REGULAR MEETING OF STAUNTON CITY COUNCIL
Thursday, July 23, 2026
7:00 p.m.
Rita S. Wilson Council Chambers

PRESENT:	**Mayor Michele D. Edwards** **Vice Mayor Brad D. Arrowood** **Adam F. Campbell** **Jeff L. Overholtzer** **Corrie R. Park (Arrived at approximately 7:15 p.m.)** **Blake N. Shepherd** **Alice L. Woods**
ABSENT:	**None**
ALSO PRESENT:	**Leslie Beauregard, City Manager** **Amanda DiMeo, Deputy City Manager** **John Blair, City Attorney**

Mayor Edwards called the meeting to order: Mayor Edwards called this meeting of Staunton City Council to order.

The Pledge of Allegiance was recited in unison.

The invocation/moment of silence was given by Vice-Mayor Arrowood.

MAYOR'S REPORT

Mayor Edwards began her tenure as the Council Liaison to the Staunton Downtown Development Association. She mentioned various communication tools that SDDA has developed including the "Tiny Town Rundown."

Mayor Edwards attended the Community Fun Day at the Elizabeth Miller Gardens.

Finally, Mayor Edwards urged Staunton residents to volunteer at the cooling shelter at Faith Lutheran Church. She stated that the email to volunteer is stauntoncoolingshelter@gmail.com.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Vice-Mayor Arrowood stated that he attended the opening of Columbia Gas' new facility at Staunton Crossing.

REGULAR MEETING

A. Consent Agenda (Note: A copy of all Ordinances, Proclamations, and Resolutions approved on the Consent Agenda and during the Regular Meeting shall appear at the conclusion of these minutes.)

A.1. Approval of Minutes
Work Session and Regular Meeting of June 25, 2026

A.2. Consideration of Ordinance Amending Staunton City Code Section 3.20.030 Tax Exemption for Certain Rehabilitated Real Estate

A.3. Consideration of Request by the Staunton City Sheriff to Fund the Purchase of Two Additional Vehicles

Mayor Edwards made the following statement:

"Per Procedure Memorandum No. 14, it is the policy of City Council to have routine, non-controversial items placed on a Consent Agenda. All items on the Consent Agenda will be voted on in one motion. If separate discussion of an item is requested by any member of Council, that item shall be removed and considered separately at the end of the regular meeting agenda."

Mayor Edwards asked if any Councilmembers desired to remove any item from the Consent Agenda to be placed on the regular meeting agenda for separate consideration.

Vice-Mayor Arrowood asked to remove Item A3.

Councilor Overholtzer moved to approve the Consent Agenda without item A3.

The motion was seconded by Councilor Campbell and carried as follows:

Ms. Woods	aye	Ms. Park	N/A
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

B. Retirement Recognition-John Glover

John Glover, former City of Staunton Building Official, attended City Council's regular meeting to receive recognition of his retirement, after over 30 years of service to the city.

Robin Miller and Rodney Rhodes offered words of praise for Mr. Glover.

C. Public Hearing and Consideration of a Request by William McAllister to Rezone 1110 Churchville Avenue, Parcel Identification Number 4865, from B-1, Local Business District, to R-3, Medium Density Residential District

Tim Hartless, Planning Manager, presented the following information:

William McAllister has requested to rezone 1110 Churchville Avenue from B-1, Local Business District, to R-3, Medium Density Residential District, in order to re-establish single-family use of the property. The property was platted in 1917 in Augusta County as part of the Staunton Park Addition. It was annexed into the city in 1948. There is one structure located on the property which appears to have been built as a single-family home. City real estate records do not indicate a construction date. At some point in the past, the structure was converted to a business use and most recently was the location of Warner Insurance Company.

The applicant purchased the property in May of 2026 with the intention of using it as a single-family dwelling. Residential use is not permitted on the ground floor in business zoning districts; therefore, the rezoning is necessary for the applicant to re-establish the single-family use.

At its meeting on June 18, 2026, the Planning Commission conducted a public hearing. During the public hearing no one spoke in opposition to the request. On a 5-0 vote, the Commission unanimously voted to recommend approval of the request.

Mr. McAllister stated that he knew the owner of Warner Insurance Company, and he himself was employed in the insurance industry. He stated that he intended to use the property as a single-family residence and joked that he had no intention of selling insurance from the building.

Mayor Edwards opened the public hearing.

No one spoke.

Councilor Campbell moved that the Council adopt the ordinance and approve the conditional rezoning as recommended by the Planning Commission.

