

**City of Hopewell Zoning and Subdivision Ordinance Update
Worksession #1 Agenda
February 27, 2025**



Project Overview

The City of Hopewell has enlisted the support of Berkley Group to update, modernize, and restructure the City's Zoning and Subdivision Ordinances. The revised Ordinance will achieve the following:

- Provide streamlined and user-friendly regulations;
- Incorporate best planning practices and current Code of Virginia and Chesapeake Bay Preservation Act (CBPA) requirements;
- Address the goals and strategies identified in the Comprehensive Plan; and
- Consider community needs and issues as identified by staff and through stakeholder feedback.

This process will be guided by City staff and the Planning Commission and will include opportunities for input from City Council, stakeholders, and the community.

Agenda

1. **Project Purpose and Overview** - 20 minutes
2. **Community Engagement Summary** - 25-30 minutes
3. **Elements of a Strong Ordinance** - 15 minutes
4. **Ordinance Structure** - 10 minutes
5. **Next Steps** - 5 minutes

Attachments

- **Attachment A - Project Schedule:** Provides an overview of the timeline and process of the Zoning and Subdivision Ordinance Update.
- **Attachment B - Engagement Summary:** Summarizes the City's approach to community engagement, including feedback received from the public.
- **Attachment C - Table of Contents:** Provides the proposed structure of the updated Zoning and Subdivision Ordinance. The table of contents is subject to change as articles are drafted; an updated table of contents will be provided for review at future worksessions as needed.

Next Steps

The next worksession will occur solely with the Planning Commission in March and will be the first of four drafting worksessions. The draft articles to be discussed during the next worksession on Thursday, March 6, 2025 include:

- Article I - In General
- Article II - Administration
- Article III - Permits and Applications
- Article IX - Nonconformities
- Pertinent Definitions for Articles I, II, III, and IX

**City of Hopewell Zoning and Subdivision Ordinance Update
Attachment A | Project Schedule**



Task	2024				2025												2026									
	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June		
Kickoff Meeting w/ Staff	V																									
City Tour			X																							
Project Kickoff Meeting			X																							
A Public Workshop					X																					
Public Outreach Survey																										
Focus Group Listening Sessions (up to 4)				X	X																					
Engagement Summary																										
Work Sessions (up to 6) (2 joint)							X	X	X	X	X	X	X	X	X											
Project Management / Staff Input (virtual)																										
B Changes Summary																										
Ordinance Development																										
Graphics/Formatting																										
Open House and Public Review																						X				
Joint Public Officials Work Session																							X			
C Incorporate Final Revisions																										
Public Hearings & Adoption																								X	X	X
Post Adoption Deliverables																										

Note: "X" indicates proposed in-person meeting attendance; "V" indicates virtual meeting attendance.



HOPEWELL ZONING UPDATE

www.hopewellva.gov/ZoneUp

CITY OF HOPEWELL

ZONING AND SUBDIVISION ORDINANCE UPDATE
ENGAGEMENT SUMMARY | FEBRUARY 27, 2025

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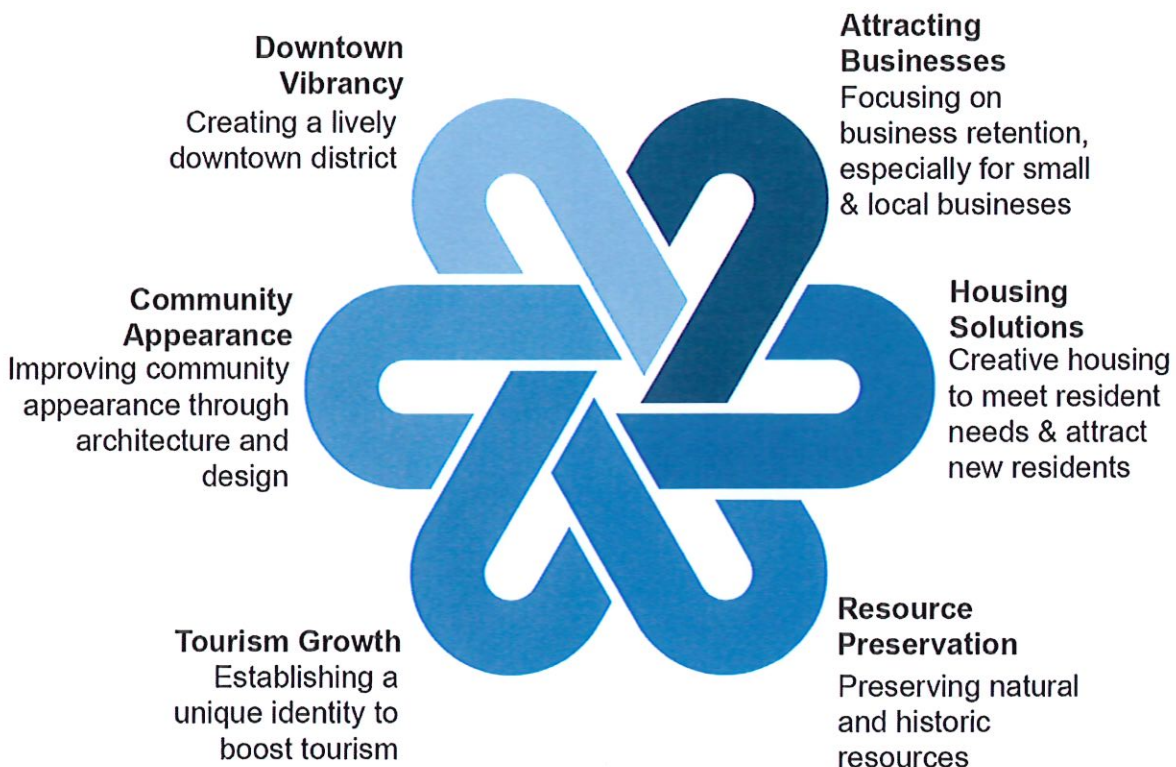
Report prepared by Berkley Group.

INTRODUCTION

As part of the update to the City of Hopewell's Zoning and Subdivision Ordinances, City staff and Berkley Group, the project consultants, sought a variety of public and stakeholder input. The feedback received from the community during the engagement period is important in helping us understand current needs and priorities for land use and development around Hopewell.

Opportunities for residents included a public survey and a public workshop; City staff also facilitated opportunities for feedback through "pop-up" style engagement through community preference boards at City events. City and Berkley Group staff also held four focus groups - three in-person; one virtual - with stakeholders familiar with zoning regulations and processes to gain perspective on various topics relevant to the Zoning and Subdivision Ordinance update.

Public input included consistent themes across all forms of engagement, as shown below:



COMMUNITY PREFERENCE OUTREACH BOARDS

City of Hopewell staff conducted outreach at various public events and public spaces during the engagement period. Staff used community preference outreach boards (pictured below) to build awareness of the Zoning Ordinance update and promote opportunities for participation in surveys, focus groups, and the public workshop. The community preference outreach boards were available at the following locations:

- Farmer's Market - October 24, 2024
- Lamb Arts Fest - November 9, 2024
- Hopewell Ice Rink - December 5-8, 2024
- Development Department Offices - November 1- December 1, 2024



Using a community preference format, the public was asked to rank various zoning-related goals as high, medium, or low priority. The results from the community preference outreach boards are tabulated on the following page. Preserving green space received the highest number of high priority votes (31), followed by reducing crime through design (29) and environmentally-friendly design (28). Reducing parking requirements received the most low priority votes (8) and the least high priority votes (6).


Zoning-Related Goal	High Priority	Medium Priority	Low Priority
Preserving green space	31	2	0
Allowing a variety of housing types	15	6	4
Increasing the ability to walk and bike between places	21	8	2
Preserving historic buildings	25	4	0
Reducing crime through design	29	1	0
Environmentally-friendly design	28	2	0
Improving landscaping and screening	20	3	3
Reducing parking requirements	6	8	8
Guidelines for modern uses	17	5	2
Reducing sign clutter	14	8	3

COMMUNITY SURVEY

A survey was conducted as part of the community engagement phase. The survey was open from October 1, 2024, to December 8, 2024 and was available both online and in a paper format. City staff advertised the survey through Hopewell’s website and social media, the City’s newsletter, the Progress-Index, and at in-person public engagement events. In total, the survey received 83 responses, 78 of which came through the online form and five of which were submitted as a paper version. Apart from one optional question asking for general affiliation with Hopewell, demographic information was not collected as part of the survey. For full survey results, please see **Appendix A, Survey Results**.

The following provides a general overview of survey results:¹

- **Top zoning and land use priorities for Hopewell:**
 - Improving community appearance - 59%
 - Encouraging new commercial businesses - 39%
 - Increasing flexibility for economic development - 28% (tie)
 - Protecting environmental quality - 28% (tie)
 - Preserving historic resources - 28% (tie)
- **Areas where respondents cited being most satisfied with development quality:**
 - City Point Historic District - 53%
 - East Randolph Road/Route 10 Corridor - 46%
 - Marina/Appomattox Riverfront - 43%
- **The most liked housing types in Hopewell’s residential neighborhoods** were single-unit homes (78%), attached accessory dwelling units (60%), and detached accessory dwelling units (52%).
- **The most liked housing types in Hopewell’s higher-density, multi-unit residential neighborhoods** were cottage communities (58%), townhouses (53%; tie), and mixed-use buildings (53%, tie).



“There needs to be a pull for people to want to move to Hopewell or even visit. The downtown area has a lot of potential, but needs to have multiple areas for anchor stores and restaurants...Let's give young people a reason to want to move to Hopewell and commute into the city if they have to.”

- SURVEY RESPONDENT

¹ NOTE: Percentages (%) represent what percentage of survey respondents chose that particular response and is not based on a total percentage equaling 100%.

- **The most desired alternative or innovative housing options were** live-work apartments (42%, tie), tiny homes on a single lot (42%, tie), and tiny home communities (37%).
- **Most encouraged neighborhood-oriented commercial uses:**
 - Community gardens or urban agriculture - 70%
 - Neighborhood eatery - 63%
 - Childcare center - 40%
- **Most encouraged commercial or industrial uses:**
 - Small commercial development (i.e., boutique retail store, fitness studio, etc.) - 89%
 - Outdoor recreation/tourism (i.e., parks, trails, water access, etc.) - 83%
 - Commercial Amusement (i.e., bowling, escape room, billiards, etc.) - 72%
- **Top three things that contribute most to an inviting community:**
 - Lighting that ensures safety but prevents light pollution - 65%
 - Trees and landscaping that provide shade and color - 57%
 - Convenient parking - 56%
- Respondents ranked landscaping and screening as the most important standard for improving community design (66%).
- Respondents ranked lighting as the most important design standard for new development or redevelopment (91%).
- Through **open-ended responses and a general conclusion question**, the following concerns and suggestions emerged:
 - More incentives for business development - Streamline the development process and attract anchor stores.
 - Focus on downtown revitalization - Clean up vacant buildings and repurpose spaces.
 - Reduce barriers for homeownership - Increase opportunities for first-time buyers, decrease the reliance on rental properties, and encourage homeownership.
 - Beautification and cleanliness - Enhance public spaces, maintain sidewalks, and reduce trash and visual blight.
 - Traffic and access issues - Improve access at key areas like Cavalier Square and address lane width issues along major routes.
 - Public safety and emergency services - Suggestions to create a new fire station and sub-police station.
 - Modernization of zoning and development processes - Address regulatory inefficiencies and improve the clarity of zoning standards.
- Most survey respondents (65%) live within City limits; 57% of respondents are property owners within City limits and 42% of respondents work within City limits.

