TOWN OF STUART, VIRGINIA

PLANNING COMMISSION

sitting as the Façade Improvement Committee
Stuart Downtown Revitalization Project · CDBG #23-23-08

Tuesday, October 27, 2026, 5:00 PM
Stuart Town Office, 100 Patrick Avenue, Stuart, Virginia

AGENDA

Revised October 23, 2026 (item 3.f)

1. Call to order and roll call

2. Disclosure of conflicts of interest

A member with a real or perceived conflict of interest in a property discloses it, takes no part in the discussion or vote on that property, and leaves the room while it is considered; the minutes record the disclosure (Façade Improvement Committee Bylaws, Article VIII).

3. Façade Improvement Program: review of the six property packets

The program provides a forgivable loan of up to $15,000 per eligible façade; no façade may receive more than $15,000. CDBG funds are limited to exterior work, visible from the public right-of-way, that corrects the conditions documented for the building. For each property, the Committee's recommendation on the work to carry forward within each façade's $15,000, the alternates, items for Hill Studio to revise or price, and any owner match, subject to the owner's Application for Assistance, proof of hazard insurance, match documentation, and environmental clearance for the site.

a.	322 Patrick Avenue (Beasley)	*2 façades, up to $15,000 each*
b.	340 Patrick Avenue (Rodgers)	*1 façade, up to $15,000*
c.	402 Patrick Avenue (MFSF Properties LLC)	*2 façades, up to $15,000 each*
d.	410 Patrick Avenue (Calliope Circus of the Arts LLC)	*3 façades, up to $15,000 each*
e.	131 South Main Street (Reagan)	*3 façades, up to $15,000 each*
f.	302 Patrick Avenue (Cummings)	*3 façades, up to $15,000 each*

4. Next steps (anticipated)

Hill Studio design revisions; environmental review (Tier 2) and Section 106 submissions; final packets to the owners, targeted for mid-November.

5. Other business properly brought before the Commission

6. Adjournment

Meeting materials: the six property review packets (72 pages), distributed to the members on October 21, 2026; the 302 Patrick Avenue packet was revised on October 23, 2026 with the owner's priorities and replaces the October 21 issue. A copy of the agenda and the packets is available for public inspection at the Town Office, 100 Patrick Avenue (Va. Code § 2.2-3707(G)).