The motion was seconded by Councilor Woods and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

D. Consideration of a Resolution Authorizing the Adoption of the FY 2026 Annual Action Plan for the City of Staunton through the U.S. Department of Housing and Urban Development's Community Development Block Grant Entitlement Program

Rebecca Joyce, Housing Planner and Grants Coordinator, presented the following information:

On February 26, 2019, the city received official confirmation from the U.S. Department of Housing and Urban Development (HUD) of its designation as a Community Development Block Grant (CDBG) entitlement community. Under this program designation, the city receives annual allocations from HUD. This is the city's eighth year of such designation. In accordance with the federal regulations, an Annual Action Plan (AAP) must be prepared and adopted by City Council annually. The AAP is a prerequisite to receiving the annual allocation through HUD's CDBG program.

The plan covers the period of October 1, 2026 through September 30, 2027. The city anticipates receiving $323,304 in CDBG funds for the AAP program year. This is an increase of $5,507 over FY2025's allocation. In preparation of the draft AAP, the city utilized an approach that resulted in the prioritization of the needs for low- and moderate-income persons, and continued partnerships with the private and not-for-profit sectors. In doing so, city staff sought input from local agencies concerning their potential utilization of HUD funds while achieving CDBG goals. Based on the findings, the following strategies are recommended for funding:

- Valley Mission, Inc Initial Housing Support program provides financial support to formerly homeless individuals who move into housing within the city after exiting Valley Mission. They will be assisted in initial housing support or other funds necessary to facilitate moving into safe, affordable, permanent, and appropriate housing for 4 persons with a total budget of $8,082.

- Valley Program for Aging Service (VPAS) Transportation Assistance program provides transportation services to residents 60 years of age or older, and those under 60 years of age with a disability needing transportation to medical and other life-necessary destinations when there is no other reliable or affordable transportation option available to them. Approximately 30 low-income residents will be assisted through this program with a budget of $8,082.

- Valley Program for Aging Service (VPAS) Meals on Wheels program provides nutritious meals five days a week to older Staunton residents who are at nutritional risk. Approximately 35 seniors will be assisted through this program with a budget of $8,082.
- Blue Ridge Legal Services will provide free legal assistance to 10 low-income residents and their family members for a total of 30 persons facing legal issues regarding housing including eviction with a total budget of $8,082.
- Blue Ridge CASA provides advocacy for abused and neglected children. The proposed activities will directly benefit at least 25 low-income children living in unstable and inadequate housing conditions, who have been victims of abuse or neglect and have special needs. The proposed activities will also directly benefit up to 12 trained volunteer advocates assigned to these cases. The project's total budget is $8,082.

- Valley Supportive Housing (VSH) provides housing and supportive services to homeless individuals with mental health challenges. This funding will help to support the position of Tenant Sustainability Counselor. This position serves as the interface between the 68 tenants of VSH and their Valley Community Services Board (VCSB) case manager and the community, as well as providing emotional support when needed. The Tenant Sustainability Counselor's role is to assist tenants in developing skills to care for themselves and their homes and integrate into the community. (Homeless persons are a presumed group by HUD to have low incomes.) CDBG funding will pay for a partial amount of the Tenant Sustainability Counselor's position with a total budget of $8,082.
- City of Staunton Blight Removal – Spot Basis Project provides spot removal of blighted properties to remove any public health hazards caused by homes that are in violation of City building ordinances and potentially dangerous to inhabitants. It will also provide space for any future housing development or otherwise productive use. Two demolitions will occur with a total budget of $70,152.
- Staunton Redevelopment Housing Authority (SRHA) Dunsmore Business College Rehabilitation Project will provide funding that will be used to renovate and rehabilitate a vacant former business college building into apartments for seniors with low-to-moderate incomes who may or may not also be persons with disabilities. At least 6 households will benefit from the proposed activity with a total budget of $65,000.
- Renewing Homes of Greater Augusta Critical Housing Rehabilitation Project starts with staff assessments to establish critical home repairs and rehabilitation needs for low-income homeowners. Local contractors provide pro bono consultation services on homes with complex issues. HUD funds are used for repairs that are too complex for volunteers and require the expertise, licensure, and insurance of a professional contractor. At least, four low-income families will be served with a budget of $45,000.
- Staunton-Augusta-Waynesboro Habitat for Humanity Housing Rehabilitation Project will provide materials and labor to support the rehabilitation work of Renewing Homes of Greater Augusta. At least, four low-income families will be served with a budget of $30,000.
- CDBG Program Administration funding will be used to support the general administration and planning activities for the Community Development Block Grant Program. The maximum budget for administration is $64,660.

