



REGULAR MEETING OF STAUNTON CITY COUNCIL
Thursday, February 12, 2026
7:03 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
Blake N. Shepherd
Alice L. Woods

ABSENT: None

ALSO PRESENT: Leslie Beauregard, 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.

Mayor Edwards highlighted that February is Black History Month.

The invocation/moment of silence was given by Councilor Campbell.

MAYOR'S REPORT

Mayor Edwards made the following statement on behalf of the City Council:

I want to use my time tonight to address concerns about the safety of newcomers from other countries who live in, or visit, our city. We understand these concerns, and we share the deep alarm many feel about how immigrants and, at times, bystanders are being treated by federal law enforcement agents under direction from Washington.

There have been requests for the City Council to adopt a resolution as other cities have done. We want to be honest about our concern that, at this moment, such a resolution may be largely symbolic, especially for people who may never see it or may not trust it.

Let's be mindful that immigrants are not a monolith. They differ by country of origin, age, language, immigration status, length of time in the U.S., education, employment, and level of integration into our community. Acting on behalf of such a complex population requires humility, listening, and care.

That does not mean we are unaware, disengaged, or indifferent. It means we are focused on what we feel helps those who may be too afraid to act.

What is happening in Staunton is sustained, grassroots outreach. This work, consistent and relational, is how trust is built and how people begin to feel safer accessing services.

We also want to be clear: everyone in Staunton, regardless of status, can access emergency services. Any 911 call will be responded to professionally and safely. All residents may use City resources- our libraries, schools, parks, and facilities.

At the same time, we must be honest about legal realities. Local law enforcement cannot interfere with a lawful arrest supported by a judicial warrant. However, If federal agents unlawfully enter a home or damage property, residents can and should call the police.

The Staunton Police Department does not have, and has never had, a cooperative agreement with federal immigration enforcement. We do not hold detainees on behalf of federal immigration authorities.

The scale of the situation is unprecedented and evolving. Any response must be thoughtful, grounded in law, and centered on those most at risk.

We will continue to prioritize actions that build trust, meet immediate needs, and protect the dignity and safety of vulnerable people, not just in words, but in practice. We also truly appreciate caring community members who are supporting and looking out for their friends and neighbors.

Thank you.

ADDITIONAL ITEMS BY MEMBERS OF COUNCIL

Councilor Woods made the following motions out of the Nominations Committee:

Appoint Sheba Lane to the Staunton Redevelopment and Housing Authority for a four-year term commencing March 1, 2026 and ending February 28, 2030;

Reappoint Tracy Toyne to the Staunton Redevelopment and Housing Authority for a four-year term commencing March 1, 2026 and ending February 28, 2030;

Reappoint Randolph Bertin and Coye Heard to the Lewis Creek Watershed Advisory Board for three-year terms commencing on March 1, 2026 and ending February 28, 2029;

Reappoint Bart McDowell to the Landscape Advisory Board for a three-year term commencing on March 1, 2026 and ending February 28, 2029;

Reappoint Maggie Ragon to the Shenandoah Valley Airport Commission for a three-year term commencing on March 1, 2026 and ending February 28, 2029;

Reappoint Joy Ingram to the Social Services Advisory Board for a four-year term commencing on March 1, 2026 and ending February 28, 2030; and

Appoint Jeff Binder and Stephanie Mason to the Youth Commission for three-year terms commencing on March 1, 2026 and ending February 28, 2029.

The motion did not require a second, 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		

REGULAR MEETING-(Note: All Resolutions and Ordinances Adopted Shall Appear at the Conclusion of These Minutes.)

A. Consent Agenda

A.1. Approval of Minutes

Work Session and Regular Meeting of January 22, 2026

A.2. Consideration of Resolutions Confirming and Ending the January 23, 2026 Declaration of Emergency

A.3. Authorization of Staunton Crossing Utility Easement

A.4. Consideration of Resolution to Update Bylaws for Bicycle & Pedestrian Advisory Committee

A.5. Consideration of Proclamation to be Presented in Council Chambers in honor of Brain Injury Awareness Month (March)

A.6. Consideration of Fiscal Year 2026 Virginia Commission for the Arts – Arts in Practice Grant

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.

Councilor Woods moved to approve the Consent Agenda as presented.

