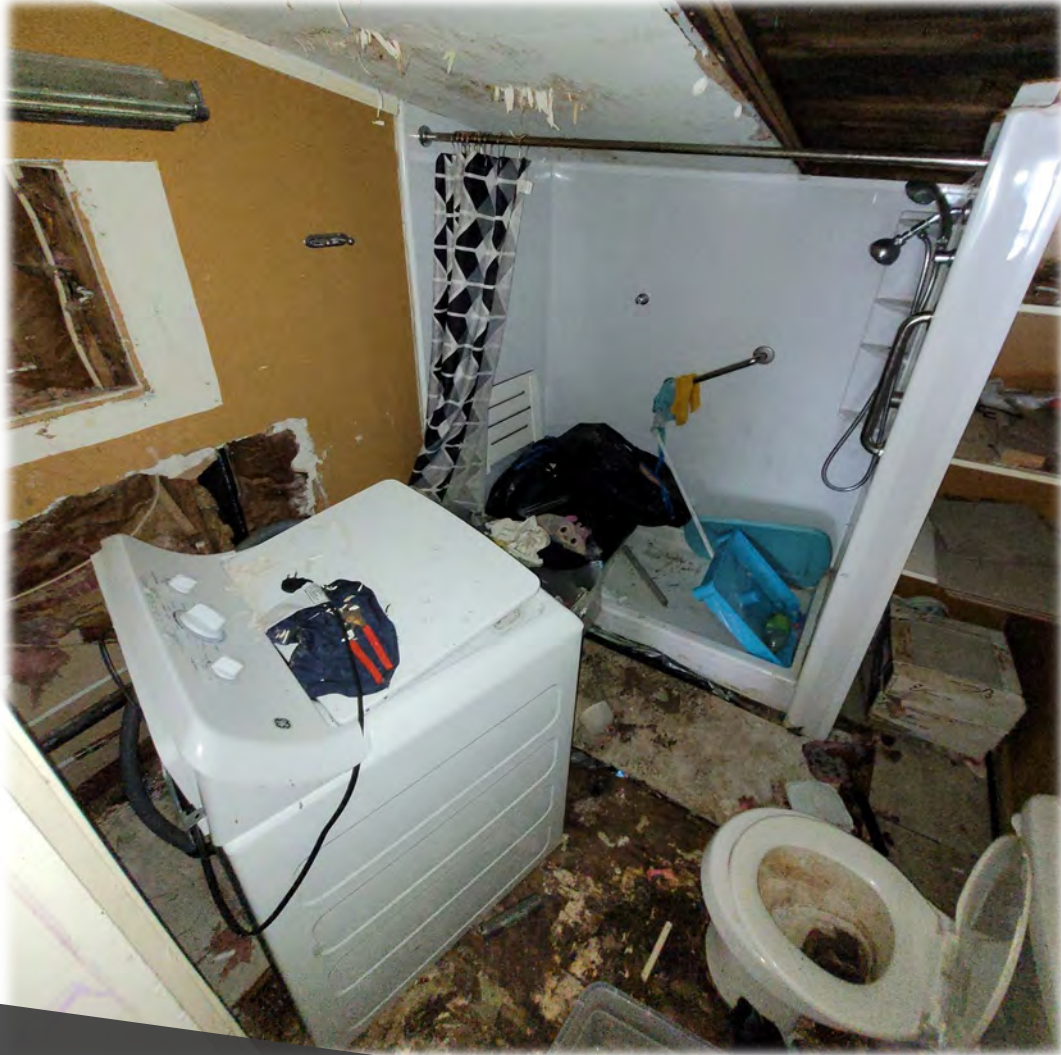
Daily Tasks

- ❖ Provide code information to citizens, contractors, and developers.
- ❖ Process building-related permits
- ❖ Review construction drawings
- ❖ Review development proposals such as special use permits, site plans rezonings and plats for building and floodplain regulations.
- ❖ Conduct field inspections
- ❖ Enforce the State and local property maintenance code.
- ❖ Process complaints relating to lack of maintenance of property.
- ❖ Respond to emergency calls relating to accidents, fires, etc., requiring judgement about structure safety.
- ❖ Enforce floodplain ordinances as mandated by FEMA.
- ❖ Develop and maintain flood mitigation and public information efforts.
- ❖ Maintain and update the FEMA flood maps.

Property Maintenance



Property Maintenance



Property Maintenance

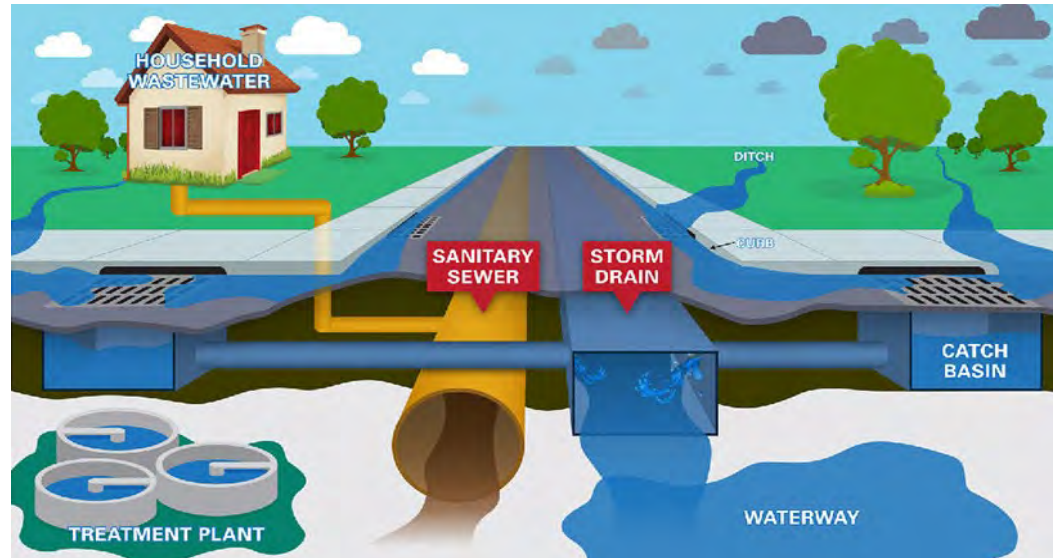


Property Maintenance



Environmental Programs Division

This division is responsible for the development, implementation, and enforcement of Staunton's [Municipal Separate Storm Sewer System \(MS4\) Program](#) to ensure regulatory compliance with the requirements set forth by the Virginia Department of Environmental Quality (DEQ) and the Environmental Protection Agency (EPA).