As required by HUD, public hearings were held on May 13, 2026 and June 10, 2026 to solicit feedback on the draft FY2026 AAP. Both public hearings were property advertised in the News Leader and on the City's website and copies of the plan were made available to anyone who desired to review it.

Councilor Overholtzer asked about a timeline for a windshield survey of blighted properties. Ms. Joyce stated that she is working on scheduling one with staff and students from the Virginia Tech Housing Center.

Mayor Edwards asked how blighted properties are currently inventoried. Ms. Joyce stated that the Department of Community Development maintains a list, but it is not comprehensive.

Vice-Mayor Arrowood complimented staff for their efforts.

Councilor Woods moved that the Council approve the attached resolution authorizing the adoption of the FY2026 Annual Action Plan and authorizing the City Manager to execute the sub-recipient agreements and associated documents with agencies recommended to receive HUD CDBG funds.

The motion was seconded by Councilor Overholtzer and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

E. Consideration of Approval of the 2026 Central Shenandoah Hazard Mitigation Plan

Jason Ball, Fire Chief, presented the following information:

The Central Shenandoah Hazard Mitigation Plan (CSHMP) serves as the region's long-range plan for reducing the impact from natural and human-caused hazards. The Plan identifies vulnerabilities in communities across the region and establishes strategies to protect lives, property, infrastructure, and critical services.

On May 20, 2026, the Virginia Department of Emergency Management (VDEM) and the Federal Emergency Management Agency (FEMA) formally approved the plan, enabling participating jurisdictions to remain eligible for FEMA Hazard Mitigation Assistance grant programs upon local adoption.

The full CSHMP can be viewed online: https://connect.cspdc.org/hazard-mitigation-plan.

Originally adopted in 2005, the 2026 Plan marks the third comprehensive update and reflects the region's continued commitment to proactive hazard mitigation. The Central Shenandoah Planning District Commission (CSPDC) developed the plan over the course of two years in collaboration with 21 jurisdictions, 4 special districts, and more than 30 regional organizations. It serves as coordinated guidance for building safer communities while maintaining eligibility for federal mitigation funding. The process included:

- Comprehensive risk assessments for 8 natural hazards and 4 human-caused threats
- Evaluation of local and regional capabilities for 5 cities, 5 counties, 11 towns, and 4 special districts
- Development of regional goals and jurisdiction-specific mitigation actions

- Extensive public and stakeholder engagement, including 458 public survey responses, 4 steering committee meetings, and individual consultations with all participating entities

Notably, the region's mountainous terrain, extensive river systems, rural development patterns, karst geology, and communication restrictions under the National Radio Quiet Zone create unique resilience challenges that require coordinated regional planning. Through the planning process, flooding, wildfires, and severe winter weather emerged as the region's highest-risk hazards. Other significant threats include hazardous materials incidents, drought, sinkholes, tropical storms, and infrastructure failure.

Mayor Edwards complimented the geofencing capability for the notification system. She also inquired about the smoke detector program. Chief Ball stated that the distribution has been well received and complimented Adam Dolan for his efforts with that program.

Councilor Overholtzer moved that Council adopt the 2026 Central Shenandoah Hazard Mitigation Plan.

The motion was seconded by Vice-Mayor Arrowood and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

F. Consideration of Resolution Authorizing a Referendum on November 3, 2026 for an Additional 1% Sales Tax for School Construction and/or Renovation Projects

The City Manager Leslie Beauregard and Jessie Moyers, Chief Financial Officer, presented the following information:

On June 29, 2026, the General Assembly agreed to all of Governor Spanberger's proposed amendments to the 2026-2028 Budget (hereinafter "the Budget") for the Commonwealth of Virginia. The Budget was made effective on July 1, 2026. The Budget enacted amendments to Virginia Code Section 58.1-605.1 which permits localities to enact an additional sales tax not to exceed one percent solely for capital projects for the construction or renovation of schools.

In order to enact the additional sales tax, the Council must adopt a resolution asking the Staunton Circuit Court to order a referendum election. If a majority of the voters casting ballots on the referendum question authorize the Staunton City Council to enact the additional sales tax, the Council must enact an ordinance following the referendum. The sales tax will become effective on the first day of the month closest to 120 days after the ordinance is enacted.

The Council has the ability to authorize the sales tax for up to 20 years. The "shot clock" on the applicable timeframe for the sales tax starts on the date of the adoption of the resolution asking the Circuit Court to place the referendum on the ballot.

