

# AGENDA



# CITY OF HOPEWELL

Hopewell, Virginia 23860

## AGENDA

(804) 541-2408

[www.hopewellva.gov](http://www.hopewellva.gov)

[info@hopewellva.gov](mailto:info@hopewellva.gov)

[cityclerk@hopewellva.gov](mailto:cityclerk@hopewellva.gov)

## CITY COUNCIL

John B. Partin, Jr., Mayor, Ward #3

Rita Joyner, Vice Mayor, Ward #1

Michael B. Harris, Councilor, Ward #2

Ronnie Ellis, Councilor Ward #4

Susan Daye, Councilor, Ward #5

Yolanda Stokes, Councilor, Ward #6

Dominic R. Holloway, Sr., Councilor, Ward #7

Dr. Concetta Manker, City Manager

Beverly Burton, Interim City Attorney

Brittani Williams, City Clerk

Sade' Allen Deputy City Clerk

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January 16, 2025

SPECIAL MEETING

Closed Meeting- 6:00 PM

Open Session- 7:00 PM

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6:00 p.m.

Call to order, roll call, and welcome to visitors

### CLOSED MEETING

SUGGESTED MOTION: Move to go into a closed meeting pursuant to Va. Code Section § 2.2-3711 (A)(1) “to discuss and consider personnel matters, including board and commission appointments” (Hopewell Redevelopment and Housing Authority, Planning Commission, Healthy Families, Community Policy and Management Team) and Discussion, consideration, or interviews of prospective candidates for employment; VA Code § 2.2-3711(A)(29) “Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body; and Va. Code Section § 2.2-3711(A)(7) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, where such consultation or briefing in an open meeting would adversely affect the negotiating or litigating posture of the public body; followed by an open session to discuss the repeal of the recently adopted conflict of interest policy; and to the extent such discussion will be aided thereby.”

Roll Call

### RECONVENE OPEN MEETING

**CERTIFICATION PURSUANT TO VIRGINIA CODE § 2.2-3712 (D):** Were only public business matters (1) lawfully exempted from open-meeting requirements and (2) identified in the closed-meeting motion discussed in the closed meeting?

## **WORK SESSION**

1. **Zoning Ordinance, adding churches as an allowable use in R1-A district** – Chris Ward, Director of Planning and Development

**SUGGESTED MOTION:** To amend/adopt Regular Meeting Agenda Roll Call

## **REGULAR BUSINESS**

- R-1 – Economic Development Authority Strategic Plan** – Charles Bennett, Economic Development Director
- R-2 – Approval of forensic audit contract** – Dr. Manker, City Manager
- R-3 – Waive all penalties, fees, and interest for Personal Property Taxes until March 7<sup>th</sup>, 2025** – Stacy Jordan, CFO
- R-4 – Repeal of Recently Adopted Conflict of Interest Policy**
- R-5 – Initiation of Zoning Text Amendments for Motor Vehicle Uses** - Christopher Ward, Director of Planning & Development

## **Adjournment**

**CLOSED  
MEETING**

RECONVENE OPEN MEETING

# WORK SESSION

WS-1

**REQUEST TO AMEND ARTICLE III-A – RESIDENTIAL  
LOW DENSITY DISTRICT (R-1A) TO ADD  
'CHURCHES' AS AN ALLOWABLE BY-RIGHT USE**

CITY COUNCIL



**STAFF REPORT**

*Staff from the Hopewell Department of Development has drafted this report to assist City leadership with making informed decisions regarding land use cases in Hopewell.*

**I. EXECUTIVE SUMMARY**

The applicant, Restored Hope Church of the Nazarene, requests a Zoning Ordinance Amendment to add 'Churches' to Article III-A, Section A – Use Regulations as an allowable by-right use in the R-1A district. Staff recommends approval of this request.

**II. TENTATIVE SCHEDULE OF MEETINGS**

BODY	DATE	TYPE	RESULT
Planning Commission	Dec. 5, 2024	Public Hearing	Rec. Approval 4-0
City Council	Jan. 14, 2025	Work Session	No Action
City Council	Feb. 11, 2025	1st Reading / PH	Pending

**III. ORDINANCE IDENTIFICATION**

<b>Applicable Zoning Ordinance</b>	Article III-A Residential Low Density
<b>Amended Section</b>	A. Use Regulations
<b>Approval Method</b>	City Council Ordinance
<b>Can Conditions be Set?</b>	No



**IV. PUBLIC NOTIFICATION**

<b>PUBLIC HEARING</b>	<b>NOTIFICATION TYPE</b>	<b>DATE</b>	<b>DATE</b>
Planning Commission	Progress-Index Ad	11/21/2024	11/27/2024
	Letter to Adj. Properties	11/26/2024	
City Council	Progress-Index Ad	TBD	TBD
	Letter to Adj. Properties	TBD	

**V. ROLE OF PLANNING COMMISSION AND CITY COUNCIL**

Excerpted and paraphrased from *Handbook for Virginia Mayors & Council Members*

The Code of Virginia prescribes public notice and hearing requirements for all zoning actions. For a new zoning ordinance or any amendment thereto, the planning commission and the governing body must each hold public hearings before acting on any proposal. Each public hearing must be preceded by notice published in newspapers as well as mailed to all adjacent property owners and, in the case of a text change, to all property owners who would be directly affected.

**VI. APPLICABLE CODE SECTIONS**

1. [Article XV-B, Conservation District, Section A-Use Regulations](#)
2. [Article I, Definitions](#)
3. [Article XXI, Amendments](#)

**VII. EXISTING ORDINANCE**

Under Section A of Article III-A of the Hopewell Zoning Ordinance, ‘Churches’ are not listed as an allowable, by right use in the district and are, therefore, not permitted. Adding an allowable use to a district results in that use being allowed everywhere within the district.

**VIII. STAFF ANALYSIS**

All residential districts in Hopewell except R-1 and R-1A permit churches as an allowable use. Exhaustive research of department files has not revealed any reason why this use was not allowed in these two districts. In many instances, the Hopewell zoning code was written to allow uses that already existed and did not include uses that did not exist but would be suitable to a particular district. Oddly, the Church of the Nazarene existed at the northeast corner (Parcel #041-0155) of Sherwood Lane and Smithfield Avenue (R-1A) for many years until it burned down in 2019.

A church use has relatively minor impacts on surrounding properties with the primary impact being traffic/parking on certain days. The construction of a new church building on the parcel in question will require an approved site plan that includes off-street parking.

The definition of ‘Church’ in Article I of the Hopewell Zoning Ordinance reads:

“A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. Includes synagogue, temple, mosque, or other such place for worship and religious services.”

**IX. RELATIONSHIP TO THE COMPREHENSIVE PLAN**

The Comprehensive Plan does not address churches specifically but does promote Traditional Neighborhood Design (TND) principles that includes neighborhood amenities such as churches.

**X. STAFF RECOMMENDATION**

Staff recommends approval of the request to add ‘Churches’ to Article III-A Residential Low Density (R-1A) as an allowable use for the following reasons:

1. All other residential zoning districts except R-1 and R-1A permit ‘Churches’ as an allowable use.
2. A church has minimal impacts and is a customary use in residential districts.
3. The Comprehensive Plan supports TND principles.

Staff recommends the addition of ‘Churches’ as an allowable use in the R-1A District.

