

REGULAR MEETING OF STAUNTON CITY COUNCIL
Thursday, October 13, 2016
7:30 p.m.
Council Chambers

PRESENT: **Carolyn W. Dull, Mayor**
 Ophie A. Kier, Vice Mayor
 Erik D. Curren
 James J. Harrington
 R. Terry Holmes
 Andrea W. Oakes
 Walter J. Obenschain

ALSO PRESENT: **Stephen F. Owen, City Manager**
 Steven L. Rosenberg, Deputy City Manager
 Douglas L. Guynn, City Attorney
 Linda L. Little, Clerk of Council

Mayor Dull called the meeting to order. The Pledge of Allegiance was recited in unison.

MAYOR'S REPORT

The Mayor noted that she attended the Governor's Local Government Policy Council meeting in September. She also mentioned the groundbreaking at Staunton Crossing, which was attended by all Council members.

The Mayor presented Certificates of Appreciation for the successful Queen City Potter Party to Sarah Lynch, Erin Blanton, Susan Felton and Erinn Paris.

Ms. Lynch thanked City Council and provided information on next year's event.

The Mayor also mentioned that Council attended the Virginia Municipal League Annual Conference in Virginia Beach recently.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Dr. Curren asked for Council approval of his attendance of the Governor's Infrastructure Financing Conference, December 14 – 16, in Williamsburg. He noted that the purpose of the event is to bring staff and elected officials together with experts in finance to talk about sources of money for infrastructure projects from outside the community.

Dr. Harrington moved that Dr. Curren's request be approved.

The motion was seconded by Vice Mayor Kier and carried unanimously as follows:

Dr. Harrington	aye	Ms. Oakes	aye
Dr. Curren	aye	Vice Mayor Kier	aye
Mr. Obenschain	aye	Mayor Dull	aye
Mr. Holmes	aye		

APPROVAL OF MINUTES

Ms. Oakes moved to approve the work session and regular meeting minutes of September 22, 2016.

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

Mayor Dull	aye	Mr. Holmes	aye
Dr. Harrington	aye	Ms. Oakes	aye
Dr. Curren	aye	Vice Mayor Kier	aye
Mr. Obenshain	aye		

REGULAR MEETING

A. Public Hearing and Consideration of a Request by Michael and Amy Broderick and the City of Staunton to Rezone 803 W. Beverley Street, 807 W. Beverley Street, 811 W. Beverley Street, 815 W. Beverley Street, and 10 N. Jefferson Street, from B-1, Local Business District, to R-4, High Density Residential District.

Mr. Steve Owen, City Manager, called on Mr. Tim Hartless, City Planner, to present this matter. Mr. Tim Hartless stated that Michael and Amy Broderick and the City of Staunton are requesting to rezone four properties on W. Beverley Street and one property on N. Jefferson Street from B-1, Local Business District, to R-4, High Density Residential District. The property is located on the northwest side of the intersection of W. Beverley Street and N. Jefferson Street. One of the lots is vacant; the other four lots have been developed as residential uses, with small lot size and placement of buildings typical of other residences built during this time, i.e. located close to the front of the parcel. During its review, staff did not identify any issues with this request.

The purpose of the rezonings is to adjust the zoning classification of the properties to reflect their existing uses, so that the properties are no longer non-conforming. The "Generalized Land Use and Development Guide," *Staunton, Virginia Comprehensive Plan 2010 – 2030*, designates these properties as Neighborhood Residential, with no specific density shown. Because of the small size of the lots proposed to be rezoned and the residential character of the majority of the adjacent parcels, the lots are better suited to an R-4, High Density Residential District classification to encourage their continued residential use.

Adjacent zoning is B-1, Local Business District, to the south and east, and R-4, High Density Residential District, to the north and west.

At the Planning Commission public hearing, on September 18, 2016, no one spoke in opposition to the request. The Planning Commission, based on the proposed rezonings' compliance with the *Comprehensive Plan* and consistency with good zoning practice, unanimously recommended approval of the proposed rezonings.

The Public Hearing was opened.

There being no one to speak to this matter, the Public Hearing was closed.

Dr. Harrington moved that Council approve the rezonings and adopt the ordinance as submitted.