The current sales tax rate for most products is 5.3%. It consists of the state base rate of 3.3%, the state education rate of 1%, and the mandatory local rate of 1%. Currently, the city receives over $6 million from its share of the tax each year. It is worth noting that the 1% sales tax the city currently receives includes food purchased for human consumption and essential personal hygiene products, as defined in Virginia Code Section 58.1-611.1. The new levy would not include such items. Historical data is not available to calculate the amount of sales tax collected on grocery and essential hygiene items. City staff worked with the Commissioner of Revenue's office to approximate how much of the current 1% sales tax is derived from those sources. An estimate of 15% to 20% is being used, which equates to additional annual revenue from the 1% sales tax for school construction and renovation between $5.1 million and $5.4 million.

Mayor Edwards asked how much the real estate tax rate would need to be raised in order to generate the same amount of revenue as the potential sales tax increase. Ms. Moyers stated approximately 15 cents.

Councilor Overholtzer stated the he calculated the city could raise 66 to 67 million dollars on a 20-year bond at a 4.5% interest rate.

Councilor Campbell noted that the sales tax increase could potentially double the city's debt capacity.

Vice-Mayor Arrowood noted the sales tax exemption for groceries and essential hygiene products.

Councilor Park noted that half of her downtown establishment's sales come from people who live outside of Staunton.

Councilor Overholtzer stated that the Council may need to revisit the meals tax if the sales tax increase is enacted. He noted that a recent presentation to a Virginia Municipal League committee stated that many restaurants are struggling due to higher costs.

Mayor Edwards thanked Councilor Campbell for his work as the Council's School Board Liaison.

Vice-Mayor Arrowood moved to adopt the resolution as presented and authorize the City Attorney to take all necessary actions to request that the Staunton Circuit Court place the referendum question on the November 3, 2026 ballot.

The motion was seconded by Councilor Overholtzer and carried as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

G. Consideration of Request by the Staunton City Sheriff to Fund the Purchase of Two Additional Vehicles

Vice-Mayor Arrowood stated that he wanted to make sure that residents were aware that the Council was acting responsibly with tax dollars. He asked Sheriff Hartless to give an overview of this issue.

Sheriff Hartless stated that these were used vehicles being sourced at a good price. He also explained that the need for these vehicles has arisen due to increased transportation burdens on his department.

Vice-Mayor Arrowood moved to fund the Sheriff's request for two additional vehicles.

The motion was seconded by Councilor Shepherd and carries as follows:

Ms. Woods	aye	Ms. Park	aye
Mr. Shepherd	aye	Vice Mayor Arrowood	aye
Mr. Campbell	aye	Mayor Edwards	aye
Mr. Overholtzer	aye		

MATTERS FROM THE CITY MANAGER

The City Manager noted that National Night Out will be August 4 from 6 to 8 p.m. at the Staunton Juvenile and Domestic Relations Courts.

She also noted that Staunton Augusta County African American Research Society would hold a dedication of African American Church Markers on July 24 at 2:00 p.m. at the Augusta Street United Methodist Church.

MATTERS FROM THE PUBLIC

Mayor Edwards read the following statement:

"This part of City Council's agenda is entitled matters from the public. It is a time that Council sets aside to hear from citizens and others about a wide variety of subjects. A copy of the Staunton City Council's 'Matters from the Public' rules is available in paper form at the Clerk's desk and online at the City of Staunton webpage. You are asked to familiarize yourself with those rules before commenting. Please come to the podium or raise your hand, identify yourself, and complete your remarks within five minutes."

Aaron Barmer noted that Staunton is a news desert. He stated that his life has become a public record, but others have suffered more than him due to their appearance or disability status. He played "In a Town This Size" by John Prine and Dolores Keane. He stated that he thought the sales tax referendum was a fantastic idea and that he planned to vote in favor of the referendum.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 8:11 p.m.

John C. Blair, II
Clerk of Council

A RESOLUTION OF THE STAUNTON CITY COUNCIL INITIATING A REFERENDUM PURSUANT TO SECTION 58.1-605.1 OF THE CODE OF VIRGINIA AS AMENDED BY THE 2026 BIENNIAL BUDGET OF THE COMMONWEALTH OF VIRGINIA TO AUTHORIZE IMPOSITION OF A LOCAL GENERAL RETAIL SALES TAX NOT TO EXCEED 1%, THE PROCEEDS OF WHICH TAX WOULD BE TO PROVIDE REVENUE SOLELY FOR CAPITAL PROJECTS FOR CONSTRUCTION OR MAJOR RENOVATION OF SCHOOLS IN THE CITY OF STAUNTON, VIRGINIA