PUBLIC WORKSHOP

The City hosted a public workshop for the Zoning and Subdivision Ordinance Update on November 12, 2024 at the Hopewell branch of the Appomattox Regional Library. A total of ten community members attended the workshop. The workshop began with a brief presentation of the Zoning and Subdivision Ordinance Update, followed by group exercises to gather meaningful input on the project. The general input from the public workshop is summarized below; a full breakdown of responses can be found in **Appendix B, Public Workshop Results**.

- Participants' top priorities for future land use and development in Hopewell are taller buildings in the City, downtown revitalization, and neighborhood revitalization that includes parks or open space.
- Participants are overall dissatisfied with the development quality of various areas around Hopewell. However, most participants felt that these areas have significant potential to develop and flourish in the coming years, if zoning changes are made to appropriately encourage growth.
- Various uses were cited as desirable, including accessory dwelling units/in-law suites, food trucks, and event venues.
- Participants generally agreed on the need for use performance standards to facilitate appropriate commercial development. Participants also agreed that commercial uses should be limited in traditionally residential areas, with the exception of limited neighborhood-oriented commercial uses (e.g., coffee shops and bakeries) and home occupations where all business is conducted within the home.
- Landscaping and buffering are highly desired.
- Road improvements such as landscaping and separated bike lanes are desirable.
- Sidewalks should be required in new neighborhoods and adequate lighting along sidewalks should be installed.

FOCUS GROUPS

Four focus groups were held to receive feedback from local and regional stakeholders with insight into the City's current Zoning and Subdivision Ordinances and associated development processes. Participants included developers, construction companies, local businesses, homeowners' associations (HOAs), and non-profits. Three of these focus groups were held in-person on Tuesday, November 12, 2024, at City Hall; one was held virtually on Tuesday, December 3, 2024. Each focus group discussed the current Zoning and Subdivision Ordinances, ideas and opportunities to improve the Ordinances, and broader issues regarding development in the City. In total, 13 representatives attended the focus groups.

Three key themes emerged across focus group discussions:

CLARIFYING STANDARDS

Participants emphasized the need for clear, updated, and user-friendly zoning regulations. Some of Hopewell's current regulations were described as antiquated or having ambiguous language that leads to misinterpretations. Specific Ordinance sections needing improvements for clarity and modernization include site plan regulations, mixed-use developments, and nonconforming lots.

USING HOUSING TO DRIVE ECONOMIC DEVELOPMENT

Participants discussed the strong connection between housing and economic development. The City needs diverse housing options, redevelopment of aging housing stock, and flexible use standards to boost economic growth. Participants also highlighted the importance of revitalizing Downtown Hopewell to serve as an incubator for businesses and to create opportunities for both residential and commercial development.

ENCOURAGING BUSINESS GROWTH

The predominant theme was a desire for new businesses in Hopewell. Participants discussed the need for a variety of commercial uses that would not only attract tourists, military families, and young professionals, but also retain youth and current families. These uses should be emphasized in Downtown Hopewell and encouraged throughout the City to set Hopewell apart.

The following summarizes the key discussion topics and how these three key themes were highlighted across conversations.

Reviewing Administrative and Development Processes

Most focus group participants had minimal to moderate experience using the current Zoning and Subdivision Ordinances. However, nearly all participants have experience interacting

with City staff about zoning and development, with most of those interactions being very positive. Those who had moderate to frequent experience using the Ordinances said they are generally straightforward documents but have experienced difficulties with the concept plan and site plan submittal and review processes. The standards for nonconforming lots and structures were also cited as being difficult to work with.

There was overall agreement that small business owners and entrepreneurs do not understand how to use zoning, and the Ordinance should state more clearly where businesses can be located and what performance standards apply, if any. The need for expanded enforcement to ensure the overall safety and cleanliness of properties was another concern expressed in all focus groups; however, the cited issues (e.g., loitering, panhandling, speeding, tall grass, and trash) are regulated by other City ordinances.

Facilitating Housing Solutions

Housing is an important tool for economic growth and participants recognized the significance of having more rooftops to attract economic development. Participants in all four focus groups discussed ways to better leverage zoning regulations to encourage diverse housing opportunities throughout Hopewell. Several suggestions for related zoning improvements included permitting ground-floor residential in Downtown Hopewell, reducing the minimum district size for Planned Unit Development (PUDs) to facilitate diverse housing types, reducing the minimum lot size for medium-density districts to support townhouses, and evaluating where multiplexes (e.g., triplexes, quadplexes) can be permitted to facilitate infill.

Participants noted that one hindrance to creative housing solutions is the current set of regulations for nonconforming lots. There should be greater flexibility with nonconforming lots to increase housing development. Another hindrance to multi-family development in particular is the minimum apartment size; participants recommended removing this limit as market demand typically dictates what people can and will rent.

Participants also discussed the need for redevelopment. While Hopewell has a strong inventory of buildings that can be revitalized, zoning regulations do not currently facilitate it. Allowing market-rate builds and redevelopment should be as easy as possible, particularly in Downtown Hopewell and near Fort Gregg-Adams. Neighborhoods that were specifically cited as having strong redevelopment potential included West on Broadway, Cavalier Square, Atwater Park, Heritage Gardens, and Water Street.

Modernizing Commercial Uses

Discussion in all four focus groups emphasized the need for a variety of commercial uses to attract tourists, military families, and young professionals, as well as to retain youth and

families. Participants agreed that these businesses should be emphasized in Downtown Hopewell but encouraged Citywide.

Commercial uses that should have *fewer* restrictions in the Zoning Ordinance include:

- Commercial indoor recreation (e.g., roller skating rinks, axe throwing, jump park)
- Flea markets
- Specialty stores/boutiques
- Food trucks and food truck courts/alleys
- Kennel/pet boarding

Commercial uses that should have *more* restrictions include:

- Vape and smoke shops
- Used car lots
- Mechanics/auto body shops
- Nightclubs

Temporary outdoor uses, such as festivals and food distribution, were also cited as uses that need more clarity. Participants expressed interest in introducing zoning permits for temporary uses. Home occupations and small businesses were also discussed as being central to Hopewell's culture and business climate. Opinions were mixed about whether home occupations should be allowed to have offsite employees, but participants generally agreed on having standards for home occupations that minimize impacts on neighboring residences.

Enhancing Community Design

The theme of overall community aesthetics and Hopewell's impression on visitors and prospective residents was discussed in all four focus groups. Participants felt that general beautification and improvement across Hopewell - particularly along major corridors such as Routes 10 and 36 - are important to move the City forward. However, balanced landscaping regulations will be necessary to prevent burden on property owners. Standards should be reasonable and should emphasize incorporating green space. Participants also stressed the need to ensure that development in and around Hopewell's historic areas is consistent with the existing historic architecture, design, and character. The current sign regulations were noted specifically as needing improvement. Sign regulations are currently unclear and difficult to interpret, leading to inconsistency in both design and location approvals. Participants also noted that parking regulations should be reviewed, particularly in Downtown Hopewell. Individual parking space sizes should be reviewed to ensure larger vehicles can be accommodated; parking in and around Downtown Hopewell should be innovative and within reasonable walking distance to shops and businesses.

Identifying Model Communities

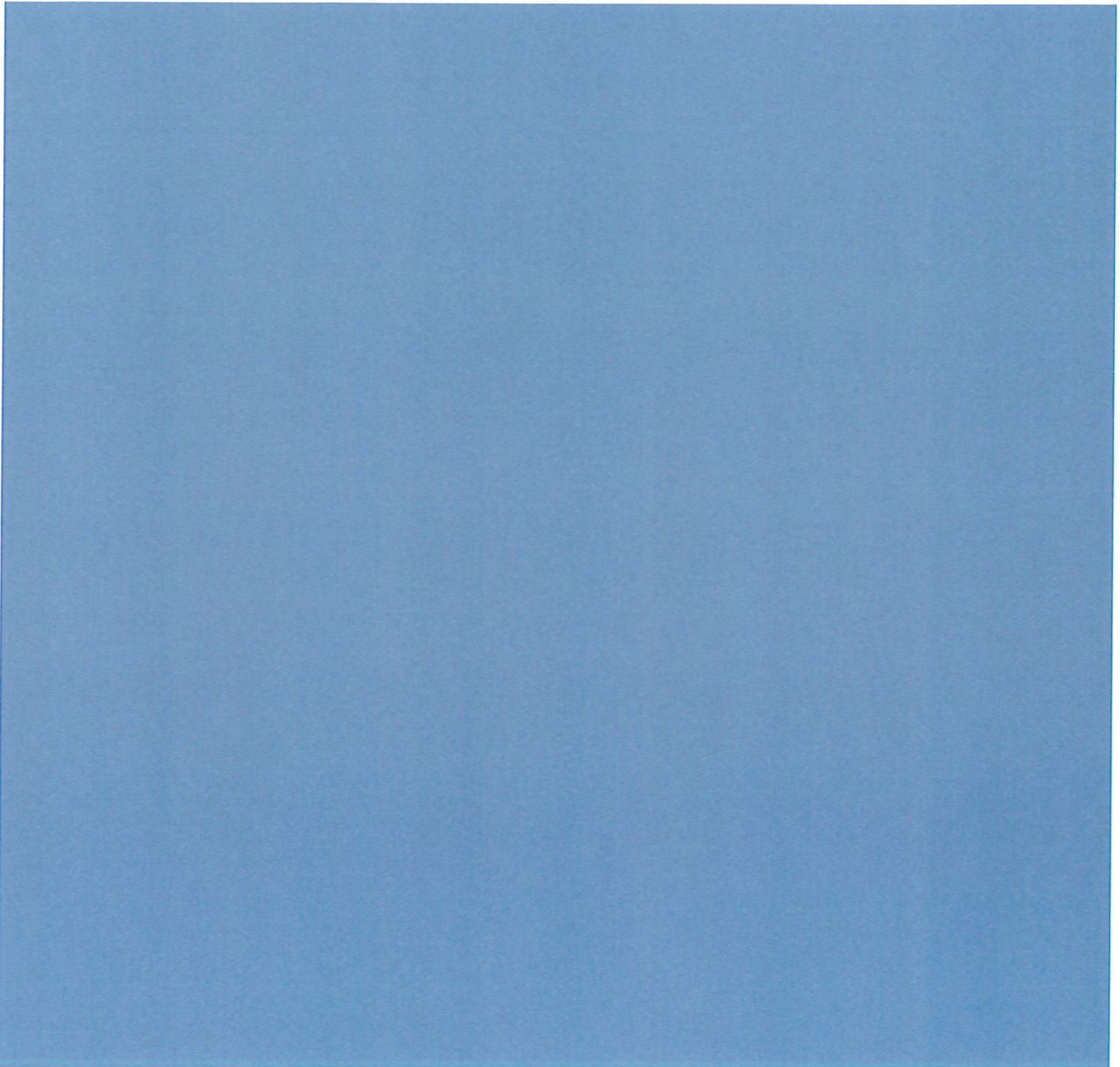
Several other small- to mid-sized towns and cities were cited as model communities for Hopewell, predominately due to their strong downtowns and historic preservation measures. These communities include:

- City of Harrisonburg
- City of Staunton
- City of Charlottesville
- Ellicott City, Maryland
- Old Towne Petersburg
- Town of Cape Charles

Additionally, participants stressed the need to remain regionally competitive by targeting and recruiting unique businesses and developments to Hopewell. This is also important when considering general regulations: if regulations are too restrictive compared to Hopewell's neighbors - namely, Chesterfield and Henrico Counties - the City may lose opportunities for potential businesses and residents.