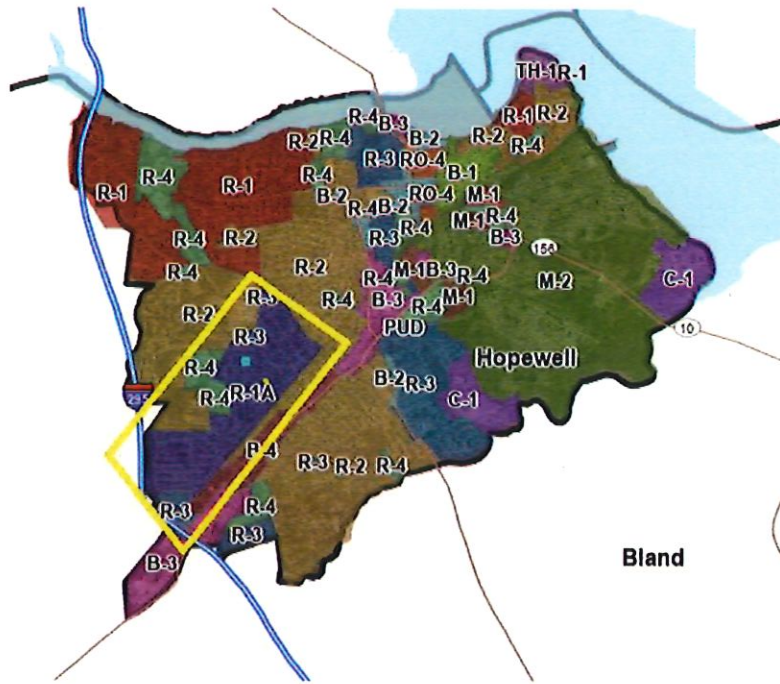
**XI. PUBLIC COMMENT**

The department did not receive any written or oral comments. One (1) member of the church spoke at the Planning Commission public hearing held on December 5, 2024 and supported the zoning ordinance amendment application.

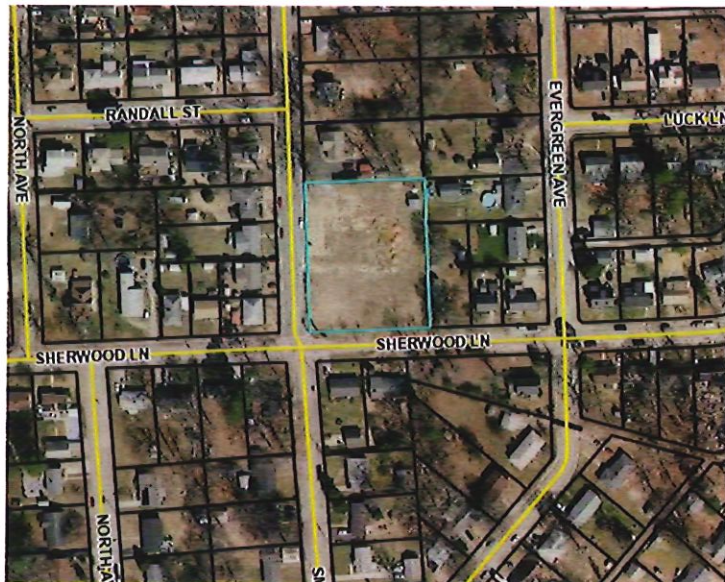
**XII. PLANNING COMMISSION RECOMMENDATION**

The Hopewell Planning Commission recommended approval of the request to amend Article III-A, Section A of the Hopewell Zoning Ordinance to add ‘Churches’ as an allowable by right use by a vote of 4-0 at its December 5, 2024 regular meeting.

YELLOW box indicate area zoned R-1A



BLUE box indicates parcel in question



City of Hopewell, VA  
Permits & Inspect... - 20241090120A - 2024  
026962-0001 debra mc... 10/23/2024 10:00AM  
0 -  
ZONING ORDINANCE AMENDMENT - REVIEW  
Payment Amount: 300.00  
Transaction Amount: 300.00  
IP Develop: \*\*\*\*\*2736



The City  
of  
Hopewell, Virginia

APPLICATION # 20241090

300 N. Main Street · Department of Development · (804) 541-2220 · Fax: (804) 541-2318

### ZONING ORDINANCE AMENDMENT/USES NOT PROVIDED FOR APPLICATION

Application fee: \$300

The Hopewell Planning Commission meets the 1<sup>st</sup> Thursday of each month. The deadline for submittal of a Hopewell Zoning Ordinance Amendment application is shown in the attached Planning Commission calendar. This amendment application, the fee, any supporting documentation and any other information deemed pertinent or necessary by the Zoning Administrator for the Planning Commission to make their decision are required to be submitted jointly. If any of these items are not included, it is considered an incomplete application and will not be accepted.

I (we) the undersigned do hereby respectfully petition and make application to the Hopewell City Council to amend the City of Hopewell Zoning Ordinance text as hereinafter requested, and in support of this application, the following facts are shown.

APPLICANT: Restored Hope Church of the Nazarene

ADDRESS: 509 SMITHFIELD AVE  
HOPEWELL, VA 23860

PHONE #: 804-446-4966 FAX #: \_\_\_\_\_

EMAIL: info.hopewellnaz@gmail.com

\*\*\*\*\*

1) I (WE) WISH TO PROPOSE THAT THE FOLLOWING SECTION(S) OF THE HOPEWELL ZONING ORDINANCE BE AMENDED.

Article III-A  
R-1A DISTRICT

2) I (WE) WISH TO PROPOSE THAT THE TEXT BE REVISED TO ACCOMPLISH THE FOLLOWING PURPOSES (S) AND/OR TO READ AS FOLLOWS: (ATTACH ADDITIONAL SHEETS IF NECESSARY)

ADD CHURCH AS AN ALLOWABLE USE

3) PLEASE DEMONSTRATE HOW THE AMENDMENT WILL BE IN HARMONY WITH THE PURPOSE OF THE SPECIFIC DISTRICT IT WHICH IT WILL BE ADDED.

CHURCH EXISTED AT 60 YEARS AT THIS LOCATION

4) PLEASE GIVE THE REASON FOR FILING THE PROPOSED ZONING ORDINANCE AMENDMENT.

PERMISSION TO REBUILD ON EXISTING FOUNDATION

AS OWNER OF PROPERTY IN THE CITY OF HOPEWELL OR THE AUTHORIZED AGENT THERFOR, I HEREBY CERTIFY THAT THIS APPLICATION AND ALL ACCOMPANYING DOCUMENTS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.



APPLICANT(S) SIGNATURE

10-23-2024

DATE

JOSEPH A GREENE LEAD PASTOR

APPLICANT(S) PRINTED NAME

OFFICIAL USE ONLY

DATE RECEIVED: \_\_\_\_\_ DATE OF FINAL ACTION: \_\_\_\_\_

ACTION TAKEN:

\_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED

\_\_\_\_\_ APPROVED WITH THE FOLLOWING CONDITIONS:



City of Hopewell, VA  
 Dept. of Code Enforcement  
 300 N. Main Street  
 Hopewell, VA 23060  
 804-541-2220  
 Welcome

10/23/2024 10:00AM debra m.  
 02696z-0001 000231911  
 Payment Effective Date 10/23/2024

PERMITS / INSPECTIONS  
 ZONING ORDINANCE  
 AMENDMENT - REVIEW  
 2024 Item: 202410901Z0A \$300.00  
 Payment Id: 366137

-----  
 \$300.00

Subtotal \$300.00  
 TP CC Fee \$9.75  
 Total \$309.75

TP DEVELOPMENT FEE \$309.75  
 \*\*\*\*\*2736  
 Ref=1/3dfc4a-3aff 4924-9094-f418e936e5fc

Change due \$0.00

Paid by: CARDHOLDER/VISA



Signature: \_\_\_\_\_

Thank you for your payment.