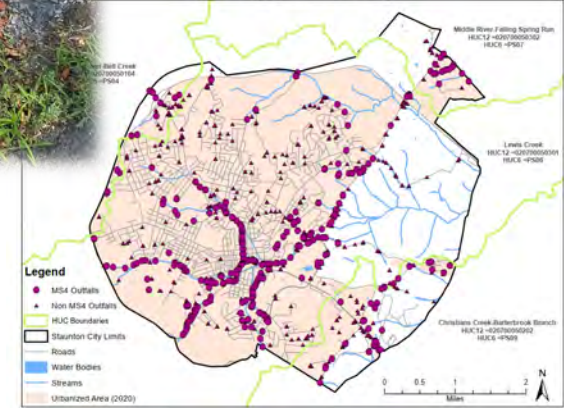
Public Education and Outreach



Public Involvement and Participation

Illicit Discharge Detection and Elimination

Staunton, VA - Outfall Map



MS4 Program

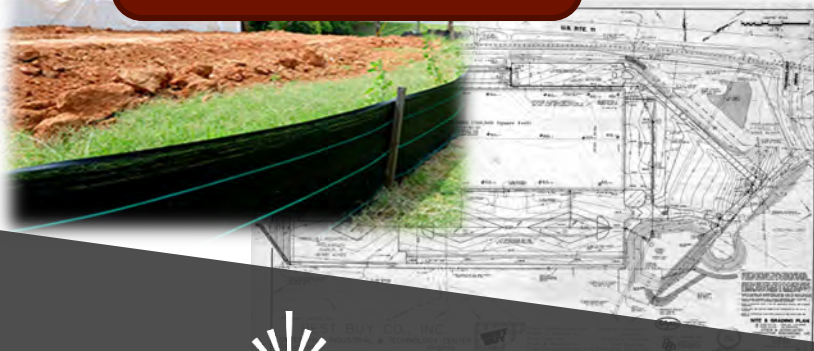
Pollution Prevention and Good Housekeeping