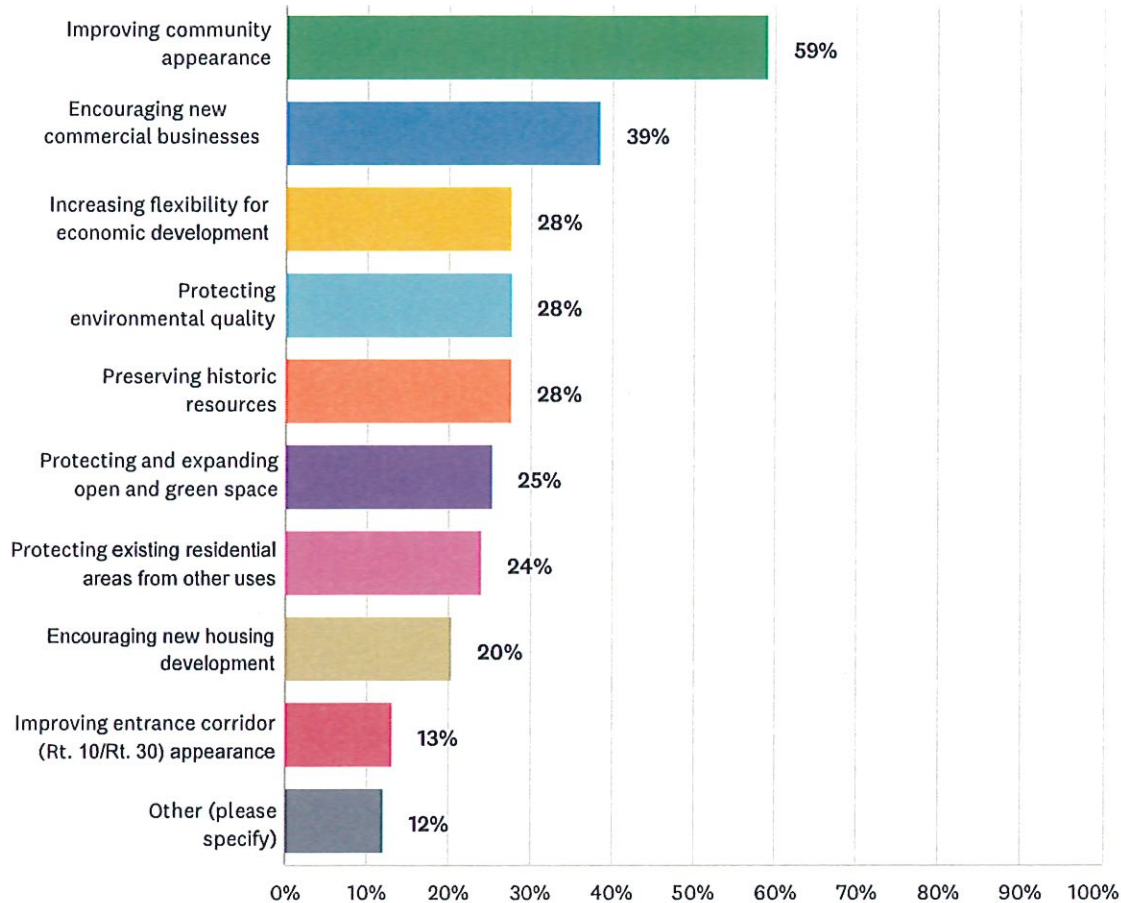
APPENDIX A

SURVEY RESULTS



Q1 What are your top zoning and land use priorities for Hopewell? Check up to three.

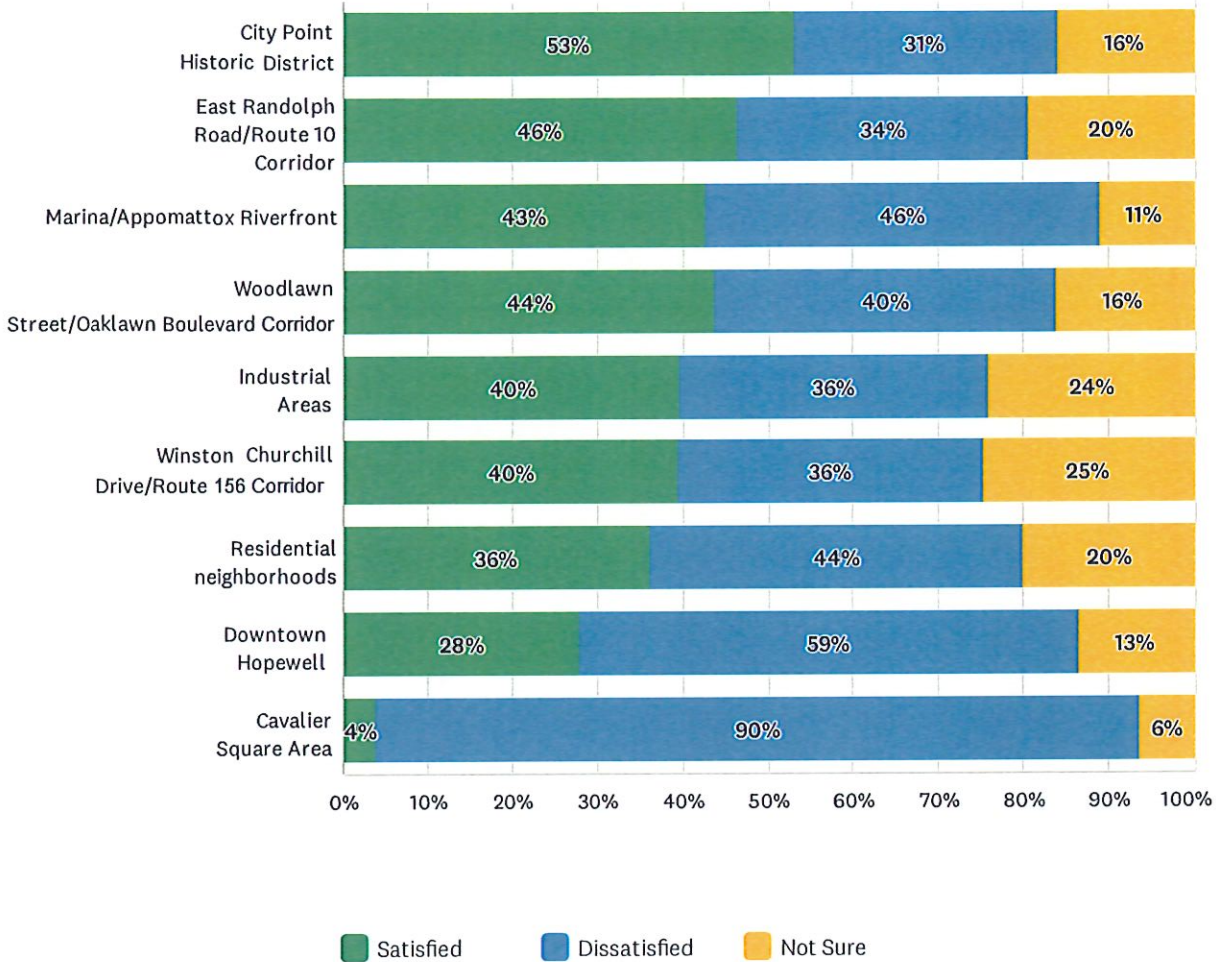
Answered: 83 Skipped: 0



#	OTHER (PLEASE SPECIFY)	DATE
1	Housing Zoning flexibility i.e. option for transitional housing for families	12/10/2024 10:12 AM
2	Provide consistency ie don't change halfway across stream	12/10/2024 10:03 AM
3	Family shelter	11/15/2024 5:38 PM
4	City to start cleaning up city owned properties	11/13/2024 7:49 AM
5	Building out cycling and pedestrian infrastructure which would improve traffic flow/congestion, reduce crashes, and improve the quality of life of residents	11/13/2024 7:00 AM
6	Improving/replacing the sewer lines that would prevent flooding of residential homes.	11/12/2024 2:25 PM
7	High Quality Grocery Stores (Wegmans, Whole Foods)	11/7/2024 10:59 AM
8	Improve 5G and fiber optic service in City Point	11/7/2024 8:35 AM
9	Clean up zoning rules.	11/6/2024 5:58 PM

Q2 Are you generally satisfied with the quality of development in the following areas throughout Hopewell? Please explain any specific thoughts or concerns in the comment section. Check one for each.

Answered: 83 Skipped: 0



#	COMMENTS	DATE
1	Not enough attention given to small businesses/family businesses too many places (housing) owned by big corporations	12/10/2024 10:16 AM
2	[Paper Survey: No response provided for above matrix; "not sure" auto-selected] Feeding frenzy for speculation	12/10/2024 10:03 AM
3	Lack of code enforcement and favoritism has left Hopewell in a state of disaster.	12/10/2024 9:26 AM
4	Appearances need updating. Local businesses are closed more than they're open.	11/27/2024 9:00 AM
5	City Point needs some livening up/beautifying. Cavalier Square looks rough. Can we demolish the old bank? Can we get in some new business or activities there?	11/15/2024 5:38 PM
6	too many empty buildings downtown, uninviting atmosphere	11/15/2024 4:51 PM
7	All industrial businesses need to be held to the same standards as any other business or residents as far as appearance of their property. Any industrial businesses that aren't willing to	11/14/2024 7:31 AM