WHEREAS, effective July 1, 2026, the Virginia General Assembly has enacted its biennial budget and appropriation legislation ("Budget Bill") for the biennium commencing July 1, 2026 and ending June 30, 2028; and

WHEREAS, the Budget Bill enacts amendments to Section 58.1-605.1 of the Code of Virginia authorizing all Virginia cities and counties to levy a general retail sales tax at a rate not to exceed 1% to provide revenue solely for new construction and major renovation of schools; and

WHEREAS, said tax may only be levied if it is approved in a referendum within the City of Staunton, said referendum to be initiated by this Resolution; and

WHEREAS, any such tax approved by referendum and imposed by the City of Staunton shall expire (i) upon repayment of bonds or loans issued for school construction or major renovation projects or (ii) if the school construction or renovation projects are not to be financed by bonds or loans, on or before July 23, 2046; and

WHEREAS, the Staunton City Council desires to initiate a referendum for the purposes herein set forth.

NOW, THEREFORE, BE IT RESOLVED by the Staunton City Council as follows:

1. That the Staunton City Council hereby requests that the Circuit Court of the City of Staunton, Virginia order a referendum pursuant to Virginia Code Sections 24.2-682, 24.2-684, and 58.1-605.1, as amended by the Budget Bill, on the issue of whether the City may levy a general retail sales tax at a rate not to exceed 1% to provide revenue solely for capital projects for the construction or major renovation of public schools in the City of Staunton, Virginia.
2. For any such capital projects for the construction or major renovation of schools in the City of Staunton, the tax levied pursuant to this Resolution, if approved by referendum, shall expire on July 23, 2046.
3. An attested copy of this Resolution shall be forwarded by the City Clerk to the Clerk of the Circuit Court for consideration and approval by the Court, if deemed to be in order, and for processing and publication in accordance with state code requirements.
4. The language to appear on the ballot on the referendum is proposed by the Board of Supervisors to be as follows: Shall the City of Staunton, Virginia be allowed to enact a local retail sales tax of up to one percent (1%) to provide funds that can only be used

for construction or major renovation of public schools in the City of Staunton, Virginia and that the sales tax shall expire on July 23, 2046?

5. An attested copy of this Resolution shall be forwarded by the City Clerk to the Registrar and the Electoral Board of the City of Staunton, Virginia.

Adopted this 23rd. day of July 2026 by the following recorded vote in which an Aye designation is a vote in favor of the Resolution and a Nay designation is a vote in opposition to the Resolution:

Mayor Michele Edwards	Aye
Vice-Mayor Brad Arrowood	Aye
Councilor Adam Campbell	Aye
Councilor Jeff Overholtzer	Aye
Councilor Corrie Park	Aye
Councilor Blake Shepherd	Aye
Councilor Alice Woods	Aye

A COPY ATTEST

John C Blair, II

John C. Blair, II
Staunton City Clerk

Ordinance No. 2026 - 22

AN ORDINANCE AMENDING SECTION 3.20.030, ELIGIBILITY REQUIREMENTS, OF CHAPTER 3.20, TAX EXEMPTION FOR CERTAIN REHABILITATED REAL ESTATE, OF TITLE 3, REVENUE AND FINANCE, OF THE STAUNTON CITY CODE

Recitals

A. The Council of the City of Staunton, Virginia is authorized to adopt conditions to qualify for a partial real estate tax exemption pursuant to Virginia Code Sections 58.1-3220 and 58.1-3221.

B. The Council of the City of Staunton, Virginia desires to enact conditions related to the issuance of a Certificate of Occupancy as well as the satisfaction of all taxes and fees due to the City of Staunton in order to qualify for a partial real estate tax exemption.

C. The Council of the City of Staunton, Virginia desires to increase the application fee for a partial tax exemption for certain rehabilitated real estate.

D. This matter has been properly heard and considered.

E. These recitals are deemed an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that Section 3.20.030, Eligibility Requirements, of Chapter 3.20, Tax Exemption for Certain Rehabilitated Real Estate, of Title 3, Revenue and Finance, of the Staunton City Code is hereby amended as follows:

Chapter 3.20
Tax Exemption for Certain Rehabilitated Real Estate

...

3.20.030 Eligibility Requirements.

Exemptions pursuant to this chapter are hereby granted to persons and for property complying with the following provisions:

(1) The person claiming the exemption shall file his application on a form approved by the city assessor, requesting the exemption provided by this chapter prior to January 1st of the taxable year for which the exemption is claimed. Such application shall not be deemed to be filed until the applicant has paid to the city a fee in the amount of ~~$5~~20.00 for processing such application.