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		

B. Public Hearing and Consideration of a Request by Stuart Armstrong to Rezone 912 W Beverley Street from R-4, High Density Residential District, to B-5, Mixed Use Business District Conditional

Tim Hartless, Planning Manager, provided the following information to the Council:

Stuart Armstrong is requesting a rezoning of 912 W Beverley Street from R-4, High Density Residential District, to B-5, Mixed Use Business District Conditional. The property is located on the south side of W Beverley Street in the block between Montgomery Avenue and Stafford Street and located in the Newtown Historic District. The property consists of a building which is approximately 14,136 square feet (two floors) on a lot that is approximately 16,500 square feet. The building was constructed in the early 1900s and opened as the Dunsmore Business College. The business college closed in 1977. For a short time, the building was home to the Valley Mission but has mostly been vacant since the early to mid-1980s.

The current R-4 zoning of the property allows for a range of residential uses including single-family, two family, and multi-family. The 16,500 square foot lot size allows for up to seven multi-family units. Over the years, staff has had many conversations with various developers related to reuse of this building but the seven-unit limit, the parking required for those units, and the lack of space available onsite to construct those parking spaces has always been a challenge to make redevelopment work. As a result, the building has been vacant for the past 40 years.

If the rezoning is approved, the applicant plans to create low-income multi-family units for seniors. If the B-5 conditional zoning is approved, the number of units permitted here will be determined based on the amount of parking that can be provided (not based on lot size as with R-4). For senior housing, one parking space is required for every two units. It is worth noting that B-5 zoning does allow for off-site parking (parking on other properties); however, in this case, all surrounding zoning is residential and parking is not a permitted principal use in residential zoning districts. So, required parking for the proposed use must be located on the 912 W Beverley Street property. This will likely be accomplished with the construction of a small parking lot or parking deck on the rear of the property, accessed from Anderson Street. Under the current R-4 zoning, there is a minimum 25-foot setback from Anderson Street which makes construction of a parking deck infeasible. However, in the B-5 district, no setback is required for construction of a parking deck.

City staff conducted a review of the proposed rezoning and generally supports the request. However, staff did express concerns with the wide range of business uses that are permitted in B-5. In response to those concerns, the applicant has offered proffers to make this a B-5 conditional

zoning request. The conditions proffered, eliminate all business uses and limit the use of the property to those uses permitted in the R-4, High Density Residential District.

Rezoning is only the first step in multi-step process to redevelop the property for the intended use. A site plan will be required for construction of any parking facilities and a building permit will be required for a change in building code use group. Site plan and building permit approval cannot occur until after the applicant has demonstrated that they can provide the required number of parking spaces onsite.

Surrounding zoning is all R-4, High Density Residential. Surrounding uses include a mixture of single-family and multi-family dwellings.

The “Generalized Land Use and Development Guide, Future Land Use Map” Staunton, Virginia, Comprehensive Plan 2018 – 2040, designates this area as Neighborhood Residential. These are older neighborhoods which can be characterized by large housing units on small lots. One of the policies of this designation is to encourage the development of in-fill housing units that are compatible with the existing facilities and structures. The existing Dunsmore building (14,136 SF) is far too large to be used for only one single-family unit. If the property is to be reused, multi-family use is the most reasonable use.

At its meeting on January 15, 2026, the Planning Commission conducted a public hearing. During the public hearing two people spoke in opposition to the request expressing concerns with the limited amount of parking currently available on Anderson Street. On a 4-0 vote, the Commission unanimously voted to recommend approval of the request.

Carter Greene, on behalf of the applicant, presented a PowerPoint presentation about the project that included a proposed site plan. Mr. Greene emphasized his client’s work with the Staunton Redevelopment and Housing Authority on the project. He stated that there would be fifteen total senior living units if the project is approved.

Councilor Campbell reported that the Planning Commission discussed potential future parking issues related to the development. The Commission will monitor the situation, and, if necessary, recommend future interventions including signage.

Vice-Mayor Arrowood complimented the project and highlighted that the B-5 zoning district enabled the project. He asked if the owner is confident that the project will proceed. Mr. Greene stated that this is the first hurdle, and the owner plans to continue his pursuit of the project.

Councilor Shepherd asked how many parking spaces the project would have. Mr. Greene said that it would have eight spaces on the upper deck and potentially three spaces on the lower deck.