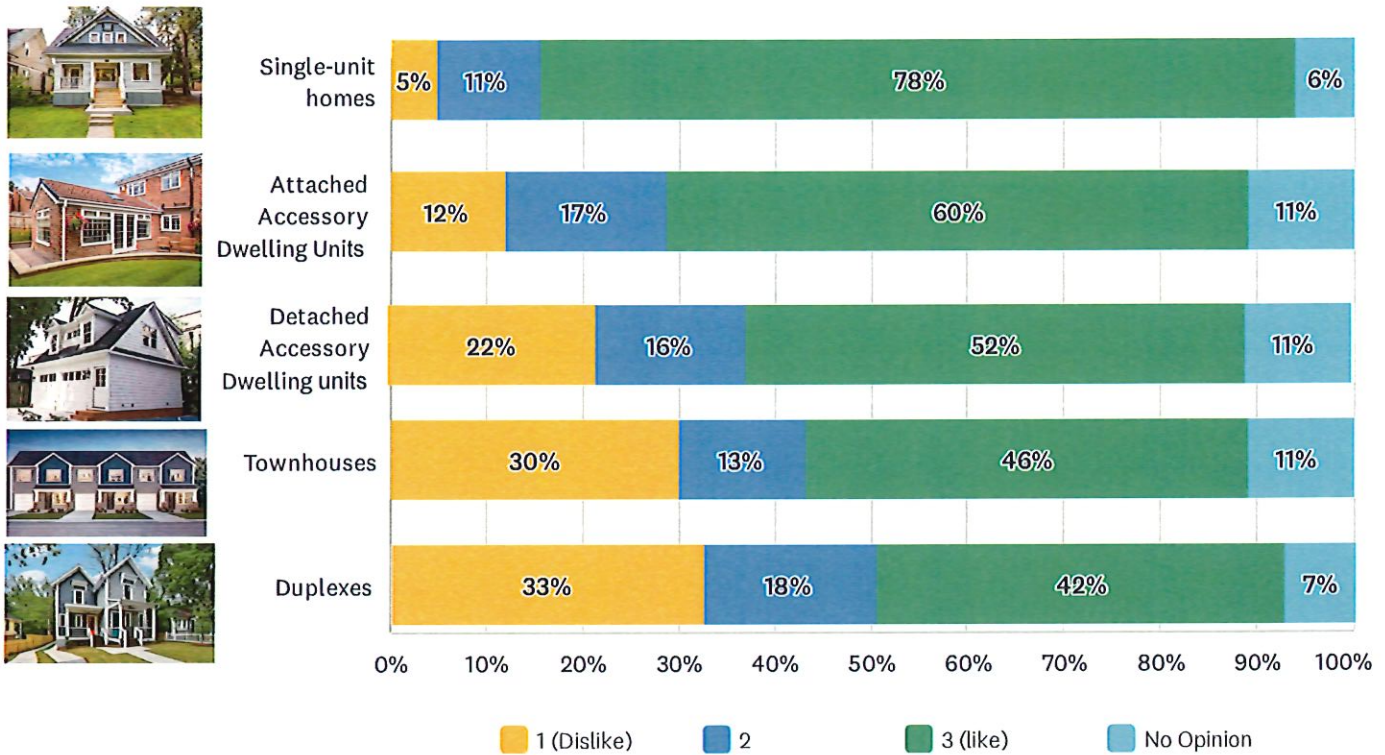
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get it together need to be evicted from our town. They can't participate in tax breaks while reducing jobs and not caring about their property

8	More sidewalks, curbs and green spaces needed in neighborhoods. Increased effort in utilizing existing downtown buildings. Cavalier Square needs improvements and updating. Frequent strong noxious chemical odors from local industry—especially when wind blowing westward! More utilization of Oaklawn/Woodlawn needed by deterring use of neighborhood streets— Courthouse Rd in particular. Also suggest routing large and/or heavy trucks REQUIRED to use Winston Churchill and Wood lawn when traveling through or out of Hopewell.	11/13/2024 2:25 PM
9	Companies like advansix are able to ignore pollution laws and poison the community. They have been cited multiple times for emissions and it keeps happening. Bike lanes through the city co tinder to be blocked by parked cars. Add protective infrastructure to bike lanes like bollards, flexposts, or concrete barriers. Enforce parking and ticket people parked in the bike lane	11/13/2024 7:00 AM
10	Everything needs a facelift or be redeveloped. There are too many rental properties and too many low income developments.	11/12/2024 1:09 PM
11	Honestly most areas look very run down, Cavalier Square is probably the worst of the "business" areas. To someone who is new to the area or just visiting it looks like mostly run down, bedraggled and vacant shops.	11/8/2024 7:27 PM
12	Many streets are VERY bumpy.	11/7/2024 8:35 AM
13	The marina area would be a place to draw visitors if it had a nice restaurant and shops.	11/7/2024 8:11 AM
14	The in general is very poor I'm appence and not attractive to new business and prospective new home buyers	11/7/2024 8:00 AM
15	Overall, there are too many small business that are not committed to the growth and beautification of the city. Many city properties are either under utilized, poorly managed or redundant.	11/7/2024 6:51 AM
16	Downtown Hopewell is really in a sad state. It looks nice, but businesses don't stay, price out local residents, and go out of business too quickly. Many downtown stores have weird hours or aren't welcoming to guests. They also don't appeal to local residents of color. The area just isn't culturally diverse and neither are the business owners.	11/6/2024 5:02 PM
17	To many rentals, Downtown is dead, Rt 10 needs improvements, Cavalier Sq needs a makeover which is out Planning's hands	10/24/2024 1:26 PM
18	There is a housing shortage. Regualtions need to be amended to encourage growth, particularly multi family.	10/23/2024 10:07 AM
19	needs a facelift	10/22/2024 8:19 AM
20	Too much regulations and overtaxation driving business to Chesterfield.	10/1/2024 2:31 PM
21	Areas need restoration before development continues	10/1/2024 10:40 AM

Q3 Are the following housing types a good fit for Hopewell's residential neighborhoods? Rate how much you like each example. Check one for each.

Answered: 83 Skipped: 0



#	PLEASE PROVIDE ANY ADDITIONAL THOUGHTS HERE:	DATE
1	Too many accessory dwelling units could bring in folks who are trying to use the space for AirBNB which makes it harder for folks to find affordable housing	12/10/2024 10:16 AM
2	We should be mindful of costs for new builds & rent/mortgage amounts compared to community incomes.	12/10/2024 10:12 AM
3	[Paper Survey: No response provided for above matrix; "no opinion" auto-selected] Depends on neighborhood and current situation	12/10/2024 10:03 AM
4	In law suites are needed.	12/10/2024 9:26 AM
5	Family only.	11/25/2024 7:04 PM
6	The main concern is the lack of owner occupied homes!	11/18/2024 10:17 PM
7	really doesn't matter unless the outside is kept up	11/15/2024 4:51 PM
8	Diverse house brings diverse people	11/14/2024 7:31 AM
9	I want to see the existing housing stock filled before any new houses are built. The new houses built need to be compatible with the existing houses in the neighborhood and not McMansions. I would also like to see more options for "tiny houses" and work/love spaces.	11/13/2024 9:10 AM
10	Single family homes zoning creates inefficiencies and lower taxes for the city. We should encourage townhouses, duplexes, and apartments	11/13/2024 7:00 AM
11	It would help make the city stand out if there were non-cookie cutter developments and more unique builds. Hopewell should highlight it's long history by having more traditional exterior	11/10/2024 9:01 PM

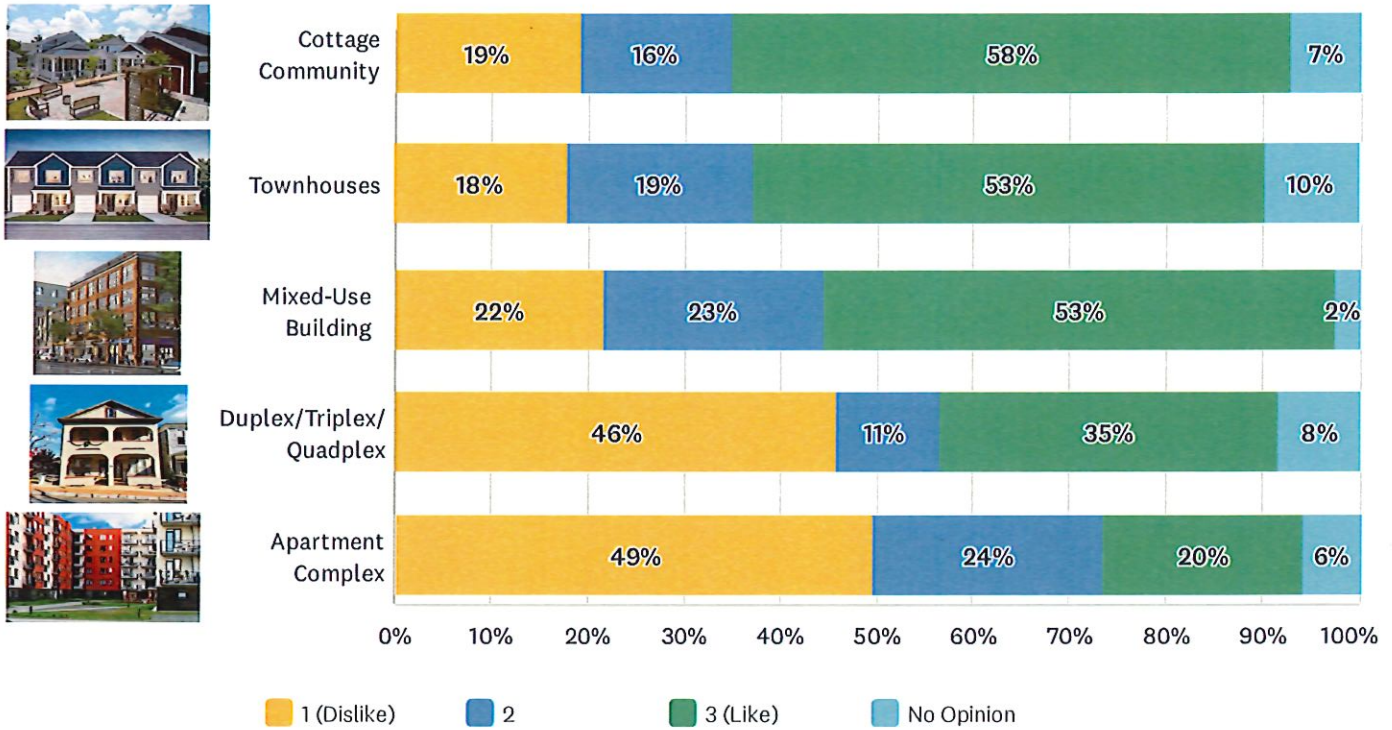
City of Hopewell, VA | Zoning & Subdivision Update | Community Survey

with surprising modern interiors.

- | | | |
|----|---|---------------------|
| 12 | All new home construction needs to have a brick foundation along with a 20% tree canopy. We need to ensure that there is a minimum SF area for all new home construction along with a minimum standard of 3bedrooms and 2baths. | 11/8/2024 9:47 AM |
| 13 | We really need fewer single family homes. The population is in a housing crisis. We lack affordable housing and many low income families are not in a position to own a home. Increase multi-family and mixed-use developments. | 11/6/2024 5:02 PM |
| 14 | multi family should be encouraged as long as it is tasteful and aesthetically pleasing | 10/23/2024 10:07 AM |

Q4 Are the following housing styles a good fit for Hopewell's higher density, multi-unit residential neighborhoods? Rate how much you like each example. Check one for each.