Post Construction Runoff Control



Construction Site Runoff and Control

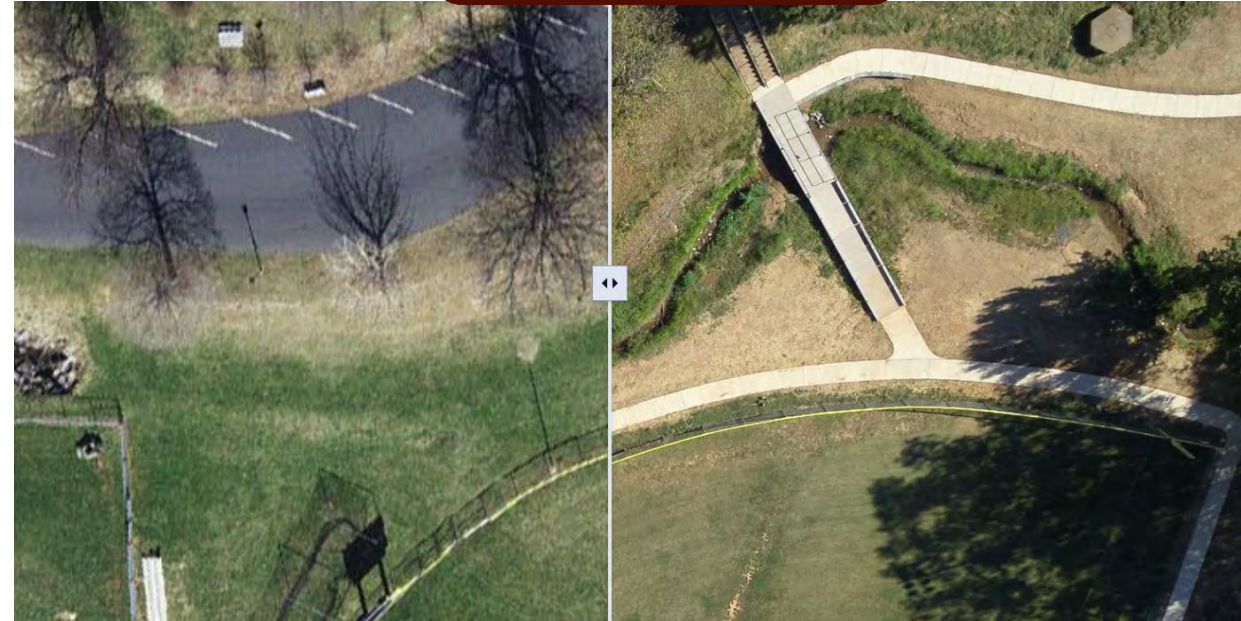


TMDL Compliance Projects to Meet Nutrient Pollution Reduction Requirements

Cole Avenue Stream
Channel Restoration

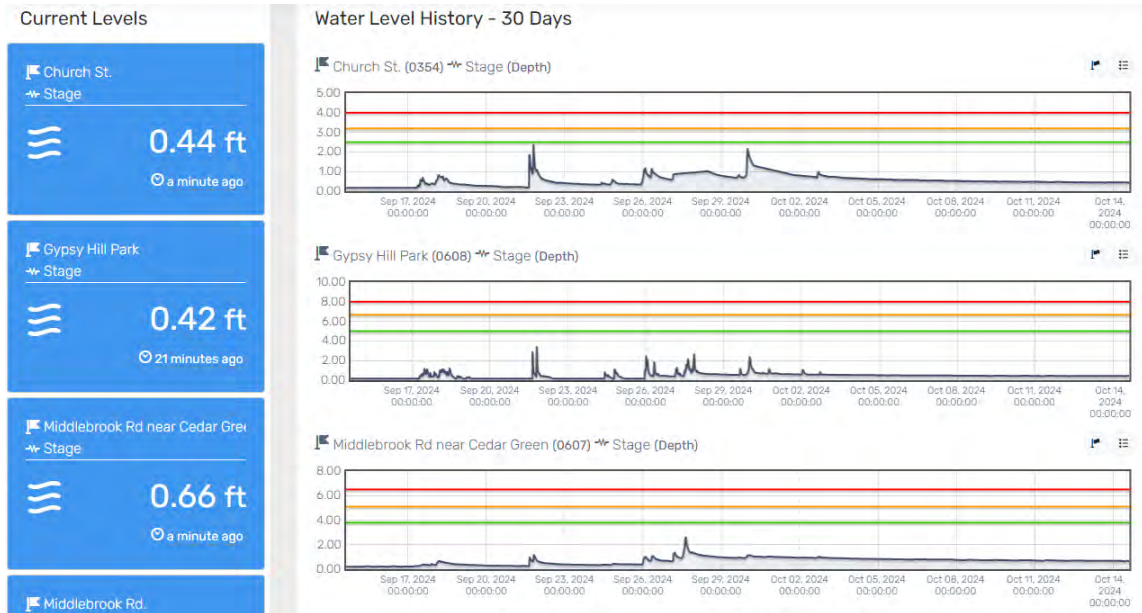


Gypsy Hill Park
Stream Restoration



Flood Resilience Projects

Flood Awareness Sensors



Flood Resiliency Plan



Staunton's Flood Resiliency Plan

Join us for the first community meeting:

Monday, July 14th (5:30PM - 7PM)

📍 Staunton Public Library





Housing Programs Division

Advises and leads the City's housing activities, policies, and initiatives.

- Administers Community Development Block Grant Entitlement Program
- Emphasis is on Affordable Housing and Workforce Housing
- Implements *City Of Staunton Housing Strategy*
- Will serve as staff to Housing Commission
- Maintains active partnerships with local housing providers
- Serves as a resource and provides technical assistance to community members

Housing Programs Webpage on City Website: [Housing Programs Division | City of Staunton](#)

Presented by The Office of Community Development



Wawa - 1031 Richmond Ave

Site Development

- Site Plan
- Minor Subdivision Plat
- Sign Permit
- Land Disturbing
- Stormwater

Permits

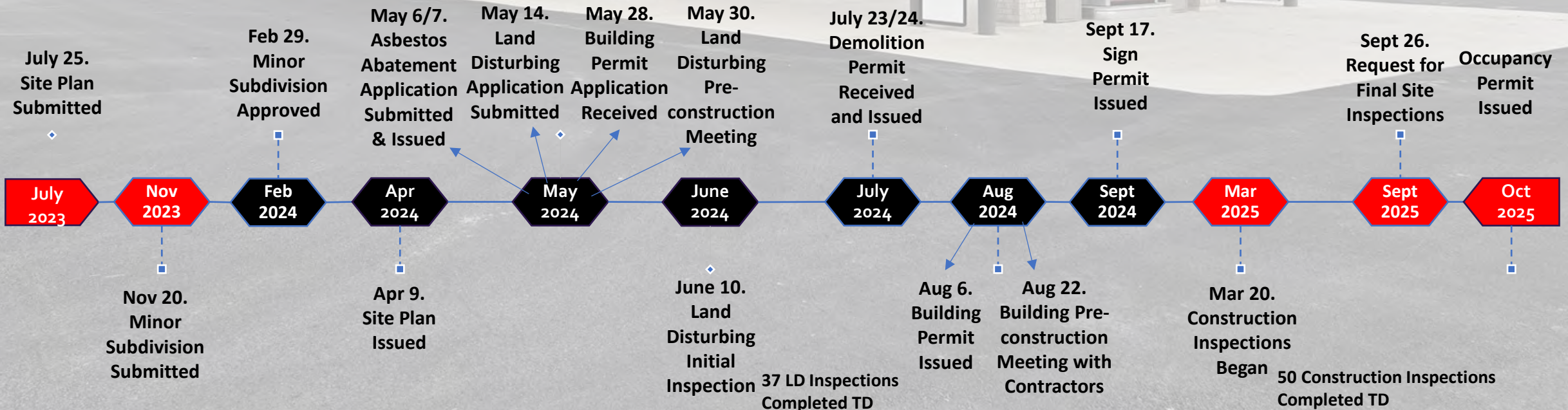
- Asbestos Abatement
- Demolition
- Building Permit
- Trade Permits