(2) No property shall be eligible for the exemption unless the appropriate building permits have been acquired and the city assessor has verified that the rehabilitation indicated on the application has been completed.

(3) The business firm or property owner is in "good standing" with the city. For purposes of this code section, "good standing" means that the person or entity claiming the exemption has satisfied all of the requirements of the commissioner of revenue and of the treasurer of the city, including the payment in full of all license taxes, real estate taxes, and other taxes, levies, fees, charges, interest, and penalties, and has paid in full all other fees, charges, and claims of any nature whatsoever imposed by or owed to the city or related entities of the city. The determination of whether an entity or person is in "good standing" shall be made by the city assessor upon consideration of a certification provided by the commissioner of revenue, the treasurer of the city, and by any other authorized official of the city or related entities of the city and upon consideration of other information as the city assessor deems appropriate.

(4) Prior to the abatement beginning, a final certificate of occupancy for the substantially rehabilitated real estate shall be presented to the city assessor.

In all other respects, the provisions of Title 3, Revenue and Finance, of the Staunton City Code remain the same and are hereby restated, confirmed and reordained.

Introduced: 7/23/26
Adopted: 7/23/26
Effective Date: 7/23/26

Michele D. Edwards

Michele D. Edwards, Mayor

ATTEST: John C. Blair, II

John C. Blair,
Clerk of Council

Ordinance No. 2026-23

AN ORDINANCE REZONING FROM B-1, LOCAL BUSINESS DISTRICT, TO R-3, MEDIUM DENSITY RESIDENTAIL DISTRICT, ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LOCATED AT 1110 CHURCHVILLE AVENUE (PARCEL IDENTIFICATION NUMBER 4865), IN THE CITY OF STAUNTON, VIRGINIA

Recitals

A. It appears by deed dated May 15, 2026, recorded in the Clerk's Office of the Circuit Court of the City of Staunton, Virginia, as Instrument Number 260001217, that William Kenly McAllister acquired from Warner Real Estate, LLC, the property that is known by present numbering as 1110 Churchville Ave ("the property") with further description provided in the deed, a copy of which is annexed and incorporated herein by reference;

B. William Kenly McAlister has applied to the City of Staunton for a zoning classification change for the property, under the provisions of the Staunton City Code, from B-1, Local Business District, to R-3, Medium Density Residential District;

C. The proposed rezoning is consistent with the provisions of Staunton City Code Section 18.215.060(1) and is necessary so that the applicant may establish the use of the property as a single-family dwelling;

D. The Planning Commission of the City of Staunton conducted a public hearing on the application at its June 18, 2026 meeting and after study, review, and consideration of the comments made during the public hearing, properly heard the matter and recommended approval;

E. This matter has been properly advertised, heard, and considered; and

F. These recitals are an integral part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Staunton, Virginia, that the property known as 1110 Churchville Ave (Parcel Identification Number 4865) in the City of Staunton, Virginia, is **HEREBY REZONED** from B-1, Local Business District, to R-3, Medium Density Residential District on the basis that the rezoning would serve the interests of public necessity, convenience, general welfare, and good zoning practice.

Introduced: 7/23/26
Adopted: 7/23/26
Effective Date: 7/23/26

Michele D. Edwards
Michele D. Edwards, Mayor

ATTEST: John C. Blair, II
John C. Blair,
Clerk of Council

RESOLUTION NUMBER 26-14
A RESOLUTION OF THE STAUNTON CITY COUNCIL
ADOPTING THE 2026 CENTRAL SHENANDOAH HAZARD MITIGATION PLAN

WHEREAS, the Staunton City Council recognizes the threat that natural and human-caused hazards pose to people and property within the City of Staunton, Virginia; and

WHEREAS, the City of Staunton, Virginia has participated in the preparation a multi-hazard mitigation plan, hereby known as the 2026 Central Shenandoah Hazard Mitigation Plan, in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; the National Dam Safety Program Act, as amended, and the Disaster Mitigation Act, as amended; and

WHEREAS, the 2026 Central Shenandoah Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Staunton, Virginia from the impacts of future hazards and disasters; and

WHEREAS, adoption by the Staunton City Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2026 Central Shenandoah Hazard Mitigation Plan.