Answered: 83 Skipped: 0

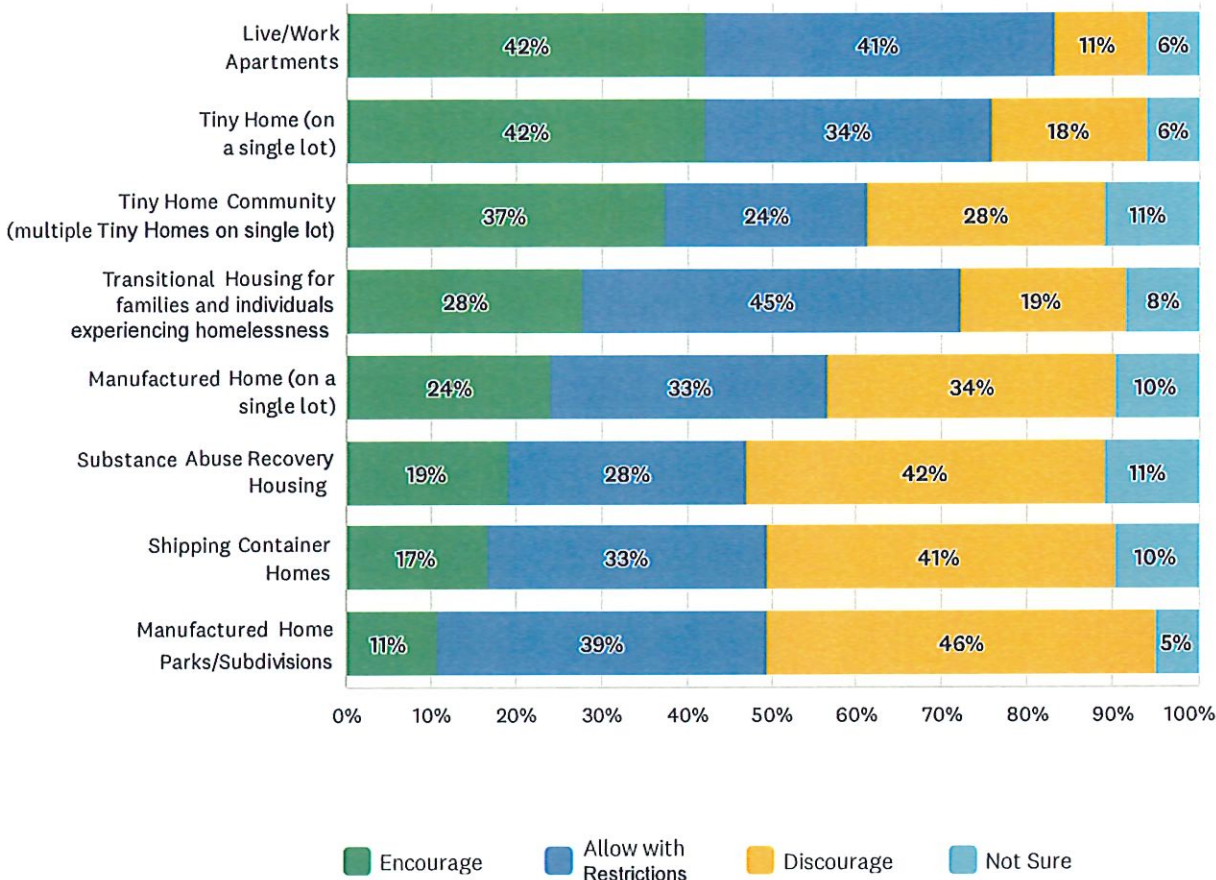


#	PLEASE PROVIDE ANY ADDITIONAL THOUGHTS HERE:	DATE
1	[Paper Survey: No response provided for above matrix; "no opinion" auto-selected] Again depends on current usage	12/10/2024 10:03 AM
2	Hopewell's ageing apartment complexes were not meant to stand for 50 years. But Freeman Apartments have not been a great success. Fransisco Landing was a disaster from the beginning. Everyone in administration, development, code, HHRA and Council should have known it would not get the HUD funds. Lies and deciet have ruled Hopewell's development for years.	12/10/2024 9:26 AM
3	Business won't succeed.	11/25/2024 7:04 PM
4	We have far too many rental properties already. We need more owner occupancy!!	11/18/2024 10:17 PM
5	New builds/developments should be affordable	11/15/2024 5:38 PM
6	Cavalier Square presents excellent opportunities for multi-use buildings and could be modeled after many successful "town centers" , such as the Reston Town Center	11/13/2024 9:10 AM
7	Mixed use development is the best. People should be able to shop in their own neighborhoods	11/13/2024 7:00 AM
8	All apartment complexes need to be constructed with "environmental design crime reduction style", have cameras across the entire property, plenty of tree canopy, along with LPRs.	11/8/2024 9:47 AM
9	We need a variety of housing options at a variety of price points.	11/7/2024 8:35 AM
10	No more section 8 hosing. It's a huge detractor for new bussiness and increases crime	11/7/2024 8:00 AM
11	We have several neighborhoods that are food deserts. They require cars to get anywhere in the	11/6/2024 5:02 PM

city. These cottage neighborhoods are similar. If you build a neighborhood or subdivision, the people need food and entertainment access in walking distance or there needs to be safe, affordable (or free) public transit.

Q5 What types of alternative or innovative housing options would you like to see in Hopewell? Check one for each.

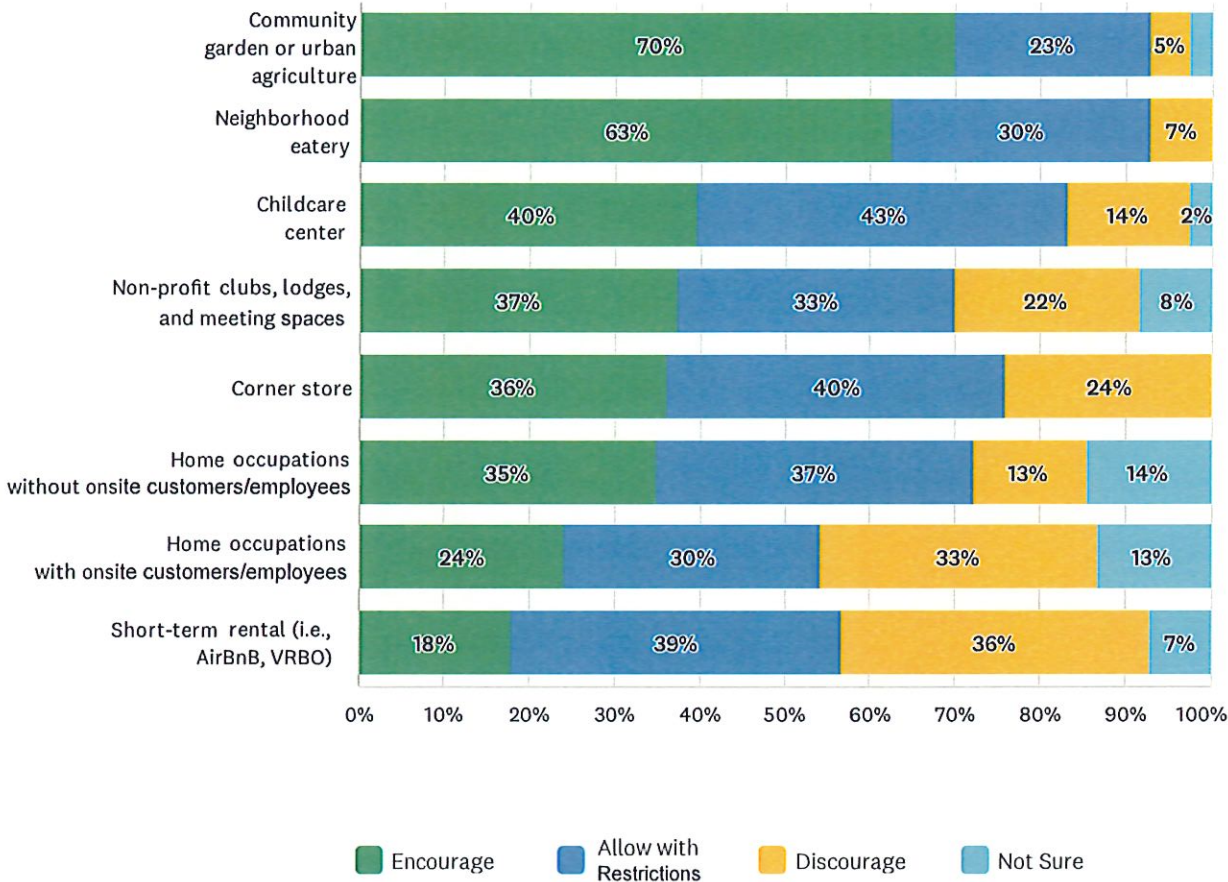
Answered: 83 Skipped: 0



#	PLEASE PROVIDE ANY ADDITIONAL THOUGHTS HERE:	DATE
1	Affordable housing is a big need!	12/10/2024 10:16 AM
2	What size lot? 25x100? Side space requirements? Some changes will encourage speculation, which I feel is dangerous and can cause irreversable harm. to the community	12/10/2024 10:03 AM
3	Hopewell spends more energy on addicts than on productive citizens. We are a dumping ground, as our abusive industrial history has shown, and the practice continues.	12/10/2024 9:26 AM
4	Hopewell has plenty of homes. Let's focus on fixing up the homes that already here. The main concern is the lack of owner occupied homes!	11/18/2024 10:17 PM
5	I'm fine with new types of housing. It may be good to make sure that meet a certain quality/standard though. Tiny homes don't need the same sized lot as a standard homes.	11/15/2024 5:38 PM
6	Hopewell's current housing options are too polarized. Too many properties are old and out dated and are unattractive and have not been adapted for the functionality desirable for the single professional.	11/7/2024 6:51 AM
7	We need more multi-family, affordable housing that looks nice and is well-cared for.	11/6/2024 5:02 PM
8	There is limited land, so let's prioritize housing that will encourage people to want to move here and be proud to live in Hopewell.	10/21/2024 5:33 PM

Q6 Would you encourage or discourage the following non-residential land uses in Hopewell's residential neighborhoods? Check one for each.

