



City Council  
 WORK SESSION  
 Rita S. Wilson City Council Chambers  
 March 26, 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. Consideration of Work Session and Regular Meeting Agendas**

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

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

The motion was seconded by Councilor Woods 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		

**2. Demonstration of Capital Projects Interactive Map**

Josh Knight, Engagement and Communications Manager, presented the following information:

In collaboration with GIS Coordinator, Jessica Wright, the city has developed an interactive Capital Projects Map to provide a visual dashboard of Staunton’s infrastructure investments. This tool tracks projects through planning, construction, and completion phases based on the Capital Improvement Plan. Residents can filter data by construction year, department, and project type to access specific details, including project costs, timelines, and direct contact information.

The launch of this platform directly supports the city’s core value of fostering community engagement. By providing residents with timely, accurate, and meaningful information about city capital projects, this modern digital platform fulfills a priority in City Council’s Staunton Plan under the strategic goal area of An Informed and Engaged Community.

Mr. Knight then offered a demonstration of the Interactive Map by using the Staunton Steam Laundry Sanitary Sewer Project as an example.

Councilor Woods then stated she enjoyed seeing funding sources as part of the Interactive Map.

Vice-Mayor Arrowood then asked if it might be possible to get in more detail about specific funding sources such as VDOT smart scale funding. He pointed out that some might see the cost of the Edgewood sidewalk project and believe that the City is spending \$5 million when most of that funding is not local funding.

Councilor Overholtzer asked if the paving schedule could be added to the Interactive Map.

Mr. Knight said he thought that could be accomplished.

Councilor Campbell asked if there might be one master Excel file that could be updated automatically.

Mr. Knight said he would work with Jessica Wright on that issue.

Councilor Campbell complimented the project.

Mr. Knight concluded by thanking Jessica Wright for all of her work on the project.

### **3. Discussion and Input on the Conceptual Site Plan for Remainder of the Juvenile and Domestic Relations District Court Site**

Rodney Rhodes, Community Development Director, presented the following information:

Background: At the March 12, 2026 Work Session, staff presented to City Council a very preliminary conceptual plan for the remainder of the former Chestnut Hills shopping center site adjacent to the newly opened JDR District Courthouse on West Beverley Street.

During the work session, City Council provided initial feedback on the concept plan. At this time, staff needs a consensus and concrete direction from City Council before we engage Moseley Architects to create a Master Plan. Some of the feedback staff heard at the work session on March 12th includes the following (staff comments are in italics):

1. Land Use, Site Optimization & City Needs

- Does the current concept represent the highest and best use of the property, particularly given its relationship to the courthouse? This presents an opportunity to reassess long term civic needs.
- Redevelopment of Former Building Footprints: The areas where buildings were previously demolished may offer opportunities for new structures that support city operations or community uses. (Developing this area would impact the trails, stormwater facilities, and possibly the flexible open space – the most logical place to relocate an enlarged bioretention facility.)
- Preservation of Beverley Street Frontage: The frontage along Beverley Street is a valuable civic asset and should be maximized and preserved for public facing uses.

## 2. Access, Circulation, Pedestrian Infrastructure and Neighborhood Connectivity

- Secondary Exit to Beverley Street: Determine whether this exit should be retained, modified, or repurposed under future site configurations. (Originally the eastern entrance was considered as an access for court personnel; however, this was not pursued. Therefore, it could be repurposed to provide additional green space along Beverley Street.)
- Access to Beverley Court and Adjacent Neighborhoods: There is interest in exploring additional pedestrian access points. (Any new connections would require acquisition of easements.)
- Potential Sidewalk Connection via Stella Mia’s- Investigate whether a pedestrian easement or cooperative agreement could be pursued to improve sidewalk continuity and reduce pedestrian/vehicle conflict. Sidewalks should be located along the western edge of the access road rather than routed through parking areas to enhance safety, ADA compliance, and overall walkability. (In the past, Stella Mia’s was not receptive to providing a pedestrian easement through their property and Columbia Gas now has an easement along the western side of the access road.)
- The possibility of developing the front section of the paper alley should be reviewed to determine whether it could provide additional usable space.
- Safe Routes to School (Grubert Project)- Is there an opportunity to integrate sidewalk enhancements that would strengthen pedestrian safety and connectivity. (The concept plan ties into the existing Safe Routes to School crosswalk; however, additional improvements should be considered at this intersection.)