NOW THEREFORE, BE IT RESOLVED BY THE STAUNTON CITY COUNCIL THAT:
In accordance with the Code of Virginia § 15.2-1427, the Staunton City Council adopts the 2026 Central Shenandoah Hazard Mitigation Plan. While content related to the City of Staunton, Virginia may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City of Staunton, Virginia to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

ADOPTED by a vote of 7 in favor and Ø against, and Ø abstaining, this 23rd day of July, 2026.

Michele D. Edwards

Michele D. Edwards, Mayor

ATTEST: John C. Blair, II

John C. Blair, II
Clerk of Council

RESOLUTION
OF THE
COUNCIL OF THE CITY OF STAUNTON, VIRGINIA
AUTHORIZING THE ADOPTION OF THE FY2026 ANNUAL ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE CITY OF STAUNTON AS A HUD ENTITLEMENT COMMUNITY

Recitals

A. Under Title I of the Housing and Community Development Act of 1974, as Amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities in the elimination or prevention of slums or urban blight, or activities which will benefit low- and moderate-income persons, or other urgent community development needs;

B. On February 26, 2019, the City of Staunton (City) received official confirmation from the U.S. Department of Housing and Urban Development (HUD) that it had been designated as a new entitlement community, and under this designation the City receives annual allocations from HUD, starting with the federal fiscal year 2019;

C. HUD has advised the City that the FY2026 Entitlement amount for CDBG funds will be $323,304; and

D. This is the City's eighth year of such designation and in accordance with the federal regulations at 24 CFR Part 91, an Annual Action Plan must be prepared and adopted by City Council;

E. The City of Staunton has prepared an Annual Action Plan for the FY2026 funding year, which assesses the housing and community development needs in Staunton;

F. The draft FY2026 Annual Action Plan was on public display and the City held two public hearings on CDBG eligible activities and the draft plan. Various agencies, groups, and citizens were provided the opportunity to comment and provide input in the preparation of the draft documents. This matter has been properly advertised, heard, and considered.

G. These recitals are an integral part of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Staunton, Virginia that:

1. The FY2026 Annual Action Plan for the Community Development Block Grant Program of the U.S. Department of Housing and Urban Development for the City of Staunton as a HUD Entitlement Community is hereby **APPROVED** and **ADOPTED**.

2. City Council **AUTHORIZES** and **DIRECTS** the City Manager to execute any sub-recipient agreements and associated documents with agencies recommended to receive HUD Community Development Block Grant Program funds.

Adopted this 23rd day of July, 2026.

Michele D. Edwards, Mayor

Attest: John C. Blair, II
John C. Blair, II, Clerk of Council

City Council
WORK SESSION
Rita S. Wilson City Council Chambers
July 23, 2026
5:15 p.m.

Council Members Present: Mayor Edwards, Vice Mayor Arrowood, and Councilors Campbell, Overholtzer, Shepherd and Woods.

Council Member Absent: Park.

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

The motion was seconded by Councilor Overholtzer and carried as follows:

Ms. Park	absent	Mr. Shepherd	aye
Mr. Overholtzer	aye	Vice Mayor Arrowood	aye
Ms. Woods	aye	Mayor Edwards	aye
Mr. Campbell	aye		

2. Update on Blue Ridge Community College

Dr. John Downey, President of Blue Ridge Community College, provided an update on the college.

Dr. Downey highlighted that forty-one percent of all Stauntonians who attended higher education institutions in 2025-26 were enrolled at Blue Ridge Community College. He also highlighted his cooperative efforts with the Staunton City Schools as well as the Department of Economic Development.

Dr. Downey praised Staunton's members of the Blue Ridge Community College Board including Tony Davenport and Janet Ewing.

Councilor Overholtzer inquired about enrollment trends over the past five years. Dr. Downey said that there was an enrollment dip during COVID, however, in 2025-26, enrollment exceeded the pre-COVID numbers.

Councilor Overholtzer next asked about artificial intelligence (AI) and how it affects the college's curriculum. Dr. Downey responded that the college is behind because it is being pulled in two directions. The faculty is concerned about AI's capacity to assist cheating, but the college's business partners have made it clear that they want students to be capable of using AI tools. He stated that the college will have to work to find a synthesis.

Councilor Woods asked about the former program for manufacturing students that paid living expenses and whether the college would resurrect the program. Dr. Downey explained that it was funded by a Job Starter grant, but companies also paid some of their students' living expenses. He stated that as the labor market has rebounded, companies have backed off paying living expenses.