Councilor Overholtzer said the project is exciting and he appreciated the thoughtfulness of the project.

Mayor Edwards stated the following:

“In a moment, I will open the Public Hearing. It is a time that Council sets aside to hear from citizens and others about a specific topic.

We ask that you please give your name, your address, and then keep your remarks at five minutes or less. When you reach the five-minute time limit, I will let you know that your time limit has expired.

For our Zoom participants, please raise your hand now if you wish to speak on this particular matter. If you raise your hand during this Public Hearing, you will also be able to raise your hand during this Council meeting for other Public Hearings and Matters from the Public. Please keep your comments to five minutes. Once everyone who wishes to speak has had an opportunity, I will then close the Public Hearing.

I will now open the Public Hearing, so if you wish to speak, please approach the podium. We will alternate between individuals physically present and those that have their hands raised via the Zoom platform.”

The public hearing was opened.

Jenny Hill stated that she was concerned about eight parking spaces for fifteen residents. She also stated that there are current issues with parking on Anderson Street which can affect mail delivery.

Vice-Mayor Arrowood asked Mr. Hartless to discuss the potential parking issues. Mr. Hartless stated that the parking requirements are based on the assumption that seniors utilize less cars, and therefore only one space is required for every two residents. He stated that if parking issues arise from the project, the City could look at broadening the shoulder of Anderson Street.

Vice-Mayor Arrowood moved that Council adopt the ordinance and approve the conditional rezoning as recommended by the Planning Commission.

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		

C. Consideration of Updated Work Plan for Bicycle & Pedestrian Advisory Committee

Meggie Taylor presented the updated 2026 Bicycle & Pedestrian Advisory Committee (BPAC) Work Plan for Council approval. Key updates and strategic shifts from the previous version include:

- Updated Goals:
 - Multimodal Planning: The plan explicitly positions BPAC as a major stakeholder to provide guidance on the City's upcoming Multimodal Transportation Plan.

- Information Hub: A new objective has been added to support a repository for bicycle and pedestrian information, including centralizing digital resources.
- Community Liaison Role: The updated plan refines the committee's role as a vital community liaison, emphasizing its function in bridging the gap between residents and City staff to ensure public input is central to future infrastructure projects.

Ms. Taylor also recognized Committee members Aaron Barmer and Jim Printy for their presence in the audience.

Councilor Campbell asked about BPAC’s work to make Gypsy Hill Park more pedestrian and bicycle friendly. Ms. Taylor said that the Committee is looking at wayfinding and additional bike racks.

Councilor Campbell asked about the possibility of having BPAC make the sidewalk construction and repair process more public facing.

Councilor Overholtzer mentioned the potential merger of the greenways plan and the bike and pedestrian plan in the new Comprehensive Plan. Ms. Taylor stated that the goal is to merge the plans into a multimodal plan within the Comprehensive Plan.

Vice-Mayor Arrowood asked if aspects of the plan are implemented when there is restriping or repaving. Ms. Taylor said that is correct in order to save funds.

Councilor Overholtzer moved to approve the 2026 Bicycle & Pedestrian Advisory Committee Work Plan.

The motion was seconded by Councilor Campbell 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		

MATTERS FROM THE CITY MANAGER

Ms. Beauregard presented updates and information on the following items:

The Virginia Department of Transportation will conduct a public hearing in City Council Chambers on February 25, 2026 between 4 and 6 p.m. concerning the Commerce Road/Lewis Creek Greenway Project.

Due to the snow and ice, the Comprehensive Plan stakeholder meeting for deaf residents has been rescheduled to March 4, 2026 from 6 p.m. to 7:30 p.m. on the second floor of the Staunton Public Library.

Due to the Presidents' Day holiday, trash pick-up will shift. Additionally, city offices and the Recycling Center, as well as the Staunton Public Library will be closed to observe the holiday.

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.”

Grace Shuler stated that she first wanted to thank all veterans who served the nation. She then expressed concerns about the possible removal of plaques from the Augusta County Circuit Courthouse to the proposed Veterans Memorial. She said that the plaques removal would detract from the historical structure and that moving them to the new Veterans Memorial would perpetuate segregation.

Mary Miller expressed her gratitude to Council including Mayor Edwards’ tribute at the Martin Luther King, Jr. Memorial Service. She mentioned her attendance at the memorial service for Barbare Clyburn in Aiken, South Carolina. She concluded by reading Maya Angelou’s poem “And Still I Rise”.