Construction Inspections

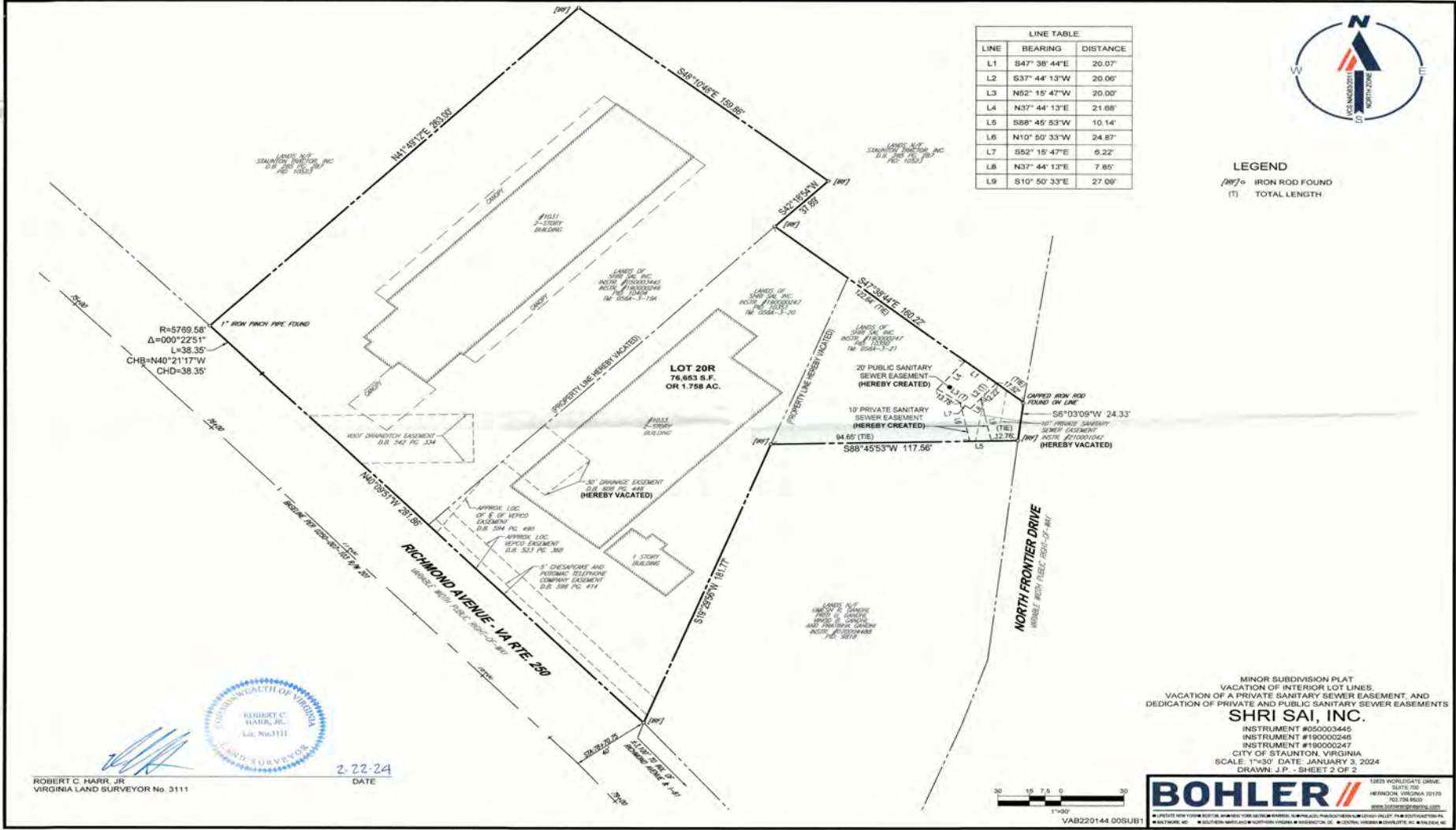
- Site Utilities
- Foundation
- Structural
- Electrical, Mechanical, Plumbing, Fire Alarm

Certificate of Occupancy

- Final Building Inspections
- Final Site Inspections
 - Public Works, Landscaping, Fire, Zoning, Environmental



Minor Subdivision Plat



Building Elevations



HFA

WAWA U59FB-R
RICHMOND AVE & N. FRONTIER DRIVE
STAUNTON VA

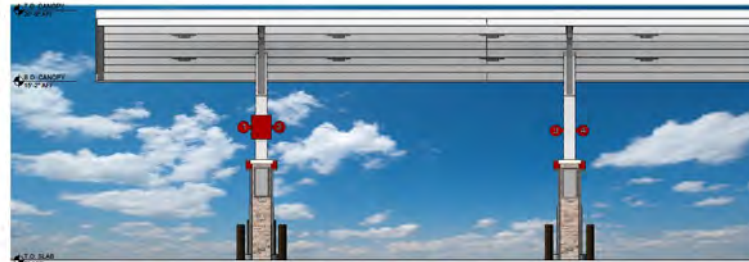
Wawa

STAUNTON
VIRGINIA

Canopy Elevations



① FUEL CANOPY ELEVATION
1/8" = 1'-0"



② FUEL CANOPY ELEVATION - LONG
1/8" = 1'-0"



③ FUEL CANOPY PERSPECTIVE

MATERIALS:



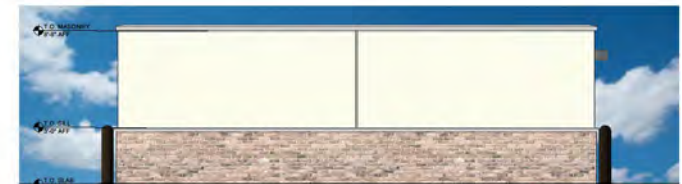
④ TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



⑤ TRASH COMPOUND SIDE ELEVATION
3/8" = 1'-0"



⑥ TRASH COMPOUND FRONT ELEVATION
3/8" = 1'-0"



⑦ TRASH COMPOUND REAR ELEVATION
3/8" = 1'-0"