Vice-Mayor Arrowood stated that he viewed the community college's transfer program to four-year institutions as the greatest value in education. He asked about enrollment trends in the transfer program. Dr. Downey stated that enrollment in the transfer program is down because four-year institutions are offering greater financial incentives to students as well as the fact that high school dual enrollment programs have been so successful that a number of students have been able to earn a year's worth of credits before enrolling in a four-year institution.

Councilor Overholtzer asked what are the fastest growing job needs that the college is seeing. Dr. Downey replied that education, manufacturing, health care, and social services are the four areas in need of the most labor.

Mayor Edwards asked about opportunities for students with limited English proficiency. Dr. Downey stated that currently students with limited English proficiency are enrolled in the college's truck driving, welding, and certified nursing assistant programs. He stated there is not a critical mass of students to begin a comprehensive ESL program.

3. Overview of Beverley Street Demonstration Project

The City Manager explained that Susan Wilson, Transportation Planner, was under the weather tonight and that Josh Knight, Assistant to the City Manager, would be making the presentation.

Mr. Knight provided the following update to the Council about the Beverley Street Demonstration Project:

Background: During the month of June, the Beverley Street Demonstration Project was installed on two blocks of Beverley Street, between Augusta and Market streets. This temporary project closed the right-side lane to through travel, repurposing the space for pedestrians and mid-block loading and delivery zones. The following elements were included in the temporary pedestrian spaces: landscaped planters, benches, artificial turf, bicycle parking, and project information signs. City Council was given a preview of this demonstration project at the April 23, 2026 City Council meeting.

The demonstration project was inspired by the upcoming downtown intersection improvements along Beverley and Johnson streets that will improve the intersections for pedestrians. The city received a technical assistance and funding grant through the Virginia Walkability Action Institute from the Virginia Department of Health to implement this temporary project.

Before this demonstration project launched, over 400 community members shared their thoughts through our pre-demonstration survey. Here's what we heard:

- 60% of respondents walk on Beverley Street weekly or daily.
- Common feedback: Respondents would like to see more places to sit and rest, narrower-feeling sidewalks during busy periods, and concern about pedestrian crossings needing improvements
- Top amenity requests: planters and greenery (61%), seating (53%), public art (42%), and more walking room (41%).
- Additional feedback: concerns about deliveries and loading operations for downtown businesses.

Staff will summarize collaboration, outreach, and survey efforts from before project installation as well as the survey results, feedback, and observations from the month the project was in place.

Councilor Overholtzer applauded staff's initiative and creativity. However, he urged that stakeholders be identified and engaged before projects. He noted that he didn't believe there was enough engagement with stakeholders before this demonstration project.

Vice-Mayor Arrowood noted that the Staunton Downtown Development Association and the Historic Staunton Foundation are major downtown stakeholders. He stated that staff needs to engage those two stakeholders to ensure that any new streetscape matches the historic streetscape of downtown.

Councilor Campbell noted that in one one-hour observation period of the demonstration project, the city found that 226 pedestrians used Beverley Street, 111 automobiles used Beverley Street, and 8 bicycles used the roadway.

He also noted that when he drove on Beverley Street during the demonstration project, he never experienced any traffic back-up except when someone was parallel parking in front of him.

Councilor Woods thanked businesses for watering the flowers during the demonstration project. She also noted that she observed an increase in foot traffic during the demonstration project.

Councilor Shepherd noted that he observed more pedestrians at street corners on Beverley Street during the demonstration project than automobiles waiting at intersections. He also noted that while 84 percent of a subgroup stated they didn't feel comfortable, that subgroup didn't even visit Beverley Street during the demonstration project.

4. Closed Meeting for Discussion of the Performance of the City Manager and Potential Disposition of Real Property

Councilor Woods moved to enter a closed meeting for (i) 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 disposition of publicly held real property located on West Johnson Street where discussion in an open meeting would adversely affect the bargaining position of the City of Staunton pursuant to Virginia Code Section 2.2-3711(A)(3).

The motion was seconded by Vice-Mayor Arrowood and carried as follows:

Ms. Park	absent	Mr. Shepherd	aye
Mr. Overholtzer	aye	Vice Mayor Arrowood	aye
Ms. Woods	aye	Mayor Edwards	aye
Mr. Campbell	aye		

Councilor Overholtzer 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 Vice-Mayor Arrowood and carried as follows:

Ms. Park	absent	Mr. Shepherd	aye
Mr. Overholtzer	aye	Vice Mayor Arrowood	aye
Ms. Woods	aye	Mayor Edwards	aye
Mr. Campbell	aye		

The July 23, 2026 Staunton City Council Work Session adjourned at 7:02 p.m.

John C. Blair, II

John Blair
City Clerk