The motion was seconded by Dr. Curren and carried unanimously as follows:

Dr. Harrington	aye	Ms. Oakes	aye
Dr. Curren	aye	Vice Mayor Kier	aye
Mr. Obenschain	aye	Mayor Dull	aye
Mr. Holmes	aye		

Ordinance No. 2016-25

**AN ORDINANCE TO REZONE
FROM B-1, LOCAL BUSINESS DISTRICT
TO R-4, HIGH DENSITY RESIDENTIAL
VARIOUS PARCELS WITH DESIGNATED
W. BEVERLEY STREET AND N. JEFFERSON STREET ADDRESSES
IN THE CITY OF STAUNTON, VIRGINIA**

WHEREAS, upon review, the Planning Department staff ascertained that apparently as part of the 1969 comprehensive rezoning of the City, the zoning of properties with the following designated street addresses ("Parcels") were zoned B-1 Local Business District under the provisions of the Staunton City Code (the "Code"); and

803 W. Beverley Street	PIN 6619
807 W. Beverley Street	PIN 100481
811 W. Beverley Street	PIN 6669
815 W. Beverley Street	PIN 9002
10 N. Jefferson Street	PIN 4817

WHEREAS, upon further review, the Planning Department staff ascertained that the Parcels are currently developed as residential use, constituting a non-conforming use under current B-1, Local Business District zoning under the Code; and

WHEREAS, the current B-1 Local Business District zoning has caused or may cause one or more property owners associated with such Parcels and/or their prospective purchasers complications in obtaining mortgage financing or modification of the buildings for their existing non-conforming business use; and

WHEREAS, the rezoning to R-4, High Density Residential of the Parcels is consistent with the Staunton, Virginia 2010–2030 Comprehensive Plan; and

WHEREAS, given the Staunton, Virginia 2010–2030 Comprehensive Plan reflects priorities such as to redevelop older, high density areas within the City where infrastructure already exists, enables and encourages more compact, mixed use designs, takes steps to preserve the architectural character of older neighborhoods that may not be included under the "historical" category, but are sufficiently important to the look and feel of the city, especially pre–and post–WWII neighborhoods, protect historic structures in changing areas, and support the expressed

desire for Staunton's future, conserve and/or protect the City's natural resources, historic character, and scenic qualities, and, therefore, such rezoning would be in the public interest; and

WHEREAS, the Planning Commission of the City of Staunton has considered the matter and recommended rezoning; and

WHEREAS, these recitals are an integral part of this ordinance; and

WHEREAS, this matter has been properly advertised, heard and considered.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that each of the Parcels shall be and is **HEREBY REZONED** from B-1, Local Business to R-4, High Density Residential.

Introduced: October 13, 2016

Adopted: October 13, 2016

Effective: October 13, 2016

s/Carolyn W. Dull

Carolyn W. Dull, Mayor

ATTEST: *s/Linda L. Little*

Linda L. Little, CMC

Clerk of Council

Matters from the City Manager

Mr. Owen had nothing to report.

Matters from the Public

Ms. Doris Fretwell, 228 Meadowbrook Road, thanked Council for the music at the Boards and Commissions picnic recently.

Ms. Clayton Brooks, 891 Preston Drive, was present to support construction of a new high school.

Ms. Natasha McCurdy, 1312 Lyle Avenue, was present to speak about the children and how a new school would impact them.

Ms. Christine Poulson, 315 Sherwood Avenue, stated that she felt that Staunton needs strong schools in order to have a diverse community.

Ms. Beverly Riddell, 307 Valley View Drive, stated that she is asking Staunton to make an investment in the future. She requested that her taxes be raised in order for her to make an investment in the future of the children.

Mr. Steven Poulson, 315 Sherwood Avenue, stated that the existing high school is antiquated and it is time for something to be done. He stated that he is willing to pay more taxes and asked Council to make a decision soon.

Ms. Carol Kipp, 16 Church Street, stated that she agrees with what everyone has said, but would like to see this decision made very carefully and broadly. She stated that she would support raising taxes.

Mr. Baldwin Jennings, 332 Sharon Lane, stated that the school needs to be upgraded but the money needed to be put into quality teachers and leaders. He stated that the school needs to be remodeled but Staunton doesn't need a new high school.

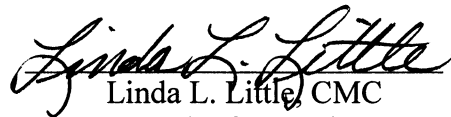
Ms. Hailey Roberts, 36 Oak Lane, stated that she is interested in the ability to use what is already available. She noted that she lives near the high school and wondered what it will be used for if abandoned. She noted that she was not against raising taxes as long as the taxes went toward education.

Mr. Francis Beale Newman, Jr., 1318 Ashby St., stated that he was raised in Staunton and went to third class schools in Staunton. He noted that it is not the building that matters – it's the parents and then the teachers that are in that building.

Mayor Dull stated that there has been no discussion amongst City Council about delaying this decision. She further stated that City Council's only function is to set the amount of funds available, and it is the School Board that decides what gets built and what it looks like. She asked that citizens email Council and let them know how much tax increase they would be willing to pay.

Adjournment

There being no further business to come before Council, the meeting adjourned at 8:14 p.m.


Linda L. Little, CMC
Clerk of Council