City of Hopewell, VA COPY

Thank you for your payment

TylerPayments

**ZONING AMENDMENT REQUEST**  
to add 'Churches' as use to R-1A District

CITY COUNCIL WORK SESSION

JANUARY 14, 2025

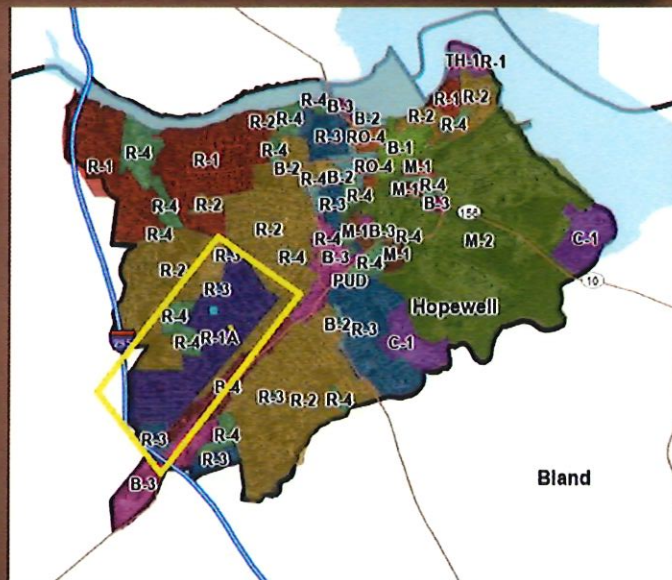
## ZOA REQUEST: Adding 'Churches' to R-1A

- **APPLICANT:** Restored Hope Church of the Nazarene
- **WARDS:** 4, 5, & 7
- **CURRENT ZONING:** R-1A does not currently allow 'Churches'
- **REQUEST:** Add 'Churches' to the R-1A Low Density Residential District
- **PUBLIC NOTICE:** Complied with state requirements



## ZOA REQUEST: Adding 'Churches' to R-1A

Adding a use to zoning district allows that use throughout the entire district.



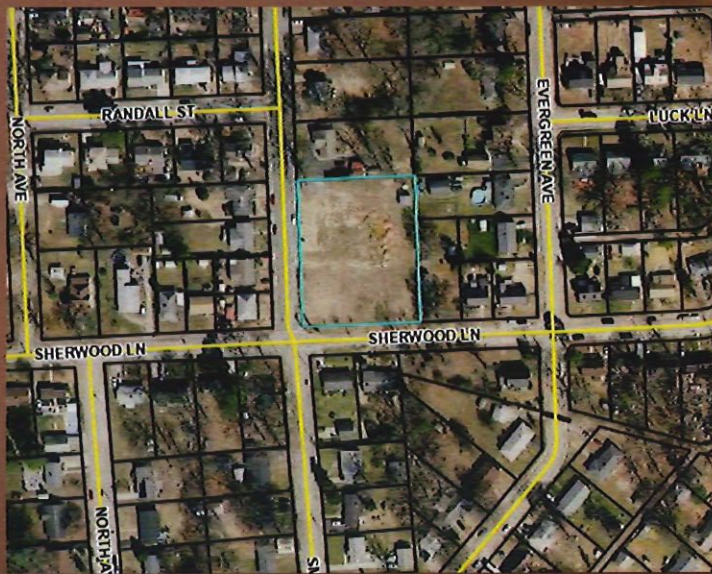
## ZOA REQUEST: Adding 'Churches' to R-1A

- 'Churches' are an allowable use in all residential districts except R-1 and R-1A (Low Density)
- 'Churches' are an allowable use in all Commercial (B) districts
- Research has not revealed why the use was excluded from R-1 or R-1A
- Church existed on Smithfield Ave in R-1A for many years without issue

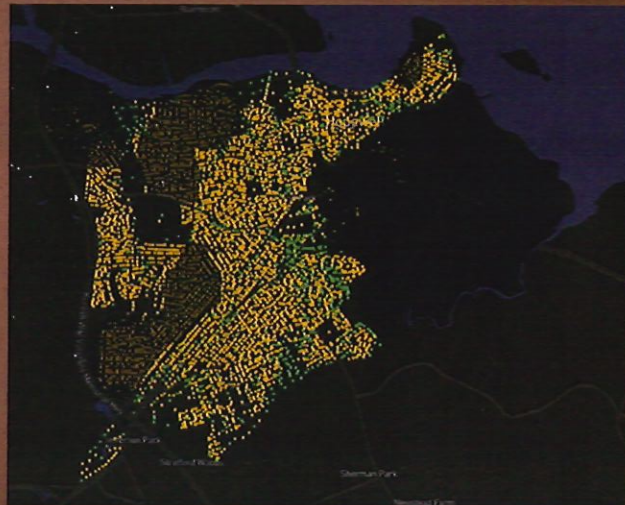
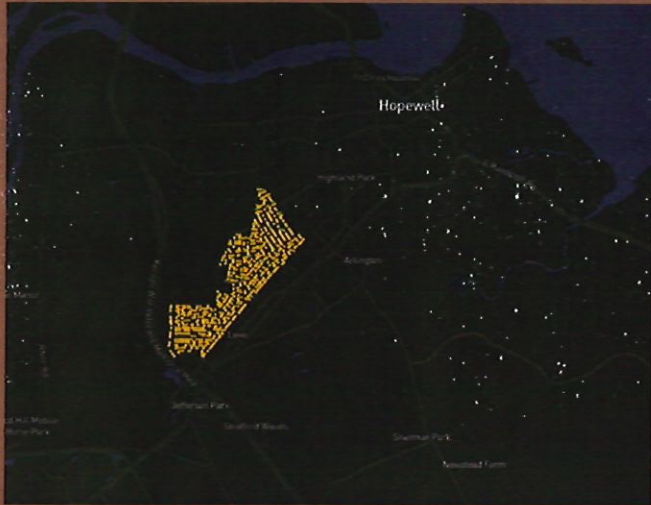
## ZOA REQUEST: Adding 'Churches' to R-1A

Church existed at identified location for many years without issue.

A church currently exists at 2901 Norfolk



# ZOA REQUEST: Adding 'Churches' to R-1A



## Staff Recommendation

Staff recommends approval of the request to add 'Churches' to Section A of Article III-A, Residential Low Density District as an allowable use.

## Public Comment

One (1) church member spoke in favor of the zoning ordinance amendment request at the Planning Commission public hearing held on December 5, 2024.

# Planning Commission Recommendation

4-0

Dec. 5, 2024

Staff recommends approval of the request to add 'Churches' to Section A of Article III-A, Residential Low Density District as an allowable use.

Questions?

Applicant: Restored Hope Church of the Nazarene, Joseph Greene



# REGULAR BUSINESS

R-1



# The City of Hopewell Virginia Strategic Economic Development Plan November 1, 2024

## Introduction:

During its early 2024 City of Hopewell Retreat, members of the City Council identified three critical areas for the City's health and sustainability. They are:

- Establishing a comprehensive financial infrastructure and management.
- Developing an economic strategic plan that advances the City's economic stability, diversity, and growth.
- Develop an integrated public safety approach to enhance the lives and safety of all City residents.

In response to the results of the 2024 City Council Retreat, The Economic Development Authority in conjunction with the Director of Economic Development and Tourism and representatives from the City Council, set out to develop a strategic plan that represents our vision and aspirations for the City.