HFA

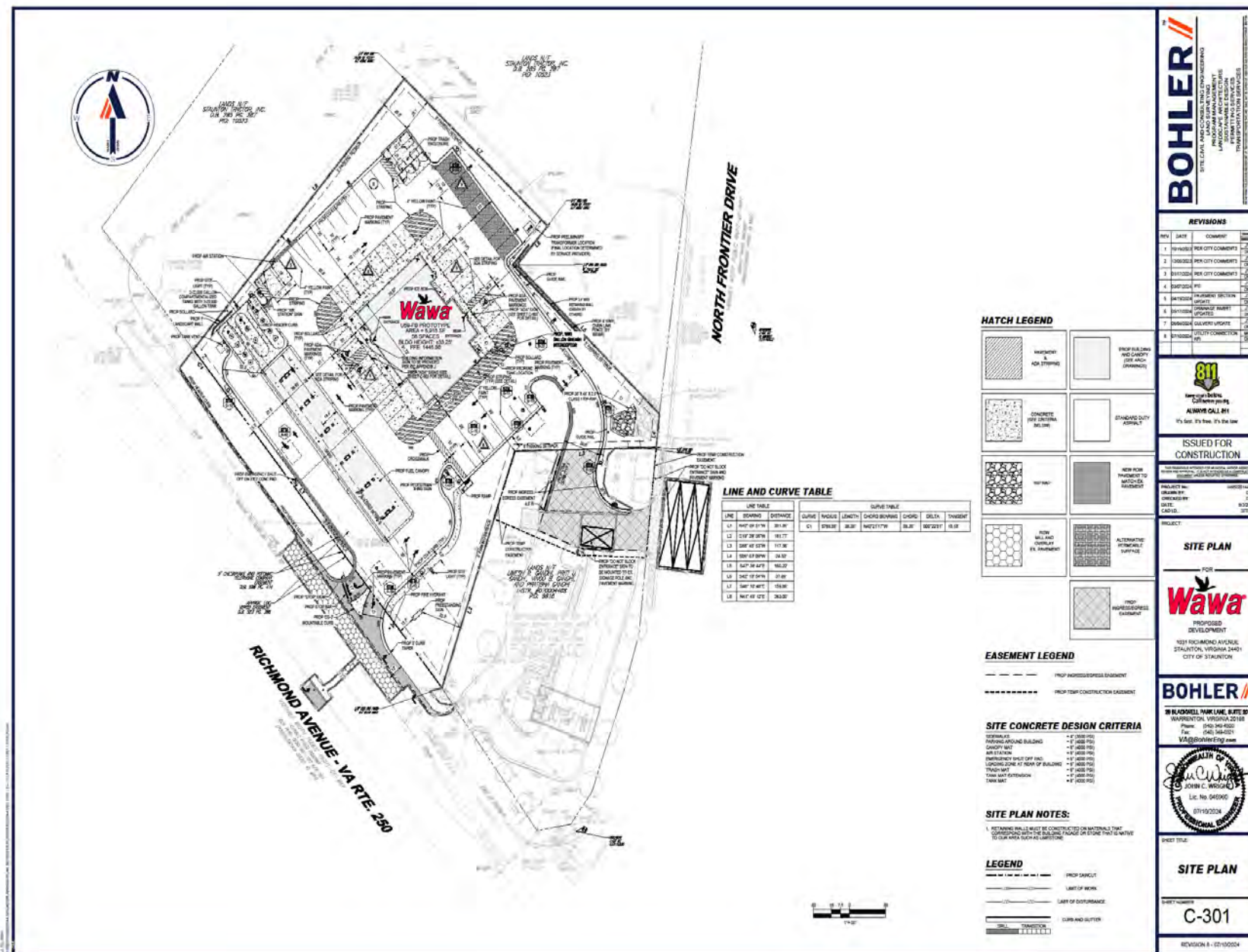
WAWA STRAIGHT 6 FUEL CANOPY - TRASH COMPOUND

RICHMOND AVE & N. FRONTIER DRIVE
STAUNTON VA

Wawa

STAUNTON
VIRGINIA

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VIRGINIA



Site plan showing the proposed 100-unit apartment building footprint, parking lot, and surrounding streets (North Frontier Drive, Richmond Avenue - VA RTE. 250). The plan includes lot numbers and a north arrow.

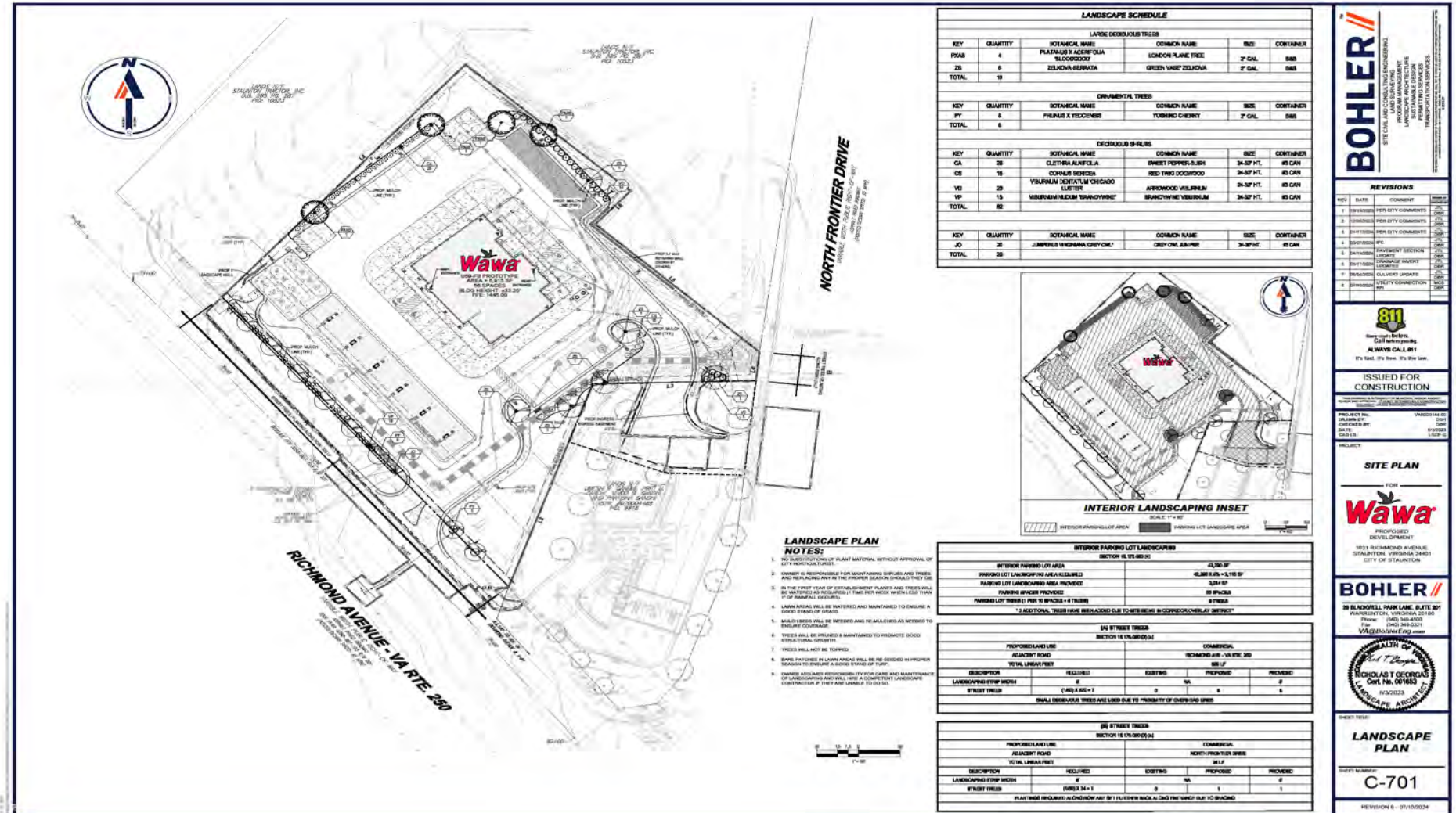
FOOT/PAVEMENT CALCULATED AT TRADE/INGRESS/EGRESS VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	36.61	50	18	2.01	2.78
DECK/ENTRY AREA	3.88	4.5	2.3	2.11	2.13
ENTRANCES & EXIT DOORS	7.30	7.7	5.5	2.57	25.67
PARKING AREA & EXTERIOR DRIVE AREAS	3.57	11.5	0.5	0.86	23.00
PROPERTY LIMITS	0.71	0.5	0.2	N/A	N/A
INGRESS	3.56	10.5	0.2	N/A	N/A