Answered: 83 Skipped: 0



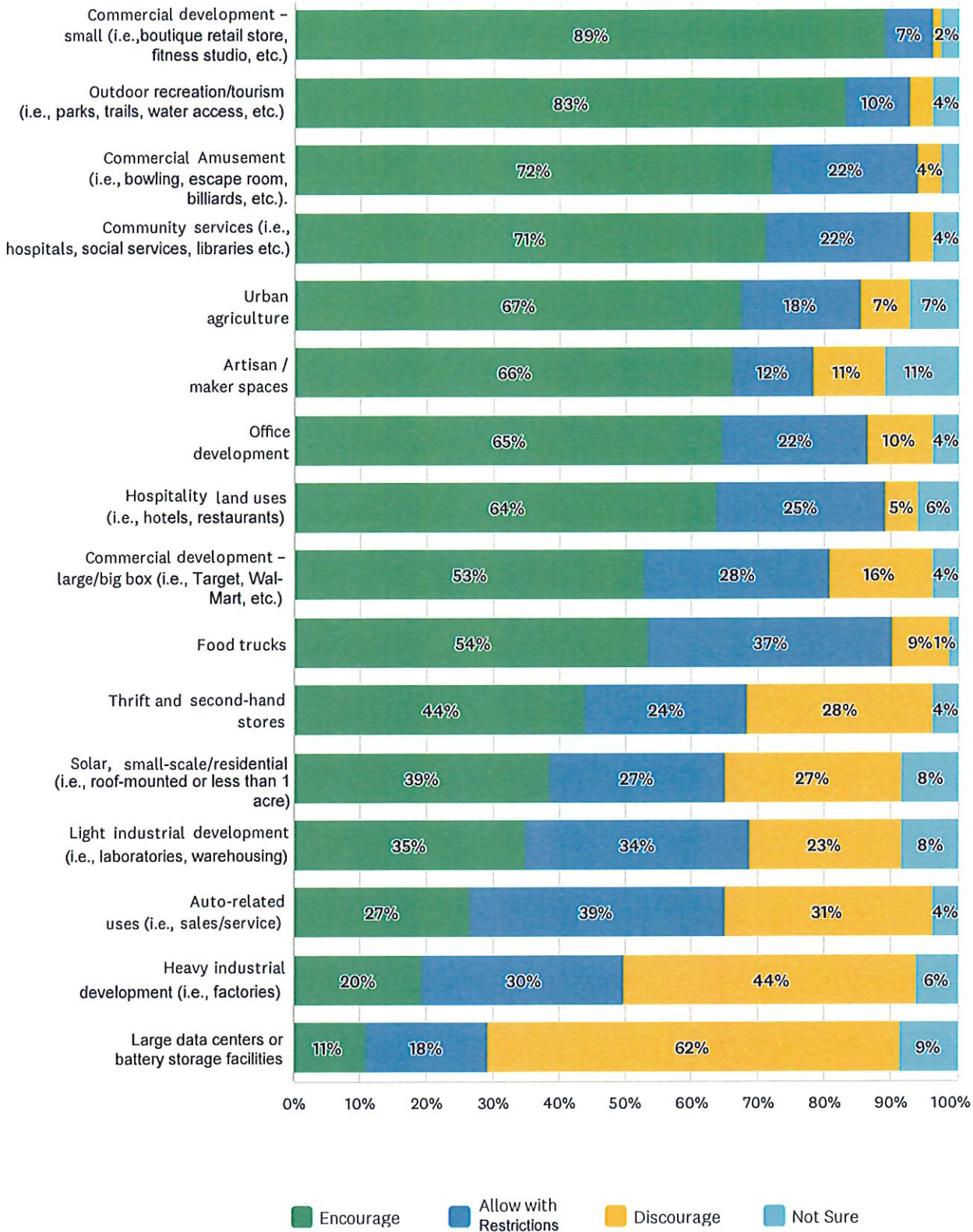
#	PLEASE PROVIDE ANY ADDITIONAL THOUGHTS HERE:	DATE
1	Residential owners should be allowed to work where they live. Absentee owners will not feel impact of actions.	12/10/2024 10:03 AM
2	Too many non residents can cause problems . Crime and I necessary issues	11/18/2024 4:04 PM
3	We have enough corner stores. Short term rentals are good for tourism.	11/15/2024 5:38 PM
4	I don't know what "home occupations" with or without employees means,	11/13/2024 9:10 AM
5	Highly encourage more meeting spaces within different wards. I love that the city offers park rentals in each ward for bbqs, birthday celebrations, etc. Would love to see more indoor options available for our seniors to meet like that have in many Asian countries.	11/10/2024 9:01 PM
6	Housing for the homeless and distressed people/families is needed. Still too many people living with their whole world loaded into a shopping cart. But they also need local services to assist in crisis and retraining.	11/7/2024 8:35 AM

Q7 Would you encourage or discourage the following commercial or industrial land uses in Hopewell? Check one for each.

Answered: 83 Skipped: 0

Responses begin on the following page.

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#	PLEASE PROVIDE ANY ADDITIONAL THOUGHTS HERE:	DATE
1	There needs to remain a good healthy balance between livable space and work space. Keeping the air clean for folks in the community is a must!	12/10/2024 10:16 AM
2	No objection to Business or industry do object to using people or resources without putting	12/10/2024 10:03 AM

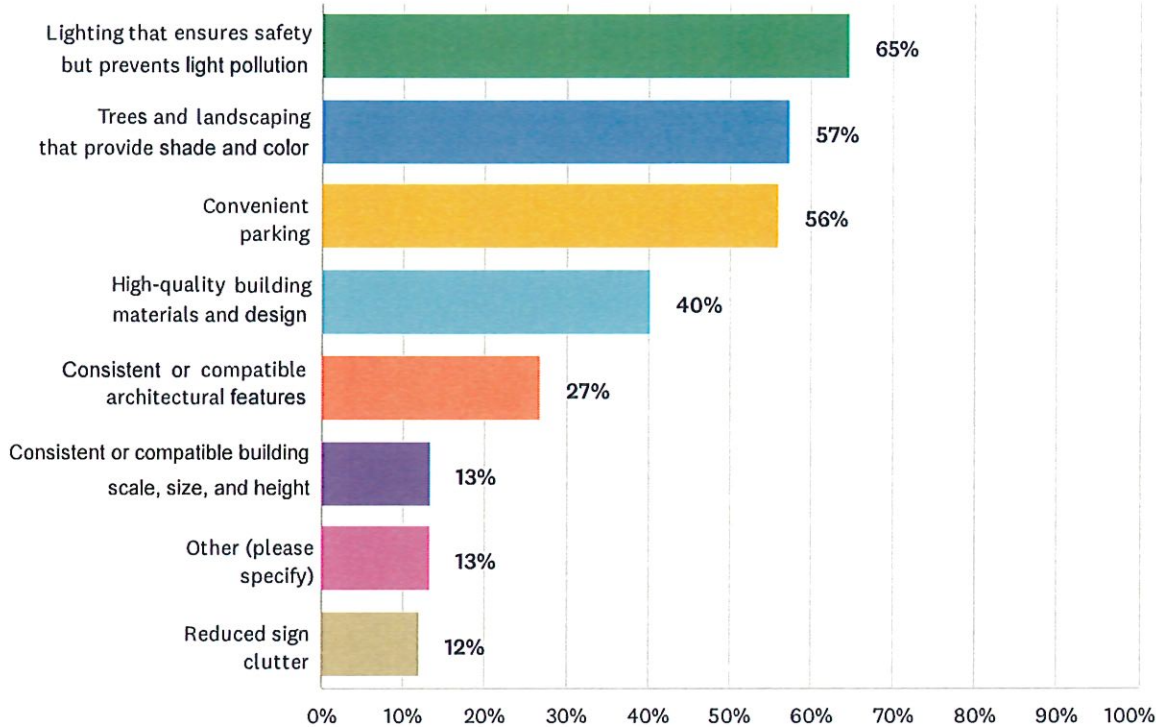
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something back cultivate or improve for future/don't deplete and walk away

- | | | |
|---|---|--------------------|
| 3 | Hard to control noxious noise of data center - they are a nuisance | 11/21/2024 4:37 PM |
| 4 | Data centers are a problem. Each data centers uses as much energy as 50,0000 homes. They also have heavy water and other resource use. We should encourage rooftop solar on government buildings and private residences | 11/13/2024 7:00 AM |
| 5 | Solar should be exclusively on buildings or roads. No grass or green plants should be blocked from receiving direct sunlight. | 11/12/2024 2:18 PM |
| 6 | Highly oppose data centers. | 11/10/2024 9:01 PM |
| 7 | No ground solar at all. | 11/7/2024 7:31 AM |
| 8 | No more pollution-causing industries. We have enough already. We need clean and truly green industries if possible. We also need more community services, entertainment areas, and safe meeting places. Outdoor and recreational facilities are nice, but they lack proper lighting to be of use in winter months. Add lighting to the track and other outside areas. Be creative with it too make it blend in with the environment. Please, no more used car places or automotive repair places. We have too many! | 11/6/2024 5:02 PM |
| 9 | Encourage fun things that will make people want to come and visit. We have plenty of factories, but not enough quality entertainment. | 10/21/2024 5:33 PM |

Q8 In your opinion, what three things contribute most to creating an inviting community? Select up to three.

Answered: 82 Skipped: 1



#	OTHER (PLEASE SPECIFY)	DATE
1	Respect for people in & of community by those in & out of community	12/10/2024 10:04 AM
2	Downtown walking traffic has been killed by the feeding programs. Finding a different location is needed if there will be any revitalization that will succeed.	12/10/2024 9:28 AM
3	Improved base of people, educated, family-oriented, hard-working people	11/25/2024 7:11 PM
4	No or limited abandoned/empty buildings	11/15/2024 5:42 PM
5	Ridiculous that parking is even mentioned here. Half of Hopewell is a parking lot. More pedestrianism should be on this list. People on foot or bikes tend to spend more at local retail shops. Pedestrians and cyclists move at slower speeds and are more likely to stop at local restaurants and businesses in general	11/13/2024 7:04 AM
6	Low Taxes	11/12/2024 2:24 PM
7	Homeless/vagrant not evident	11/12/2024 9:26 AM
8	Cleanliness	11/10/2024 9:06 PM
9	Please help us grow	11/7/2024 11:25 AM
10	Route 10 from Appomattox River bridge through downtown needs widening. The lanes are too tight for trucks and school buses. Improve width and lane marking at "dead man's curve ... the corner behind the Beacon Theater where North Main bends into Appomattox.	11/7/2024 8:41 AM

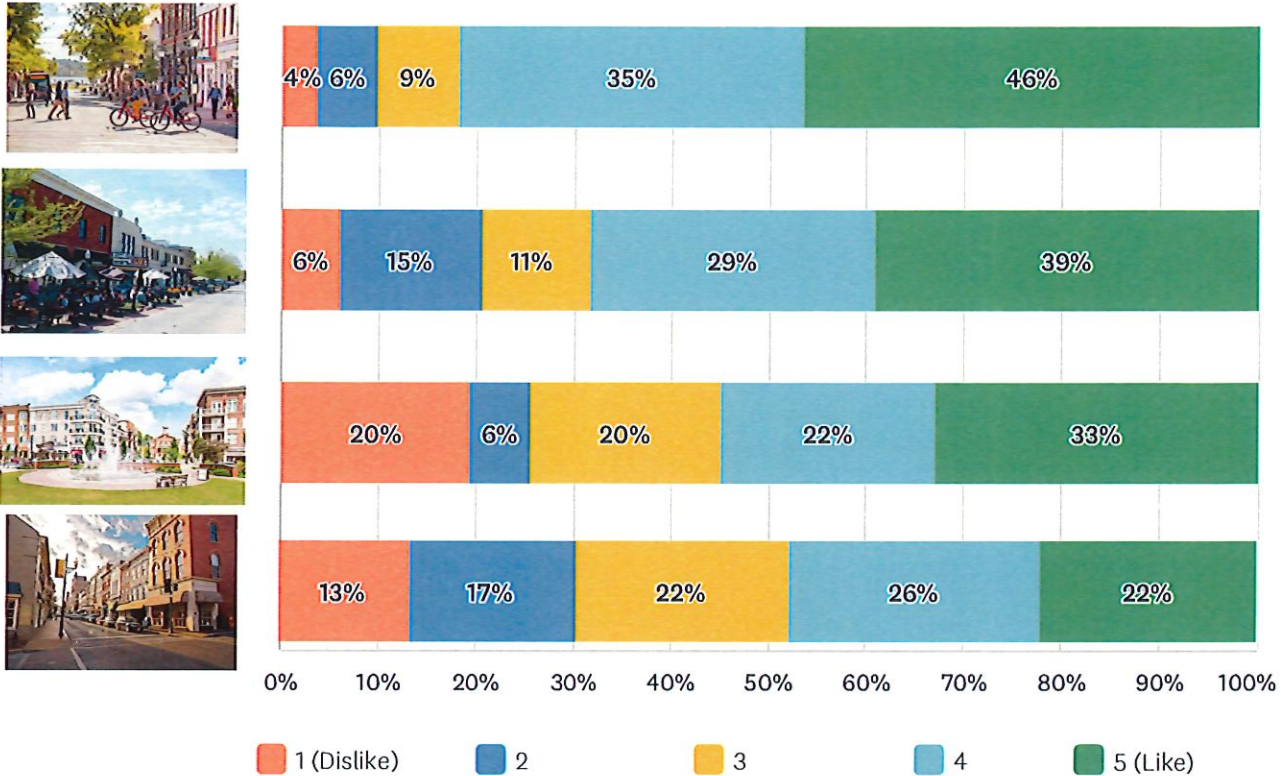
11

Establishments that have regular hours and stay open.