## Goals and Mission for Strategic Economic Development Plan:

This document is intended to be the guide or road map that outlines a plan on how we want to improve the City of Hopewell, and specific areas of focus that will bring the plan to a reality. Used properly this **Strategic Economic Development Plan** can provide direction and focus to bring into harmony and unity the Human Development, Community Development and Economic Development activities of stakeholder organizations (internal and external). If we all are working from the same strategic plan then we should all arrive at the same end goal of building a thriving, diverse, prosperous and safe community.

While a traditional strategic planning processes takes twelve to eighteen months, our goal is to streamline this process into a six-month timeline that include input from stakeholders across the City. The plan when completed will detail clear strategies that will become the foundation for Hopewell's renaissance.

This plan rests on three pillars that we believe are necessary for its success:

- Commitment to equal access and opportunity for all
- Environment stewardship that is sustainable
- Educational excellence and lifelong learning

Three characteristics of the plan:

- Bold
- Innovative
- Built for action, flexibility and urgency

It acknowledges our reality and current constraints:

- Past leadership and financial mismanagement and failures
- Under resourced to sufficiently address aging infrastructure and capital improvements



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- Lack of a bond rating and limited capacity to secure loans
- Underdeveloped and aging city-wide infrastructure
- A negative image of the city that continues today
- An increase in violent crime.
- The challenge of implementing policies, practices, and procedures to address the issue of unsheltered citizens

Most importantly, it recognizes our considerable assets, strengths, and opportunities, along with challenges to overcome:

#### **Unique Assets**

- Two beautiful and historic rivers the Appomattox River and James River
- Rich national, cultural and civic history
- Diverse population
- Downtown with walkable urban environment
- Proximity to desirable, growing metropolitan area and growing counties
- Access to higher education institutions including 2,4 year and post graduate degrees
- Tri-Cities Hospital
- Beacon Theatre
- Industry base
- Fort Gregg-Adams
- Transportation access through major highway, rail and water routes

#### **Opportunities**

- Restructure zoning city-wide to incentivize neighborhood redevelopment \*
- Significantly advance code enforcement to address landlord violations and chronic neglect
- Evaluate all open and occupied land parcels to achieve best use that support City's economic needs
- Expand use of Beacon Theatre to produce and host regional cultural events
- Attract restaurant and retail businesses that support Beacon Theatre goes
- Maintain downtown architectural profile and add infill projects and enhance through carefully planned public green space
- Create an alliance of strategic organizations that work consistently to support Hopewell's renewal and revitalization

#### **Challenges/Constraints**

- Visual appearance of the city is poor along major corridors because of declining infrastructure and deferred maintenance
- Housing stock and lots sizes are small. Housing units are aging and a higher-than-average percentage of renters than owners
- Limited availability of higher-end housing and large lot sizes for development



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- Public image is poor from past environmental disaster and current industry violations
- Empty downtown storefronts with low pedestrian traffic and activity
- Hopewell public schools rank in the bottom 50% of Virginia Public Schools.

#### **A Vision for the Future of Hopewell 2034:**

This section describes to the reader what it will be like to live, work, play, and invest in the City of Hopewell ten years from the adoption of this plan.

While Hopewell has largely been an industrial community, the City has been transformed into an attractive community serving a larger regional economic and population base.

Hopewell has proven its ability for change and innovation.

With the vision and hard work of its leaders, residents and businesses; Hopewell is *the* place to live, own a business and visit with its beautiful rivers, history laden streets, a vibrant downtown, and revitalized neighborhoods.

With thoughtful yet bold approaches and innovation. Hopewell has leveraged its assets and taken every opportunity to build upon and benefit from its proximity to Virginia's State Capital, Fort Gregg-Adams and the significant economic growth that is occurring throughout the Crater region.

Hopewell is a small but strong City that local, state, and national leaders love to recognize as a model for others to follow.

This is who we are:

- The City is alive with well-kept, tree canopied neighborhoods that cater to the housing needs of varying family sizes and incomes.
- Our community has access to public Wi-Fi as the City has launched innovative technology solutions to improve quality of life. With significant investments in public safety, online services, virtual engagement and more.
- There is an extensive riverwalk and greenway access throughout the City for recreation, family gatherings, cookouts, birdwatching, fishing, walking, biking and boat launch capacity along the Appomattox and James Rivers.
- Our historic downtown is known for its range of restaurants, unique retail, the new city square and close-in neighborhoods that make it a fun place to meet family and friends.
- The implementation of our regional comprehensive Public Transportation Plan, incorporating Pedestrian Accessibility, has resulted in urban mobility. Citizens throughout the city can access critical services with ease.



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- In our city center, Historic Downtown Hopewell, urban mobility provides pedestrian access to Tri-Cities Hospital, the Appomattox Regional Library, the Hopewell Municipal Building, and the Beacon Theatre, as well as hospitality, retail and other entertainment venues.
- We are a destination for world-class historic tourism sites including:
  - **Shiloh Lodge**, our state-of-the-art museum, located in Historic City Point, walks visitors through Hopewell's history in a timeline format, from stories of our indigenous people to the establishment of Appomattox Manor, on lands first patented to Francis Eppes in 1635. From the city's role in the Revolutionary War to the pivotal role City Point played in the Civil War; and the role that African Americans and immigrants played throughout. Housed in a former African American Masonic Lodge, the museum honors the extensive and lasting history of the African American community within Hopewell and The Commonwealth. The museum immerses visitors in the landscapes, foodways, industries, and people that make up this diverse city.
  - **Weston Manor**, located in Hopewell, Virginia, is a historic plantation house dating back to 1789. Built by William and Christian Eppes Gilliam, it is one of the few remaining 18th-century plantation homes in the area and is a prime example of Federal-style architecture. The manor played a significant role during the Civil War, serving as a headquarters for Union troops under General Ulysses S. Grant during the Siege of Petersburg.

Weston Manor operates as a museum. It offers visitors a glimpse into the life of an upper-class Virginia family during the late 18th and early 19th centuries. The site features period furnishings, artifacts, and well-preserved grounds, including a beautiful view of the Appomattox River. Weston Manor is also known for its formal gardens and special events, such as historical reenactments, educational tours, and seasonal events.

- **Appomattox Manor**, located in the City Point area of Hopewell, Virginia, is a historic home that served as a significant site during the Civil War. Built in the 18th century, the manor became General Ulysses S. Grant's headquarters during the Siege of Petersburg from 1864 to 1865. City Point, where the manor is located, was a vital logistical center for the Union Army due to its strategic position at the confluence of the James and Appomattox Rivers.

Now part of the Petersburg National Battlefield Park, and visitors can explore the grounds and the exterior of the house, along with outbuildings like the kitchen, smokehouse, and icehouse. The site provides historical context on the siege and how City Point served as one of the busiest ports of the Civil War, with supplies and troops moving through the area.



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- Wayfinding signs throughout the city support our tourism efforts. Whether visitors are walking or driving they can easily find points of interest, parking, and amenities that enhance their visitor experience.
- The Beacon Theatre, a member of the League of American Historic Theatres, continues to attract a variety of performing artists to this first-class venue. The support of Corporate Stakeholders has enabled us to offer programs that entertain, challenge and uplift the community, including children's music and storytelling events; showcasing a variety of the performing arts; hosting film festivals that include cinema nights featuring classic and newly released movies; hosting Civic Forums, and supporting local theatre companies. The Beacon attracts patrons from throughout Virginia and the surrounding region.
- The Tri-Cities Hospital and adjacent medical district are recognized for excellent health care and range of services, physicians, auxiliary professions, and the latest proven technology.
- The development of a biomedical campus is part of a growing ecosystem of research and development and the Petersburg area pharma cluster.
- There are multiple remote learning centers from higher education institutions setup to study the environment, human impact, long-term health outcomes of exposure to chemical manufacturing. Health statistics are improving as environment impacts are identified and remediated.
- City leaders recognize the importance of inclusivity for people with disabilities. Our ADA compliant public buildings and pedestrian accessibility paths expand the appeal of our city to a significant segment of the population, including people with disabilities and senior citizens.
- City leadership has worked with strategic stakeholders to include local businesses, Hopewell public schools, Tri-City Hospital, non-profit partners, local/state and federal partners to improve access to education and workforce development.
- There is a close working relationship with industry and we've joined forces to ensure clean air and rivers that support healthy lives, a healthy city, while protecting the region including the Chesapeake Bay.
- We frequently host large sports tourism events both in our city and regionally. The City has worked with development community to build destination sports tourism venues that cater to travel youth sports, such as baseball, softball, basketball, soccer, and aquatic sports.