Deborah Kushner thanked the City staff and residents for their efforts at snow and ice removal. She also commended all of Council for attending the Martin Luther King, Jr. Memorial Service. She addressed the Flock cameras within the City and said she still understood that one camera remained standing in the City. She urged Council to oppose mass surveillance efforts within the City and stated that she supported an ordinance to bar mass surveillance.

Aaron Barmer thanked City staff for its efforts during the recent snow and ice event. He also thanked Mayor Edwards for her statement at the meeting. He said that the statement was a good start, but it needed to be followed up with persistent, continuous, and transparent action. He also urged residents to explore the public domain library site librivox.org. He recommended the book The Anti-Coup.

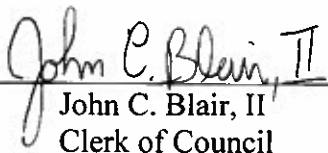
Randy Hamlett congratulated the City on its snow and ice removal efforts as well as last year’s paving and street improvement efforts last year, and the great relationship of the Council with the Staunton West End Business Association.

Mark Hopp highlighted that law enforcement agencies across the country are using school security cameras to assist ICE. He highlighted various private and public sector surveillance and facial recognition efforts in China, Australia, New York, and the United Kingdom. He also stated that mass surveillance efforts were fueling the need for data centers. He also stated that mass

surveillance efforts could be used against his Republican colleagues. He said this is not a partisan issue and that all should oppose mass surveillance.

ADJOURNMENT

There being no further business to come before Council, the meeting adjourned at 8:16 p.m.


John C. Blair, II
Clerk of Council

**RESOLUTION
OF THE
COUNCIL OF THE CITY OF STAUNTON, VIRGINIA
CONSENTING TO AND CONFIRMING DECLARATION OF A LOCAL
EMERGENCY BEGINNING JANUARY 23, 2026**

Recitals

- A. Virginia Code § 44-146.21 authorizes the declaration of a local emergency;
- B. Section 11 of the Charter of the City of Staunton also grants broad powers to City Council;
- C. Leslie M. Beauregard, City Manager and Emergency Management Director of the City of Staunton, Virginia declared a local emergency on January 23, 2026; and
- D. These recitals are an integral part of this resolution.

NOW, THEREFORE, the Council of the City of Staunton, Virginia:

1. **CONFIRMS, RESOLVES, AND DECLARES**, pursuant to Virginia Code § 44-146.21 and such other applicable laws, including, but not limited to, the powers granted by the Charter of the City of Staunton, Virginia, that on January 23, 2026, the Council of the City of Staunton, Virginia, could not and did not convene due to the exigent circumstances and that a local emergency did exist throughout the City of Staunton, Virginia, and

2. **RESOLVES** that Council **CONSENTS** to and **CONFIRMS** the City Manager's January 23, 2026 Declaration of Emergency, and **RATIFIES** and **AFFIRMS** that all City officials are granted such authority, pursuant to extant law, in such circumstances to take all actions, to the fullest extent permitted by law, to prevent or alleviate the damage, loss, hardship or suffering threatened or caused or being caused by such local emergency.

Introduced: February 12, 2026

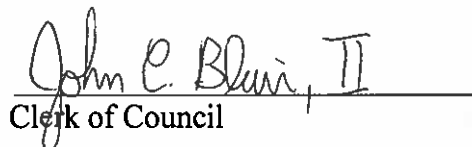
Adopted: February 12, 2026

Effective: February 12, 2026



Michele D. Edwards, Mayor

Attest:



Clerk of Council

**RESOLUTION
OF THE
COUNCIL OF THE CITY OF STAUNTON, VIRGINIA
ENDING THE JANUARY 23, 2026 DECLARATION
OF A LOCAL EMERGENCY**

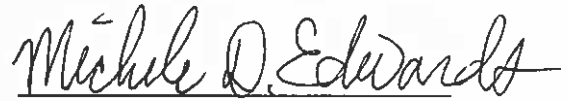
The Council of the City of Staunton, Virginia:

RESOLVES AND DECLARES, pursuant to Virginia Code § 44-146.21 and such other applicable laws, including, but not limited to, the powers granted by the Charter of the City of Staunton, Virginia, that the January 23, 2026 declaration of local emergency is ended.