[illegible]

1. Испытательные образцы			2. Испытательные образцы		
ЛИН. НО.	ЛАБЕЛЬ	МТФ, МТ	ЛИН. НО.	ЛАБЕЛЬ	МТФ, МТ
1	АА	17.6	35	СД	11.203
2	АА	17.6	36	СД	11.203
3	АА	17.5	37	СД	11.203
4	АА	17.5	38	СД	11.203
5	В1	17.2	39	СД	11.203
6	В2	17.2	40	СД	11.203
7	В6	17.5	41	ВВ1	11.203
8	В6	17.2	42	ВВ1	11.203
9	В6	17.2	43	ВВ1	11.203
10	С1	18.21	44	ВВ1	11.203
11	С1	18.21	45	ВВ1	11.203
12	С1	18.21	46	ВВ1	11.203
13	С1	18.21	47	ВВ1	11.203
14	С1	18.21	48	ВВ1	11.203
15	С1	18.21	49	ВВ1	11.203
16	С1	18.21	50	ВВ1	11.203
17	С1	18.21	51	ВВ1	11.203
18	С1	18.21	52	ВВ1	11.203
19	С1	18.21	53	ВВ1	11.203
20	С1	18.21	54	ВВ1	11.203
21	С1	18.21	55	ВВ1	11.203
22	С1	18.21	56	ВВ1	11.203
23	С1	18.21	57	ВВ1	11.203
24	С1	18.21	58	ВВ1	11.203
25	С1	18.21	59	ВВ1	11.203
26	С1	18.21	60	ВВ1	11.203
27	С1	18.21	61	ВВ1	11.203
28	С1	18.21	62	ВВ1	11.203
29	С1	18.21	63	ВВ1	11.203
30	С1	18.21	64	ВВ1	11.203
31	С1	18.21	65	ВВ1	11.203
32	С1	18.21	66	ВВ1	11.203
33	С1	18.21	67	ВВ1	11.203
34	С1	18.21	68	ВВ1	11.203

STAUNTONTM
VIRGINIA

Landscape Plan



Building Plan

This is a detailed architectural floor plan of a building. The plan is oriented horizontally, with a large open area on the left and a more complex, multi-roomed section on the right. The drawing includes numerous annotations, dimensions, and a grid system for reference. The rooms are labeled with various codes and names, such as 'OFFICE', 'RECEPTION', 'STORAGE', and 'MEETING ROOM'. The plan also shows structural elements like walls, doors, windows, and stairs. A legend in the bottom left corner identifies symbols for doors, windows, and other features. The overall layout suggests a functional building with a mix of open spaces and specialized rooms.