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

#### Strategic Economic Goals and Areas of Focus:

- **Business Corridors Development** - Accelerate the development/redevelopment throughout the city including the highway oriented commercial district emanating out from the I-295 interchange along the Rt. 36 corridor.
- **Downtown** - Revitalize the historic downtown to be a vibrant district offering specialty shopping and dining experience with multiple entertainment venues.
- **Riverfront District** - Redevelop the riverfront providing a variety of activities associated with the mixed-use development, and lifestyle and enjoyment of the two rivers.
- **City Wide Housing** - Redevelop many of the older functionally obsolete residential neighborhoods into mixed-income communities meeting market demand including age qualifying communities
- **History and Tourism** - Develop or redevelop the historical venues to provide additional interpretation and quality visitor experiences. Provide a variety of auxiliary activities, shopping, dining, lodging, that will enhance the visitor's stay in the community.
- **Health Care Industry** - Develop a comprehensive medical care campus that expands the medical offerings in the City and supports the continued expansion of the facilities and resources at the HCA Tri-Cities Hospital.
- **Industrial and Manufacturing Base** – Build strong relationship with existing industrial partners. Support industry investment in newer, cleaner, advanced manufacturing. Attract new advanced manufacturing and R&D / knowledge work companies. Work together on environmental restoration and preservation projects.
- **Education and Workforce Development**- To create a skilled workforce where all individuals are provided quality educational opportunities. This includes a premier pre-k through high school instruction. In addition, pathways to obtain hands-on vocational experiences preparing them for college, armed services or future career.
- **Public Spaces and Right of Ways** - Improve and implement sustainable strategies the public spaces and right of ways throughout the City.
- **Quality of Life and Amenities**- Support the development of the Arts and Humanities ecosystem in the City. Improve parks and recreation facilities and programs
- **Filming Industry / Film Office**- Cultivate the growing film industry in central Virginia and Hopewell. Develop program that manages filming in a way that boost Hopewell Economy and supports local business.

#### Goals, Objectives and Strategies

(Please note that the City of Hopewell does not have the jurisdiction and/or authority to regulate





# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

private the sell and/or development of private property. The City provides resources, technical assistance and leverages access to state/federal partners to facilitate economic development. As such, all goals, objectives and strategies are implemented by property owners in collaboration with the City.)

- **Business Corridors Development -**

- **1-295 Interchange** -Accelerate the development/redevelopment of the highway oriented commercial district emanating out from the 1-295 interchange along the Rt. 36 corridor.

#### Strategies

- Prepare a comprehensive commercial revitalization plan for the western Rt. 36 corridor.
- Gain site control and assemble strategic properties at the intersection of 1-295 and Rt. 36 and along Rt. 36 for future commercial development
- Aggressively market the available commercial properties along the Rt. 36 corridor from 1-295.
- Improve the landscaping, lighting and streetscaping along Rt. 36 leading towards downtown from 1-295
- Update zoning in order to limit commercial businesses locating in residential structures along the Rt. 36 corridor.

- **Cavalier Square Redevelopment** – Work with owners to redevelop Cavalier Square into modern, mixed-use development. The new site will have combination of business, retail, affordable housing, market housing and lifestyle recreation activities.

#### Strategies

- Apply for VA Housing Planning Grant to fund activities below.
- Engage consultants to survey site and develop several concepts for reuse.
- Engage community for input on proposed reuse concepts.
- Complete economic impact study to evaluate concepts
- Prepare pitch book to market to developers.

- **Secondary Commercial Corridors (Arlington Road, 15<sup>th</sup> Street Corridor, City Point Road, West Broadway) –**

#### Strategies

- Complete survey of commercial buildings and lots in each corridor.
- Work with Planning and Zoning to determine which lots would be best for business vs. residential.
- Complete small area plans for each commercial corridor to include preservation of historic structures and concepts sensible infill development strategies
- When applicable, obtain historic designation on existing buildings to enable



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- HTCs to be used by developers.
  - Work with public works and water renewal to incorporate needed improvements to infrastructure to support the proposed commercial developments.
- **Downtown Central Business District** - Revitalize the historic downtown to be a vibrant district offering specialty shopping and dining experiences with multiple entertainment venues.
- Objectives**
- Continue to implement a comprehensive strategy for the revitalization of downtown.  
Provide a safe, secure and attractive downtown environment for shoppers, visitors and residents
  - Foster the location of arts and cultural entertainment activities/functions in the downtown.
  - Undertake an aggressive marketing campaign for shoppers and new businesses
  - Create physical connections to other strategic development areas in the City
  - Enhance the streetscapes along the Rt. 10 corridor leading to the downtown as a part of a comprehensive "Gateway" improvement program.

#### **Strategies**

- Prepare a new comprehensive redevelopment plan for the Downtown Business District.
- Create a physical connection between the Downtown Business District and the Appomattox River.
- Capitalize on the attendance to the Beacon Theater.
- Focus on improving the safety and attractiveness of the area throughout including the travel paths to and from the facility.
- Increase the entertainment offerings and events conducted in Downtown.
- Renovate the existing commercial buildings to modern day standards and renovate the upper stories into modern residential apartments.
- Selectively replace/demolish obsolescent structures without major historic significance with buildings consistent with the Downtown Plan.
- Implement an aggressive marketing campaign for the Downtown businesses and recruit new businesses to the downtown.
- Create a marketing "Brand" for the downtown as a part of the overall marketing "Brand" for the City.
- Increase police presence in the Downtown and institute a neighborhood security program.
- Conduct an annual Downtown beautification campaign.
- Update land use regulations to accommodate the market demand for mixed-use development.



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- Continue to support the Hopewell Downtown Partnership and other strategic development partnerships.
  - Develop marketing campaign and hold FAM Tours for military and civilian personnel at Greg Adams.
  - Develop marketing campaign and Hold FAM Tours for the area colleges.
  - Work with developers to bring lodging to downtown.
  - Develop plans to encourage production filming in Hopewell that boost economy and supports local business.
- **Riverfronts-** Redevelop the riverfront providing a variety of activities associated with the mixed-use development lifestyle and enjoyment of the two rivers.

#### **Objectives**

- Develop/redevelop the marina area and as mixed-use waterfront oriented developments.
- Increase water front housing and access to water.
- Build infrastructure for historic, educational and ecotourism activities on the water.
- Develop a continuous waterfront trail system on land and on the water connecting the major activity centers along the waterfront and providing connection to neighborhoods inland.
- Restore the Aquatic Ecosystem Preservation and Restoration.