## 3. Open Space & Environmental Considerations

- Hillside Area- Due to steep grades, this portion of the site is best suited for passive open space rather than development.
- A flexible open area that can support events, gatherings, and seasonal programming is strongly supported. Drive through aisles may not be needed around the flexible open space.

- Permeable Parking Surfaces- While costly, incorporating permeable materials in the parking lot would support stormwater management goals and reduce heat island effects.

#### 4. Parking Requirements & Courthouse Coordination

- Assessment of parking demand and code requirements is needed to determine the appropriate number of spaces. (A parking assessment will be completed once a determination is made on future uses of the site. Any parking plan for the site will need to include the availability of 100 spaces for Stella Mia's, as required by deed restrictions.)
- Evaluate proposed ideas/changes with Courthouse stakeholders for potential conflicts regarding functions, security, access, deliveries, and emergency response.

#### 5. Transit Considerations

- Courthouse Bus Stop - account for a future eastbound stop on West Beverley Street, including space for a bench, shelter, and ADA compliant boarding area. (While the new Bus Stop on the north side of Beverley Street should be sufficient to handle to current demand, ridership should be monitored to determine when/if a new and improved bus stop is warranted.)

As was reviewed at the March 12th Work Session, the development of a Master Plan for the entire Juvenile and Domestic Relations Courthouse site was included in the scope of services with Moseley Architects as they developed plans for the new courthouse. The plan would provide a vision of what the entire Chestnut Hills site could look like and funding for the plan was secured through the American Rescue Plan Act (ARPA). However, due to the time constraints placed on constructing the new courthouse, the development of the Master Plan was not undertaken at the time that Moseley Architects developed the courthouse plans. The city now intends to pursue a Master Plan for the site, utilizing the existing ARPA funds; however, the plan needs to be completed by December 2026.

Mr. Rhodes centered the discussion around the first two questions concerning land use and the redevelopment of the former building footprints.

Councilor Overholtzer asked what the total square footage of the former building pads is.

Mr. Rhodes stated 47,652 square feet.

Mayor Edwards asked about existing space need studies and their application, if any, to the site.

The City Manager responded that while space need studies for the Police and Fire Departments have been completed, it does not appear that the site could accommodate either entity.

Councilor Campbell asked if the City needed a detention pond or could it use underground storage.

Mr. Rhodes stated that while underground stormwater detention methods are good for quantity, they are not good for quality measures of stormwater.

Councilor Park asked about potentially undergrounding the trail feature. Councilor Shepherd pointed to a similar concept concerning parking at the Virginia Museum of Fine Arts.

Councilor Campbell stated that he really liked the concept of Generations Park in Bridgewater as a possible concept for the portion of the site near West Beverley Street.

Councilor Woods stated that she liked the potential shard space use.

Councilor Overholtzer states that the use of permeable pavers would decrease the space needed for a stormwater detention pond.

After more discussion, the Council came to a consensus to preserve approximately half of the former building pad sites for potential redevelopment into court service functions. The Council urged the use of permeable pavers. It also asked to preserve as much space as possible for shared space indoor and outdoor uses.

Councilor Overholtzer asked about next steps.

Mr. Rhodes stated that he would bring Council’s thoughts back to Moseley, the design firm working on the master plan. He noted that the funds for the master plan have to be expended before the conclusion of the calendar year.

Mayor Edwards asked if the plan would come back before Council prior to its completion. The City Manager said she would bring a draft of the plan to Council before the end of the calendar year, when the plan must be finalized.

**4. Closed Meeting for the Performance of the City Manager and Discussion of a Public Contract**

Councilor Campbell moved to enter a closed meeting for (i) the discussion of the performance of the Staunton City Manager pursuant to Virginia Code Section 2.2-3711(A)(1); and (ii) the discussion of the award of a public contract involving the expenditure of public funds for fluoride infrastructure where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body pursuant to Virginia Code Section 2.2-3711(A)(29).

The motion was seconded by Vice Mayor Arrowood 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		

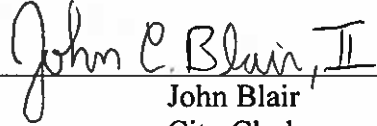
The Council reconvened after the closed meeting.

Councilor Campbell moved that Council reconvene in an open meeting and certify to the best of each member’s knowledge that only lawfully exempted public business matters were discussed and that only public business matters as identified in the closed meeting motion were heard, discussed or considered in the meeting.

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		

The March 26, 2026 Staunton City Council Work Session adjourned at 7:00 p.m.

  
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John Blair  
City Clerk