11/7/2024 7:10 AM

Q9 Rate the photos below of downtowns from 1 (Dislike) to 5 (Like). Check one for each.

Answered: 82 Skipped: 1



#	WHY DID YOU RANK THE IMAGES IN THE WAY THAT YOU DID? PLEASE PROVIDE ANY ADDITIONAL THOUGHTS, INCLUDING WHAT YOU LIKED OR DISLIKED ABOUT THE IMAGES.	DATE
1	Walkable city is important. Space for folks to live and enjoy the downtown experience is important. Too many businesses is not always a good thing	12/10/2024 10:17 AM
2	Modern is good but not too much large town vibe	12/10/2024 10:13 AM
3	All are clean/neat/in good repair Some limit access by physically limited others limit by economics (owning car) What are you looking for as answer?	12/10/2024 10:04 AM
4	1) Too much density, Hopewell is not Williamsburg or Richmond 2) Seeing the river is great, but building all the way to the river would be a disaster. 3) Encouraging walking and sitting would bring customers to linger and spend. 4) Parking in front of businesses can be helpful, but time limits are needed.	12/10/2024 9:28 AM
5	Community feel. Family friendly	12/3/2024 6:49 PM
6	Street trees, fountains, open space are important for shade and appearance.	11/27/2024 8:35 AM
7	Showing no parking so you need transportation. Golf carts. Bike ferries.	11/25/2024 7:11 PM
8	All great ideas	11/18/2024 4:06 PM
9	We want to keep our small town vibe but be modern.	11/15/2024 5:42 PM
10	safety and inviting atmosphere	11/15/2024 4:54 PM
11	Cities tend to be hardscaped. So there are lots of hard lines. Adding water features and trees	11/14/2024 7:46 AM

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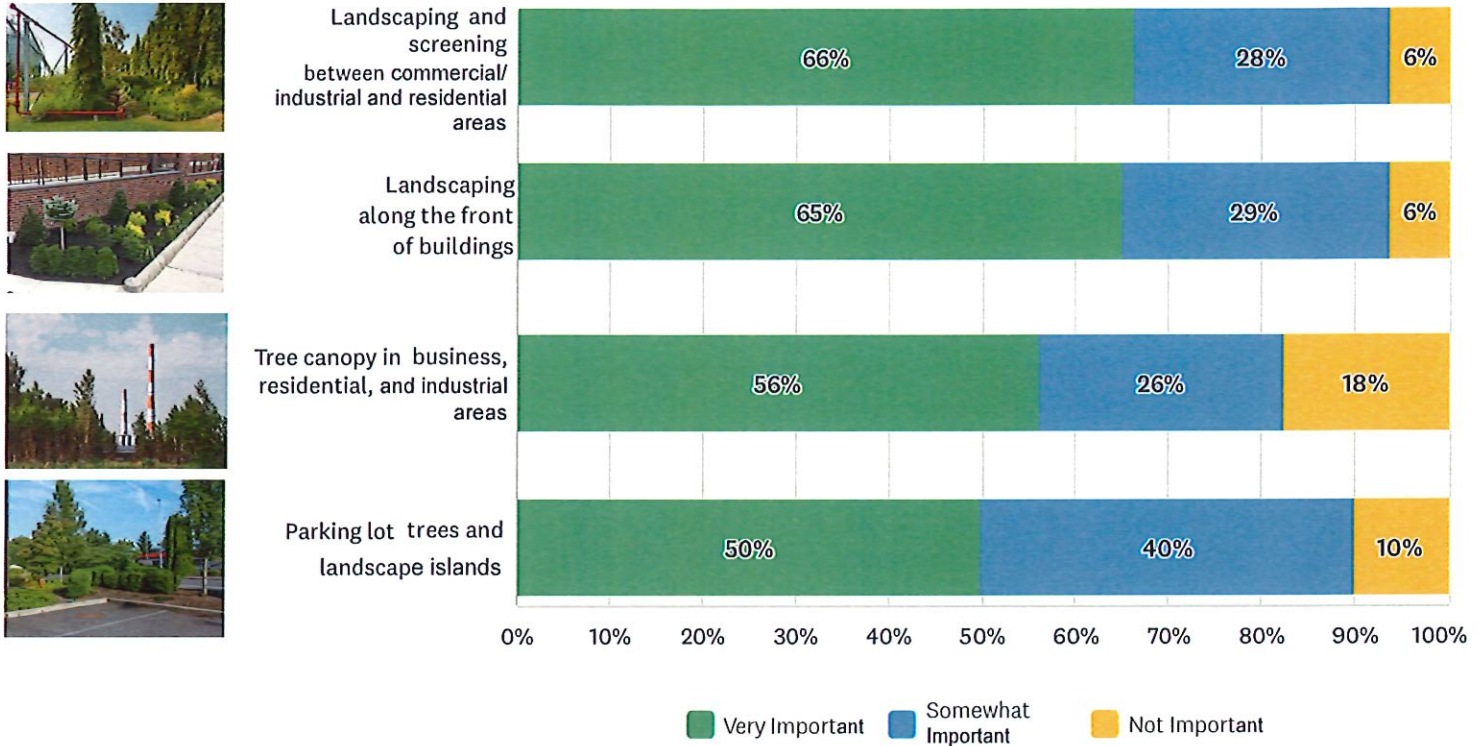
and flowers soften the hard lines

12	1st photo looks artificial. Like to maintain some of the history of a small town or city	11/13/2024 3:17 PM
13	Of the four shown, the first one is out of scale. The second is okay, but I would rather see fewer umbrellas and more permanent style outdoor furniture. Photo 3 shows a more multi-modal way of transportation, which i encourage. Photo 4 has too many cars and they are dominating the street space.	11/13/2024 9:15 AM
14	The first one show clutter and blocking the view of what the city really looks like. The last photo seem it would be a parking issue and again blocking the beauty of the structure of the building.	11/13/2024 9:00 AM
15	In the last one, there are no people walking about, everything is built around the car. Pedestrianism creates more vibrant communities where residents interact with each other and get to know one another. That helps build community	11/13/2024 7:04 AM
16	I did not rank them. I rated them, as requested. A city is meant for a variety of people who enjoy a variety of settings.	11/12/2024 2:24 PM
17	Like the use of existing buildings	11/12/2024 9:26 AM
18	Liked all except the last image with the parking directly outside the shops. Having parking in a central area away from the entrance of shops would force potential shoppers to walk past numerous shops increasing the likelihood of a spontaneous visit/stop into another shop on the way to their original destination. It would also allow the entrance to be viewed by passing vehicle traffic without being obstructed by parked, idle vehicles.	11/10/2024 9:06 PM
19	Liked ones that match current architecture	11/7/2024 4:22 PM
20	Pleasing to eyes and makes it inviting	11/7/2024 11:25 AM
21	The large open space of the first option, with water and space for people is most appealing. The bottom photo, where there's nothing but walls of buildings and concrete and asphalt is not welcoming to people. The two middle photos include trees and some elements that look more human-centric, but are still less inviting.	11/7/2024 11:04 AM
22	Functional & aesthetically pleasing	11/7/2024 10:16 AM
23	Like small quaint downtowns not huge buildings. Like parking on street and other close parking not closed streets	11/7/2024 10:03 AM
24	These all show activity and involvement for people.	11/7/2024 8:41 AM
25	I like trees and greenery- similar to Center City in Philly.	11/7/2024 8:13 AM
26	Nice architecture and looks very clean and appealing	11/7/2024 8:07 AM
27	Last image was ranked lower because the street is too car centric. Parking wastes valuable space in the area too.	11/7/2024 7:34 AM
28	I like the buildings in the last picture. It looks historic. I like to see pedestrians on the street and I like to see outside eating spaces. I also enjoy the landscaping in the first picture. If you mix these elements from all the pictures, you would have my ideal downtown area.	11/6/2024 5:06 PM
29	Mainly the open spaces	11/1/2024 10:57 AM
30	Small towns need a personalized look to be inviting.	10/28/2024 10:34 AM
31	I dont like the baisc strip, there should be more space and places to go that arent alleyways.	10/25/2024 4:15 PM
32	Number two with the cluster development of apartments, eateries, businesses is idea and seems to be very successful concept. Number one is good with the open space, and number three with the wider R.O.W. allows for varying modes of transportation.	10/24/2024 1:29 PM
33	I love the outdoor seating for restaurants and trees. Seeing people walking and riding bikes means that it is safe and desirable to spend time there/there is enough to do to justify visiting.	10/21/2024 5:36 PM
34	Updated buildings without all of the excessive taxes and regulations would attract business professionals to Hopewell - which is needed.	10/1/2024 2:55 PM
35	We can embrace the historic architecture without looking to creat exact replicas of historic	10/1/2024 10:44 AM

Hopewell. We need to find the median between the past and the future, and determine what TODAY in Hopewell looks like.

Q10 How important are the following landscape standards for improving community design in Hopewell? Check one for each.