#### **Strategies**

- Redevelop and expand the City owned water front property into a mixed- use complex
- Redevelop the Victoria Street Property for waterfront housing.
- Redevelop the Overlook site to iconic waterfront mixed use.
- Identify private owned waterfront property for redevelopment.
- Complete the construction of the Appomattox River Walk and Trail System, from City Point to the Appomattox Regional Park west of the City
- Support and promote "on-the-water" events, fishing tournaments, boating rendezvous, raft races, etc.
- Develop and maintain a series of accessible canoe and kayak launch facilities along the water trail.
- Create an enhanced/enlarged Civil War interpretation center with Tall Ships Docks at City Point and Broadway Landing.
- Support the development of river cruise/boat tour operations to provide a river cruise of the Appomattox and James Rivers based out of the City Marina.
- Support the development of entertainment venues with direct access to the riverfront.
- Work with FOLAR on waterfront preservation/protection plan.



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- Develop detailed wayfinding plan to direct people to the waterfront.
  - Develop waterfront R&D and Education facility for environmental studies.
- **Housing** - Redevelop many of the older functionally obsolete residential neighborhoods into mixed-income communities meeting market demand. Foster home ownership. Create new housing opportunities.

#### **Objectives**

- Reduce the percentage of poorer quality, older and functionally obsolete rental housing in the City.
- Target select neighborhoods for major renovation of existing housing stock.
- Add diverse housing to the range of housing options available in the City. Including Larger homes and age qualifying communities.
- Expand historic districts where applicable.

#### **Strategies**

- Engage firm to prepare a comprehensive citywide housing masterplan.
- Recruit developer(s) to carry out neighborhood revitalization efforts in the target neighborhoods.
- Recruit developers for Mixed use development with housing on City owned and private properties along the riverfront.
- Encourage private sector development of vacant residential zoned land and the redevelopment of existing property for residential and mixed-use purposes.
- Develop a program to decrease the unsheltered community and transition to permanent housing.
  - Create standing committee that will report to City Council on progress
  - Bring together faith based community to provide central services
- Enforce and expand the existing rental inspection program and neighborhood nuisance ordinances. Strengthen the rental inspection program to the full extent allowed by State law.
- Update B2, B-3, B-4 Zoning to discourage commercial businesses locating in residential structures along the major Rt 10 and Rt. 36 commercial corridors.
- Create incentives for residence in Hopewell for city employees.
- Update zoning ordinances to achieve the highest use and value/size for residential housing.
- Create incentives for housing upgrades including façade



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- improvement, curb appeal,
- Create micro grant program for neighborhood revitalization.
- **Health Care** - Develop a comprehensive medical care campus that expands the medical offerings in the City and supports the continued expansion of the facilities and resources at the HCA Tri-Cities Hospital.

#### **Objective**

- o Develop and implement a master redevelopment plan for a "Health Care Focused District".
- o Develop place making for health care providers to locate into Health Care Focused District.

#### **Strategies**

- The City in collaboration with the EDA develop and adopt a plan for a "Health Care Campus" in the area adjacent to the Tri-Cities Hospital bounded by 2<sup>nd</sup> and 6<sup>th</sup> Avenues and the Appomattox River to West Broadway Avenue.
- Collaborate with HCA Tri-Cities Hospital to develop facilities that would support their future needs and support a full range of auxiliary medical services.
- Improve the multi-modal transportation infrastructure along the Rt 10 corridor.  
Recruit medical specialist and physicians to the City.
- **Tourism and History**- Develop or redevelop the historical venues to provide additional interpretation and quality visitor experiences. Provide a variety of auxiliary activities, shopping, dining, lodging, that will enhance the visitor's stay in the community.

#### **Objectives**

- o Enhance the existing tourism venues within the City.
- o Create additional tourism venues/activities concentrated in the downtown area.
- o Develop additional shopping, dining and lodging supporting tourism.

#### **Strategies**

- Expand the existing tourism-marketing program and increase the funding for tourism marketing.
- Create strategic regional partnership for targeted tourism marketing efforts and special events/activities
- Forge a stronger partnership with the National Park Service and DHR for the marketing and future development of Appomattox Manor and other historic sites in the City
- Create a significant Civil War Center near City Point to provide a more complete interpretation of the roll of City Point in the Civil War



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

- Work with NPS to rebrand the City Point Unit documents and experience center.
  - Work with NPS to support the renovation of the Bonaccord House
  - Provide better citywide signage / wayfinding to the historic sites in the City.
  - Develop a system of pedestrian and bike trails leading to and along the waterfront.
  - Recruit a river cruise operator to provide a river cruise of the Appomattox and James Rivers based out of the City Marina.
  - Develop an event center with views and access to the riverfront.
  - Develop new dock for tall ships on the James River City Point site. Include amenities
  - Add signage to Crescent Hills.
  - Restore the Shiloh Lodge to a historic tourism destination and event center.
  - Add signage for A village and B village to for neighborhood for the historic homes tour
  - Support the development of Hopewell history and industrial innovation museum.
- **Industrial and Manufacturing Base** - Build strong relationship with existing industrial partners. Support industry investment in newer, cleaner, advanced manufacturing. Attract new advanced manufacturing and R&D / knowledge work companies. Work together on environmental restoration and preservation projects.

#### **Objectives**

- o Prepare the workforce with the knowledge, skills and abilities needed for next generation manufacturing operations in the City.
- o Increase supply of suitable industrial sites to accommodate the expansion of the existing industrial base and location of new industries.
- o Maintain competitive cost of business within the City.
- o Attract new advance manufacturing and next generation companies.

#### **Strategies**

- Partner with Community Colleges and other institutions of higher education in the region to develop a skilled workforce serving the needs of the manufactures and other commercial businesses.
- Develop/redevelop "brownfield" sites making them suitable for industrial usage adjacent to existing manufacturing operations ensuring that the land has the appropriate environmental clearances for development.
- Aggressively market available industrial properties for expansion of existing industrial companies or the location of new manufactures.
- Strengthen the existing lines of communications between the existing industrial companies and the leadership of the City.
  - Meet with VEDP, VGR, other local and state agencies and



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

manufacturers on regular basis.

- Add to the City Manager's office a point person for E&H (Environmental and Health Safety)
- **Education** - To create a skilled workforce where all students are provided quality educational experiences preparing them for future service in armed forces, higher education, or skilled trades..

- **Objectives**

- o Expand access to preschool programs to prepare students for entry into the public school system.
- o Expand access to library and other non-profit groups with early childhood learning and programs.
- o Increase and maintain the graduation requirements to be comparable to with surrounding school divisions.
- o Increase the career and technical education offerings available to students and adults.
- o Increase support for High School graduates entering college.
- o Expand ROTC programs for students interested in serving.

#### **Strategies**

- Invest in availability of quality, affordable and licensed day care for youth.
  - Invest in before and after school programs
  - Expand existing programs and incentives that will attract talent to work in school system. (example housing incentive, signing bonus, ect.)
  - Work with Commonwealth of Virginia, VCCWA and other regional partners to promote apprenticeships, grants or other funding for skilled workforce force training.
  - Provide additional opportunities for students to Expand the "Enrichment Courses " available in the City
  - Prompt the development of reentry education program that teaches life skills and workforce readiness.
  - Promote the success of dual enrollment program in the Hopewell High School in order to raise participation.
  - Increase the funding level for the school system consistent with the school demographic profile.
  - Encourage Hopewell High School to be a blue ribbon title 1 school.
  - Invest in adult education training programs; including ESL and other skilled trades. Collaborate with Bright Point, VSU and Richard Bland.
- **Public Spaces and Right of Ways** – Create high quality, vibrant, sustainable public spaces and right of ways throughout the City.