Introduced: February 12, 2026

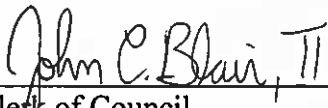
Adopted: February 12, 2026

Effective: February 12, 2026



Michele D. Edwards, Mayor

Attest:



Clerk of Council

**RESOLUTION OF THE
COUNCIL OF THE CITY OF STAUNTON, VIRGINIA
APPROVING AMENDED BYLAWS FOR THE
STAUNTON BICYCLE AND PEDESTRIAN
ADVISORY COMMITTEE**

WHEREAS, by resolution adopted in 2014, the Council of the City of Staunton established the Staunton Bicycle and Pedestrian Advisory Committee (BPAC) to advise the City concerning ways to better accommodate bicyclists and pedestrians; and

WHEREAS, since its establishment, the BPAC has served as a vital link between the community and the City, aiding in the development of the Staunton Bicycle and Pedestrian Plan and the Greenways Plan; and

WHEREAS, to ensure the Committee continues to operate effectively and aligns with current City goals and administrative procedures, it is necessary to periodically review and update the Committee's governing bylaws; and

WHEREAS, the Committee and City staff have reviewed the existing bylaws and have recommended amendments to better reflect the Committee's current Work Plan, mission, and operational needs; and

WHEREAS, Council desires to approve the amended bylaws to support the continued success of the Staunton Bicycle and Pedestrian Advisory Committee.

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

1. The Staunton Bicycle and Pedestrian Advisory Committee is hereby reaffirmed to advise the City Council, City Manager, and City staff on the implementation of city plans, and to serve as a community liaison regarding the safety, education, and development of a walkable and bikeable community. The Staunton Bicycle and Pedestrian Advisory Committee shall have the following duties:
 - a. to prepare a bicycle and pedestrian program work plan setting forth goals and objectives, subject to approval by City Council;
 - b. to review the work plan annually and propose updates to it, as needed, with such updates subject to approval by City Council;
 - c. to review data inventories on walking and biking in the City; and
 - d. to make an annual report to City Council concerning the activities of the committee and the fulfillment of the goals and objectives set forth in the work plan.
2. The Staunton Bicycle and Pedestrian Advisory Committee shall generally have the following additional duties, to the extent requested by the City Council or City Manager or designee as to specific matters:
 - a. to advise city staff on bicycle and pedestrian related matters;


- b. to assist in implementation, and achievement of the goals, of any bicycle and pedestrian plan that may be adopted by the City;
 - c. to work with the City to achieve safe bicycle and pedestrian connectivity for all citizens;
 - d. to solicit input and feedback from community members and local advocates on bicycling and pedestrian matters, to promote active transportation through community engagement, and to conduct public education campaigns on relevant policies and best practices;
 - e. to perform such additional functions or duties as may be so identified as to specific matters by the City Council or City Manager or designee.
3. The Staunton Bicycle and Pedestrian Advisory Committee shall consist of seven members to be appointed by City Council, at least one of whom shall be a sworn law enforcement officer of the Staunton Police Department. The Council shall give first consideration to the following categories of applicants:
- a. a representative of a bicycle or pedestrian advocacy group;
 - b. a representative of an organization concerned with education and safety;
 - c. a representative of a business organization; or
 - d. an interested private citizen concerned with non-motorized transportation issues.

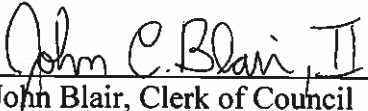
Each committee member shall be appointed by City Council for a two (2) year term. The Committee shall annually elect from its membership the following officers by a majority vote of a quorum of the Committee:

- A Chair, to serve as presiding officer;
- A Vice Chair, to preside in the absence of the Chair; and
- A Secretary, to be responsible for taking minutes of the meetings.

4. The Director of Community Development shall be responsible for the assignment of staff support to the committee in the exercise of its functions, powers and duties.
5. All meetings of the committee shall be open to the public and otherwise held in accordance with the Virginia Freedom of Information Act.
6. Nothing in this resolution shall modify or curtail the functions, duties or authority of other public bodies, including the Planning Commission and Historic Preservation Commission.

Adopted this 12th day of February 2026.


Michele Edwards, Mayor


John Blair, Clerk of Council