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Prior to Demolition









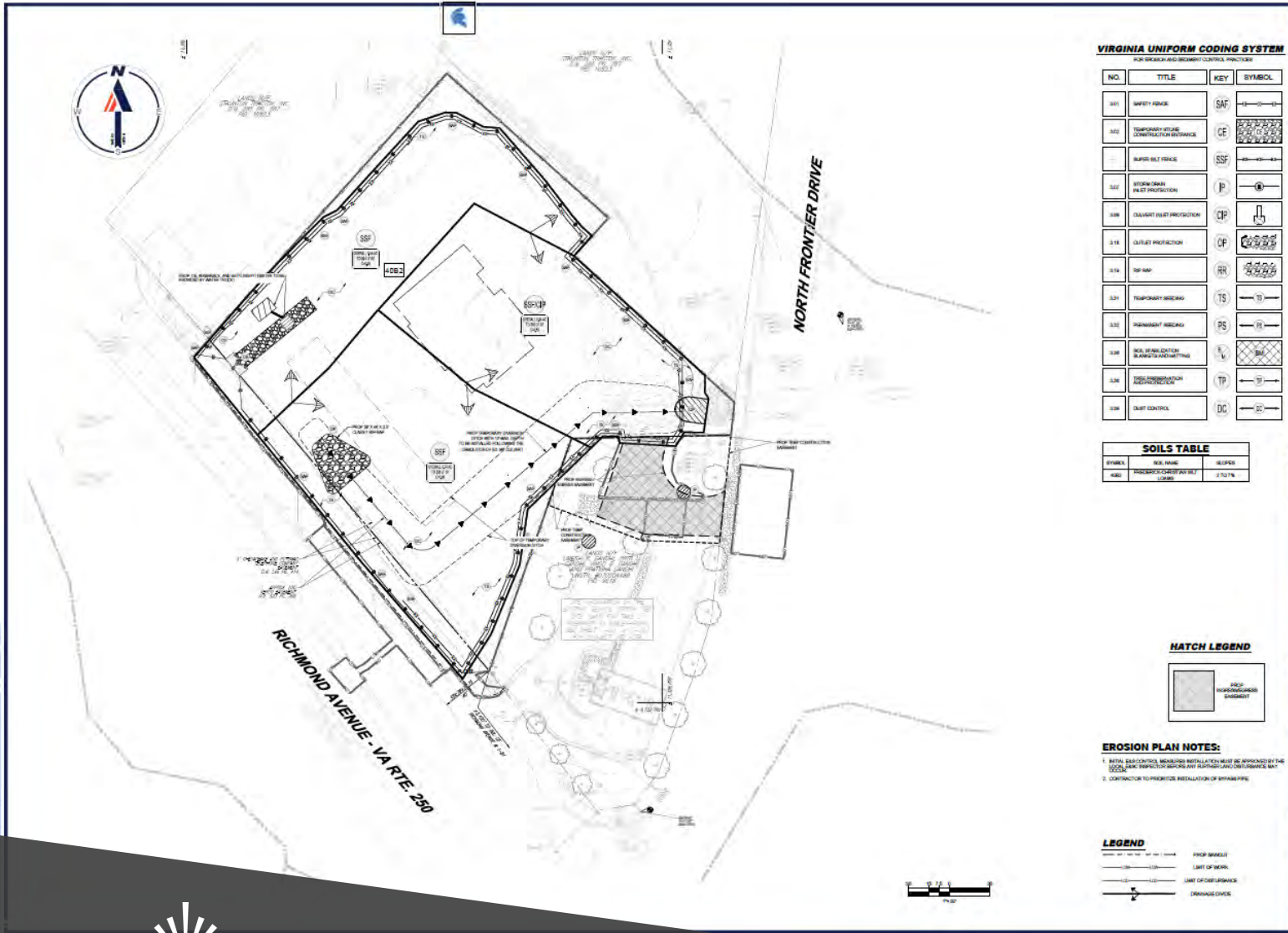




Completed Building & Site



Erosion and Sediment Control



July 31, 2023

Jeffrey Lu
Bovler
28 Blackwell Park Lane, Suite 201
Warrenton, VA 20186

Eco-Cap, LLC – East Nutrient Bank – Availability Letter

Project Reference: 1001 Richmond Avenue, Spotswood, VA 22401

This letter is to confirm the availability of Nutrient Credits sufficient to meet your project requirements at the East Nutrient Bank located at Waynesboro, Virginia in 62 High Hydrology 1401 Code 01027188804792. The East Bank received an release of Nutrient Credits on June 29th, 2023 with a release of 1.50 lbs. The current reductions resulting from this activity potential in excess of Nutrient "Credits" which are available to the entities requiring nutrient reductions or in accordance with the Chesapeake Bay Watershed Nonpoint Credit Exchange Program (VA Code § 62.1-44, 19'14) and the Virginia Stormwater Credit Program (VA Code § 62.1-44, 15'15).

Currently the facility has **15.05** pounds of Phosphorous Credits available to meet your requirement of **8.53** pounds of Phosphorous.

Feel free to contact me if you require further assistance.