# The City of Hopewell Virginia

## Strategic Economic Development Plan

### November 1, 2024

#### Objectives

- o Provide significant landscaping and streetscaping, sidewalks, street lighting, signage, benches, banners, etc., along the major corridors, leading to and through the City.
- o Create a uniform signage and way finding system throughout the City.
- o Prompt healthy & sustainable alternative transportation pathways
- o Reduce environmental impact of the City's roadways.  
Reduce or eliminate heavy industrial traffic in the historic downtown.

#### Strategies

- Collaborate with VDOT to develop and fund Shared Use solutions throughout the City.
- Develop a master transportation plan including the City gateways as a part of the capital improvements plan for the City.
- Leverage grants to install landscaping and street scaping along the corridors.
- Collaborate with boards, commissions, and community groups to maintain and enhance green spaces.
- Complete traffic study and design to relocate the truck traffic to alternate route. Include in capital plan.
- Engage design/engineering for citywide way finding master plan.
- Increase signage outside of the City on major routes directing visitors to the attractions in the City.

- **Quality of Life and Amenities-** Support the development of the Arts and Humanities ecosystem in the City. Improve parks and recreation facilities and programs

#### o Objectives:

- Attract new artisans and musicians to the City.
- Increase support for arts and events in the City.
- Expand programing and access to arts (Beacon, Library, Farmers Market)
- Increase funding for Recreation and Parks (both facilities and programing)

\*\*\*End of Document\*\*\*



R-2



# CITY OF HOPEWELL CITY COUNCIL ACTION FORM

**Strategic Operating Plan Vision Theme:**

- Civic Engagement
- Culture & Recreation
- Economic Development
- Education
- Housing
- Safe & Healthy Environment
- None (Does not apply)

**Order of Business:**

- Consent Agenda
- Public Hearing
- Presentation-Boards/Commissions
- Unfinished Business
- Citizen/Councilor Request
- Regular Business
- Reports of Council Committees

**Action:**

- Approve and File
- Take Appropriate Action
- Receive & File (no motion required)
- Approve Ordinance 1<sup>st</sup> Reading
- Approve Ordinance 2<sup>nd</sup> Reading
- Set a Public Hearing
- Approve on Emergency Measure

**COUNCIL AGENDA ITEM TITLE: Approval of Forensic Auditing Services**

**ISSUE:** At the November 19<sup>th</sup> council meeting, the city council directed the City Manager to issue a Request for Proposal (RFP) for Forensic Auditing Services.

**RECOMMENDATION:** Staff recommends the City Council approves of the forensic auditor servicing and direct the city manager to enter into a contract on behalf of the City and approves the cost up to \$84,000.

**TIMING:** Approval on January 16, 2025

**BACKGROUND:**

**ENCLOSED DOCUMENTS:** None

**STAFF:** Dr. Concetta Manker, City Manager

**FOR IN MEETING USE ONLY**

**MOTION:** \_\_\_\_\_

**Roll Call****SUMMARY:**

- |                          |                          |                                   |                          |                          |  |
|--------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------|--|
| <b>Y</b>                 | <b>N</b>                 |                                   | <b>Y</b>                 | <b>N</b>                 |  |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Rita Joyner, Ward #1    | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5            |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Yolonda Stokes, Ward #6        |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor John B. Partin, Ward #3 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Dominic Holloway, Sr., Ward #7 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4   |                          |                          |  |

R-3



# CITY OF HOPEWELL CITY COUNCIL ACTION FORM

**Strategic Operating Plan Vision Theme:**

- Civic Engagement
- Culture & Recreation
- Economic Development
- Education
- Housing
- Safe & Healthy Environment
- None (Does not apply)

**Order of Business:**

- Consent Agenda
- Public Hearing
- Presentation-Boards/Commissions
- Unfinished Business
- Citizen/Councilor Request
- Regular Business
- Reports of Council Committees

**Action:**

- Approve and File
- Take Appropriate Action
- Receive & File (no motion required)
- Approve Ordinance 1<sup>st</sup> Reading
- Approve Ordinance 2<sup>nd</sup> Reading
- Set a Public Hearing
- Approve on Emergency Measure

**COUNCIL AGENDA ITEM TITLE: Waive all penalties, fees, and interest until March 7<sup>th</sup>, 2025 for Personal Property Taxes**

**ISSUE:** Evaluate the impact of the Property Tax Extension to March 7, 2024

**RECOMMENDATION:** None

**TIMING:** None

**BACKGROUND:**

**ENCLOSED DOCUMENTS:** Hopewell Ordinance Sec. 34-44 – Treasurer’s Statement

**STAFF:** Stacey Jordan, Chief Financial Officer

**FOR IN MEETING USE ONLY**

**MOTION:** \_\_\_\_\_

**Roll Call****SUMMARY:**

- |                          |                          |                                   |                          |                          |  |
|--------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------|--|
| Y                        | N                        |                                   | Y                        | N                        |  |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Rita Joyner, Ward #1    | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5            |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Yolonda Stokes, Ward #6        |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor John B. Partin, Ward #3 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Dominic Holloway, Sr., Ward #7 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4   |                          |                          |  |

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**Sec. 34-44. Treasurer's statement.**

The city treasurer shall, at least fifteen (15) days before any penalty attaches for nonpayment of taxes under this article, mail a statement showing the total amount of taxes due for the current year by public service corporations, and on tangible personal property other than machinery and tools, to such taxpayers. The form of such statement shall be prepared by the city treasurer.

(Code 1963, § 36-13)

R-4

# CITY OF HOPEWELL

## Policy Statement

Policy Number: 9.8

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**SUBJECT: CONFLICTS OF INTEREST**

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**ORIGINATING OFFICE:**

(TO BE FILLED OUT BY THE CITY MANAGER)

City Council

Effective Date: \_\_\_\_\_

Administering Department: Human Resources

Approved By: \_\_\_\_\_  
City Manager

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The actions of local government officials may involve conflicts of interest, and the City of Hopewell adopts this policy to serve as a guidepost for city officials, including employees who serve as elected or appointed city officials. These conflicts include but are not limited to the various situations described below. It is the policy of City of Hopewell that:

1. A city official shall not have a personal interest in any contract with the City or with any agency that is a component part of the City and under the City's control. *Code of Virginia §2.2-3107 A.*
2. A city official shall not have a personal interest in a contract of employment with a governmental agency to which the city council appoints a majority of the members of that agency's governing body. This section does not apply if:
  - a. the contract of employment began before the official's election or appointment;
  - b. the contract is for a government's sale of goods or services at uniform prices available to the public;
  - c. the contract is awarded to a city official through competitive sealed bidding for the same or similar goods or services if (1) the official did not participate in preparation of bid specifications and (2) the city council adopts a resolution stating the official's bid is in the public interest. *Code of Virginia §2.2-3107*
3. A city employee elected to city council shall not wear a city uniform during meetings of the city council. *See Code of Virginia §15.2-1512.2*
4. A city employee elected to city council shall use personal time off or leave without pay to attend meetings of the city council that are held during the employee's normal work hours.
5. A city official shall not solicit or accept money or other thing of value for services performed within the scope of official duties but may accept special benefits authorized by law. *Code of Virginia §2.2-3103*

6. A city official shall not offer or accept money or other thing of value for or in consideration of obtaining employment, appointment or promotion of any person with any governmental or advisory agency. *Code of Virginia §2.2-3103*
7. A city official shall not offer or accept money or other thing of value for the use of the public position to obtain a contract for any person or business with any governmental or advisory agency. *Code of Virginia §2.2-3103*
8. A city official shall not use for his/her own economic benefit, or for any other person's economic benefit, confidential information not available to the public and acquired by reason of serving on city council. *Code of Virginia §2.2-3103*
9. A city official shall not accept any money, loan, gift, favor, service, or business or professional opportunity that tends to influence the performance of official duties (does not apply to political contributions used for campaign or constituent services). *Code of Virginia §2.2-3103*
10. A city official shall not accept any honoraria for any appearance, speech, or article in which the employee provides expertise or opinions related to the performance of official duties. The employee may accept reimbursement for related lodging and travel expenses in accordance with the city's travel reimbursement policy. *Code of Virginia §2.2-3103*
11. A city official shall not accept any gift from a person whose interests may be substantially affected by the employee's performance of official duties where timing and nature of the gift would cause questioning of the employee's impartiality. *Code of Virginia §2.2-3103*
12. A city official shall not accept gifts so frequently that such acceptance creates the impression the employee is using his/her official position for private gain. *Code of Virginia §2.2-3103*
13. A city official shall not use his/her position to retaliate or threaten retaliation against any person for expressing views on matters of public concern or for exercising any other right provided by law. *Code of Virginia §2.2-3103*
14. An employee elected to city council shall not use his/her position to exert authority over his/her supervisors or employees of city council and shall not vote on personnel issues related to such supervisors and employees. *See Code of Virginia §15.2-1512.2*
15. An employee elected to city council shall not use his/her position to bully or intimidate other employees. *See Code of Virginia §15.2-1512.2*
16. An employee elected to city council shall not vote on the city's budget, pay raises, health insurance or any development of polices that would impact an official's economic interest. *See, Hopewell City Charter Ch. IV, §6.*
17. An employee elected to city council shall not have access to personnel or confidential information related to fellow employees.

Any city employee who is an elected official remains subject to all policies and protocols of the city and the department to which the employee is assigned.

**NOTE:** No member of the council shall participate in the vote on any ordinance, resolution, motion or vote in which he, or any person, firm or corporation for which he is attorney, officer, director, or agent, has a financial interest other than as a minority stockholder of a corporation, or as a citizen of the city. Hopewell City Charter Chapter IV § 6

DATE AMENDED: \_\_\_\_\_

Policy Number \_\_\_\_\_



**RESOLUTION ADOPTING A CONFLICTS OF  
INTEREST POLICY FOR CITY COUNCIL, APPOINTEES OF CITY  
COUNCIL, AND CITY EMPLOYEES ELECTED TO CITY COUNCIL**

**WHEREAS**, the council of the City of Hopewell recognizes that from time to time the actions of local government officials may involve conflicts of interest;

**WHEREAS**, for purposes of this policy the term “local government officials” includes, but is not limited to, members of city council, appointees of city council, employees of city council and city employees elected to city council; and

**WHEREAS**, the City of Hopewell desires to provide guidance to assist its local government officials in avoiding conflicts of interest;

**BE IT RESOLVED** this 10th day of December 2024, that the City of Hopewell hereby resolves and approves City of Hopewell Policy Statement, Policy Number 9.8 on Conflicts of Interest (a copy of which is attached hereto).


**ADOPTED** by the Council of the City of Hopewell, Virginia, the 10<sup>th</sup> day of December, 2024.

**Witness this signature and seal:**

  
\_\_\_\_\_  
Mayor Johnny Partin, Ward 3

<b>VOTING AYE:</b>	Councilor Harris-	Yes
	Vice Mayor Gore -	Yes
	Councilor Pelham -	Yes
	Councilor Holloway -	Yes

<b>VOTING NAY:</b>	Mayor Partin -	No
	Councilor Denton -	No
	Councilor Joyner -	No

**ATTEST:**  
  
\_\_\_\_\_  
Brittani Williams, City Clerk



R-5



# CITY OF HOPEWELL CITY COUNCIL ACTION FORM

**Strategic Operating Plan Vision Theme:**

- Civic Engagement
- Culture & Recreation
- Economic Development
- Education
- Housing
- Safe & Healthy Environment
- None (Does not apply)

**Order of Business:**

- Consent Agenda
- Public Hearing
- Presentation-Boards/Commissions
- Unfinished Business
- Citizen/Councilor Request
- Regular Business
- Reports of Council Committees

**Action:**

- Approve and File
- Take Appropriate Action
- Receive & File (no motion required)
- Approve Ordinance 1<sup>st</sup> Reading
- Approve Ordinance 2<sup>nd</sup> Reading
- Set a Public Hearing
- Approve on Emergency Measure

**COUNCIL AGENDA ITEM TITLE:** Authorization to direct staff to review zoning regulations regarding motor vehicle uses and make recommendations on use and development standards to mitigate the impacts of said uses

**ISSUE:** Zoning ordinance amendments must be initiated by a) City Council; b) Planning Commission; or 3) a citizen and this initiating resolution will direct staff to conduct research and bring back recommendations to City Council.

**RECOMMENDATION:** The City Administration recommends City Council to take appropriate action.

**TIMING:** City Council action is requested on January 16, 2025.

**BACKGROUND:** Councilor Joyner is the original sponsor of this initiating resolution.

**ENCLOSED DOCUMENTS:** Draft initiating resolution

**STAFF:**

**FOR IN MEETING USE ONLY**

**MOTION:** \_\_\_\_\_  
\_\_\_\_\_

**SUMMARY:**

Y N

- Councilor Rita Joyner, Ward #1
- Councilor Michael Harris, Ward #2
- Councilor John B. Partin, Ward #3
- Councilor Ronnie Ellis, Ward #4

Y N

- Councilor Susan Daye, Ward #5
- Councilor Yolanda Stokes, Ward #6
- Councilor Dominic Holloway, Sr., Ward #7

# Roll Call

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**SUMMARY:**

Y N

- Councilor Rita Joyner, Ward #1
- Councilor Michael Harris, Ward #2
- Councilor John B. Partin, Ward #3
- Councilor Ronnie Ellis, Ward #4

Y N

- Councilor Susan Daye, Ward #5
- Councilor Yolanda Stokes, Ward #6
- Councilor Dominic Holloway, Sr., Ward #7

**RESOLUTION TO INITIATE ZONING ORDINANCE AMENDMENT TO REVIEW ZONING REGULATIONS REGARDING MOTOR VEHICLE USE**

**WHEREAS**, Chap. IV, §2 of the Hopewell City Charter and §§ 15.2-1100 and 1102 of the Code of Virginia vest all of the powers the City of Hopewell in, and to be exercised by, its City Council unless that power has otherwise been expressly delegated to another; and

**WHEREAS**, in accordance with Section 15.2-2285 of the Code of Virginia, Ann., the City of Hopewell City Council may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare, and good zoning practice necessitate such change; and

**WHEREAS**, the City of Hopewell Zoning Ordinance Article XXI, Amendments, provides that a zoning ordinance amendment shall be initiated by the motion of the City Council; and

**WHEREAS** the Department of Planning and Development recommends initiation of a zoning text amendment to review zoning regulations regarding motor vehicle uses and make recommendations on use and development standards to mitigate the impacts of said uses; and

**WHEREAS** the City Council finds reason to consider amendments to the zoning ordinance regarding use and development standards for motor vehicles for public necessity, convenience, general welfare, and good zoning practices; and now therefore,

**BE IT RESOLVED** that the City of Hopewell City Council does hereby initiate a zoning ordinance amendment to City of Hopewell Code of Ordinances Appendix A, Zoning Ordinance, regarding the use regulations and development standards for motor vehicle uses, including, but not limited to automobile and heavy equipment sales, repair, and storage.

Witness this signature and seal

\_\_\_\_\_  
\_\_\_\_\_, Mayor  
Hopewell City Council, Ward \_\_\_\_

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

ATTEST: \_\_\_\_\_  
Brittani Williams, City Clerk

ADJOURNMENT