Gregory J. Jones

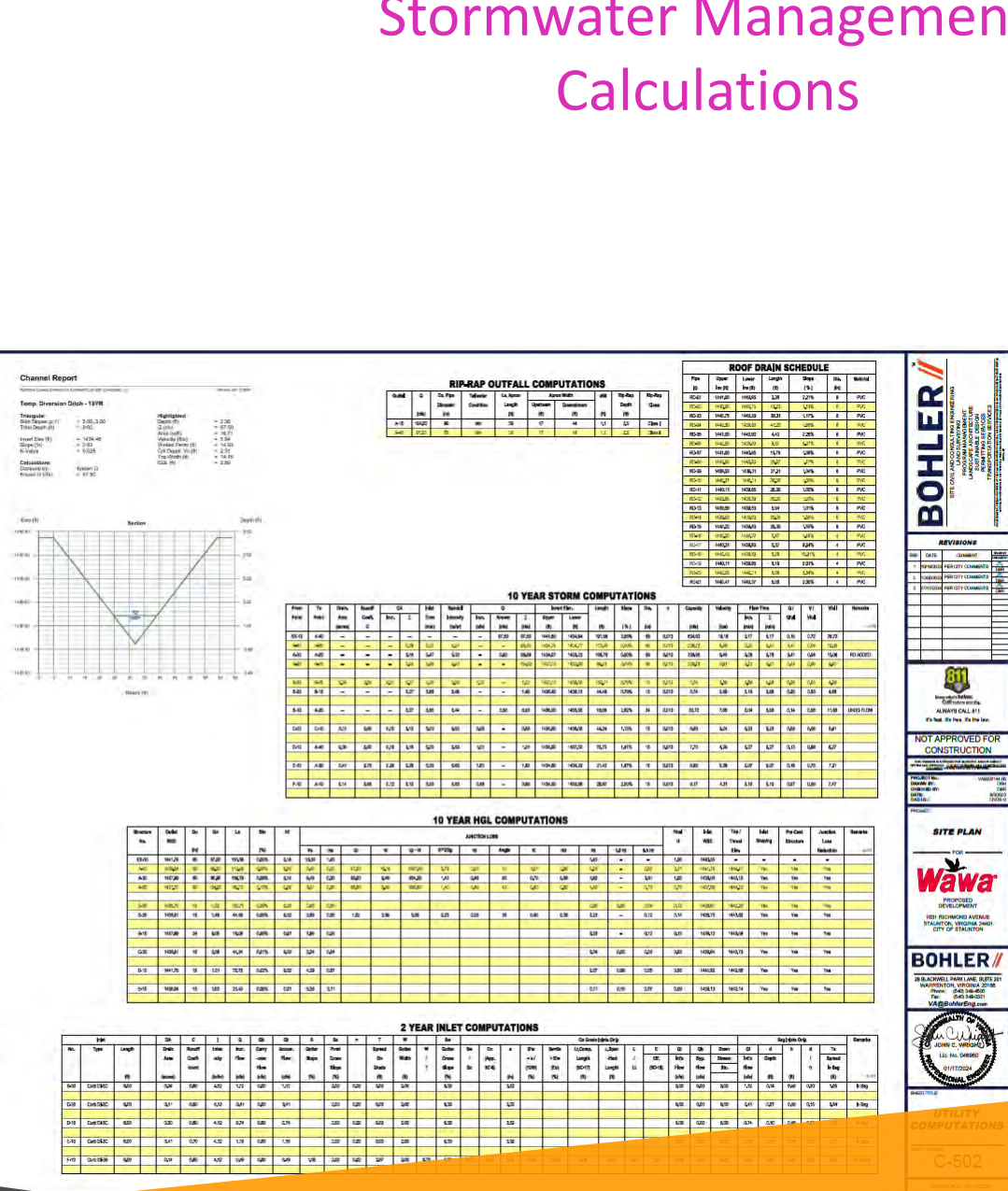
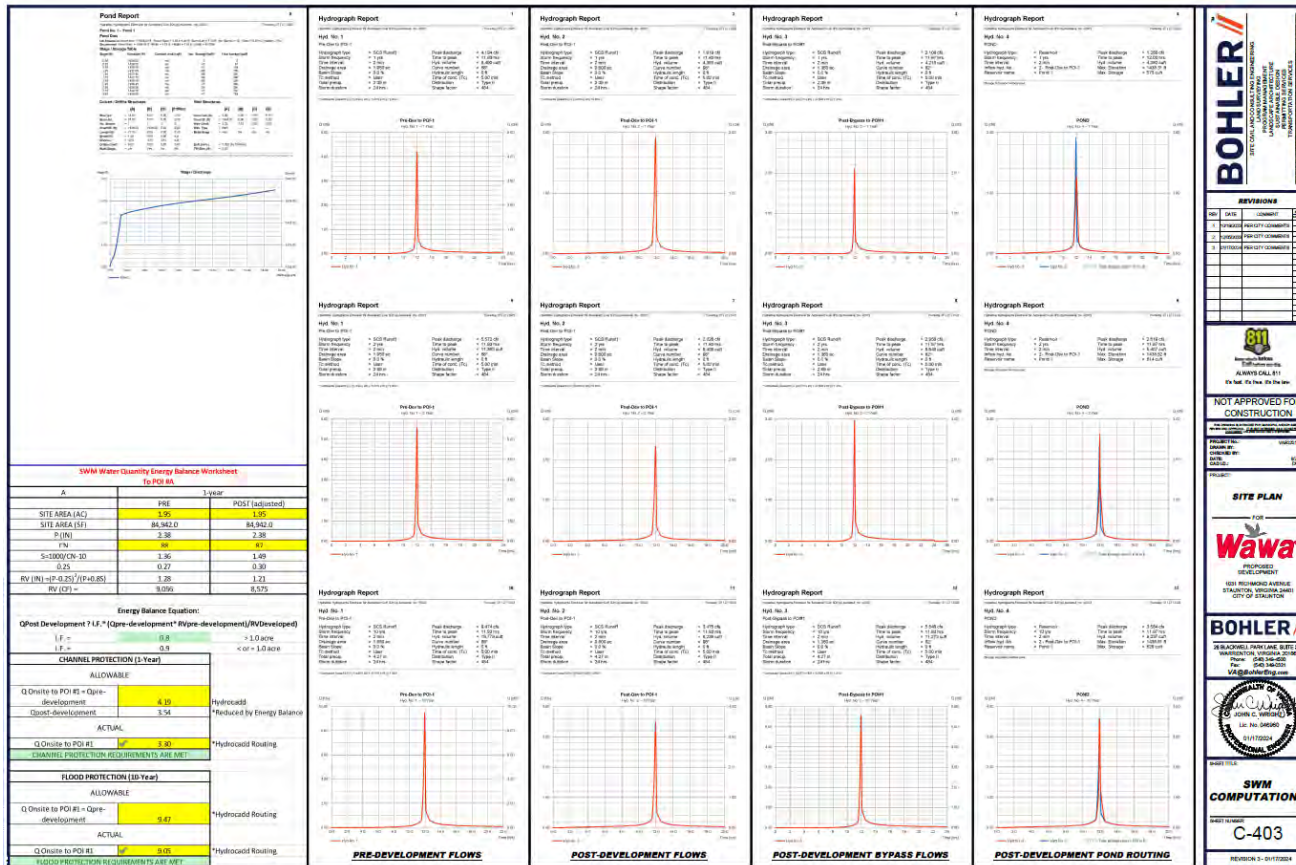
Gregory J. Jones
President
Eco-Cap, LLC

Crista Sales Manager
East Nutrient Bank

Phone: 703.612.7111 Email: info@ecocap.com Website: www.ecocap.com



Stormwater Management Calculations







Grand Opening November 6, 2025