Answered: 80 Skipped: 3



#	PLEASE PROVIDE ANY ADDITIONAL THOUGHTS HERE:	DATE
1	[Paper Survey: No response provided for above matrix; "not important" auto-selected] Green space is needed Uncontrolled growth is potentially dangerous. Trees lose limbs which fall on cars or people; but does provided wildlife a home and is already here.	12/10/2024 10:07 AM
2	Trees and shrubs with low debris should be used as to not block storm water.	12/10/2024 9:31 AM
3	Rather have great lighting and attractive storefronts	11/25/2024 7:16 PM
4	The more green the better! It's beautifying and cleans the air us and our children breath!	11/15/2024 5:45 PM
5	The proper type of landscaping will provide low cost stormwater management options. Well maintained and designed landscaped areas send a message to the community and its users that the area is cared for.	11/13/2024 9:18 AM
6	Plants are good. Government regulations are bad. Plant greenery. Do away with government regulations that are not absolutely needed for survival.	11/12/2024 2:32 PM
7	Scheduled gutter sweeping downtown	11/12/2024 9:29 AM
8	Well maintained greenery always make the surrounding area seem more trustworthy and safe.	11/10/2024 9:07 PM
9	Landscaping is always important for sound-blocking and heat dissipation. In parking lots it can be less important if it is obscuring vision, creating more opportunities for accidents.	11/7/2024 11:06 AM
10	We have some of those and not maintained, rather not have if they are not kept p	11/7/2024 10:07 AM
11	A negative example is the narrowing of north Main and Appomattox. The corner is dangerously narrow. Visitors get confused at the corner not realizing the street makes a sharp turn. They	11/7/2024 8:49 AM

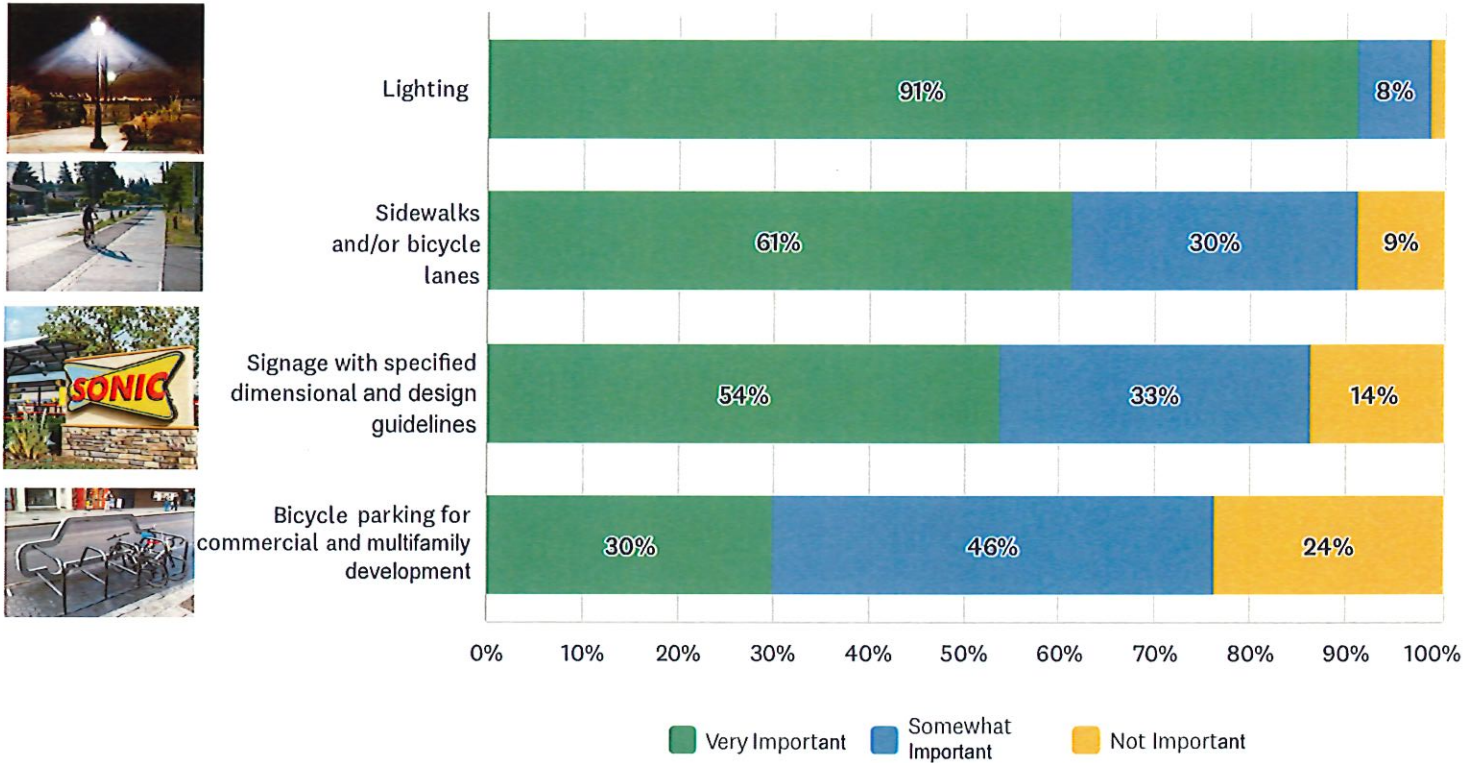
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wallow uncertainly into the parking lot. The parking on Main by the Beacon often blocks the street. People turning from Appomattox onto Main cut the corner short, blocking traffic inbound from Randolph St to Appomattox. It's was billed as a "walkable city" but it created a confusing and dangerous area.

- | | | |
|----|---|-------------------|
| 12 | Greenery makes a downtown more welcoming | 11/7/2024 8:14 AM |
| 13 | Nature is important for any area that is impermeable. As climate change events increase and our surfaces become more impermeable, we will have more flood events and other negative impacts from climate change. Also, without tree cover and shade, we will have many heat deserts in the city which is bad for People's Health and for the environment. | 11/6/2024 5:07 PM |

Q11 How important are the following design standards for new development or redevelopment in Hopewell? Check one for each.

Answered: 80 Skipped: 3



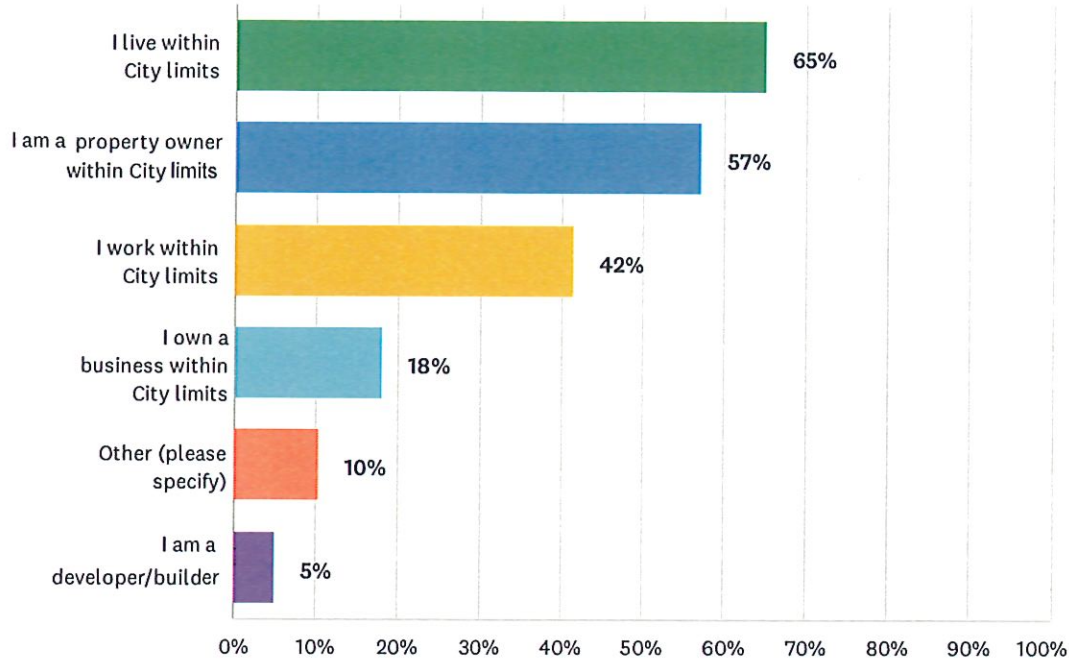
#	PLEASE PROVIDE ANY ADDITIONAL THOUGHTS HERE:	DATE
1	[Paper Survey: No response provided for above matrix; "no opinion" auto-selected] Maintain structures of govt properties[,] Fix cracked sidewalks/streets Clear mud & grass off sidewalks so that rain drains & doesn't pool 2"-3". Public infrastructure maintenance should Not be on citizens who did not plan poorly and build slipshod.	12/10/2024 10:07 AM
2	The bike lane project in Hopewell was poorly designed and implimented	12/10/2024 9:31 AM
3	Avoid bright lights which are a distraction to drivers. Such as the lights at the smoke shop on 6th st.	11/27/2024 9:03 AM
4	Allowing for diverse signage creates interest and entrepreneurial dev	11/25/2024 7:16 PM
5	People DO NOT use the bike lanes but sidewalks are important. Lighting adds to safety but balance light pollution. We also have to update old signs.	11/15/2024 5:45 PM
6	Hopewell will be one end of the Appomattox River trail. The city should be encouraging it's use by building out cycling infrastructure. These trails bring huge economic benefits as studies on the capital trail have shown	11/13/2024 7:06 AM
7	Lights should be red, orange or yellow. The longer the wavelength, the easier it is on the eyes and the easier to transition to and from night vision.	11/12/2024 2:32 PM
8	The newly painted bike lanes on Broadway are a total failure. Create bike routes on sidewalks or side streets. n	11/7/2024 8:49 AM
9	Lighting is a must.	11/7/2024 8:14 AM
10	Having different types of recycling programs to encourage clean up of the community.	11/7/2024 7:36 AM

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- 11 Sidewalks for sure, bike lanes less so if it means pulling resources from other projects. Hopewell is too spread out for a lot of people to bike everywhere, so not worth the investment at this time. 10/21/2024 5:38 PM
- 12 The sign ordinance is ridiculous. It's worse than a homeowners association. 10/1/2024 2:56 PM

Q12 Which of the following best describes your association with Hopewell? Check all that apply.

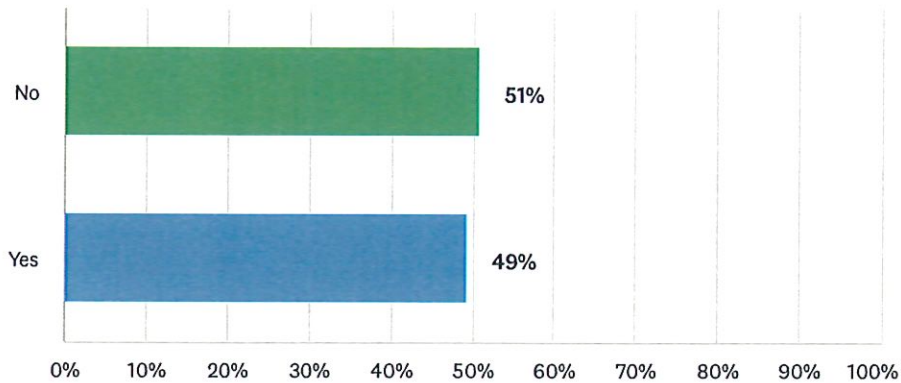
Answered: 77 Skipped: 6



#	OTHER (PLEASE SPECIFY)	DATE
1	retired/buying property	12/10/2024 10:08 AM
2	Born raised	12/3/2024 11:16 PM
3	Go to businesses in Hopewell	11/27/2024 6:36 PM
4	Native who moved to PG, but works in region	11/25/2024 7:20 PM
5	I am a Realtor and sell homes in Hopewell	11/13/2024 7:54 AM
6	I am a retiree in the city limits who worked for the city.	11/12/2024 2:37 PM
7	Grew up here. Do business here.	11/7/2024 10:21 AM
8	I used to live in the city on Portsmouth St.	11/7/2024 6:40 AM

Q13 Are there any other topics that have not been addressed that you would like to identify, or do you have any other general comments or suggestions? If yes, please explain briefly.

Answered: 71 Skipped: 12



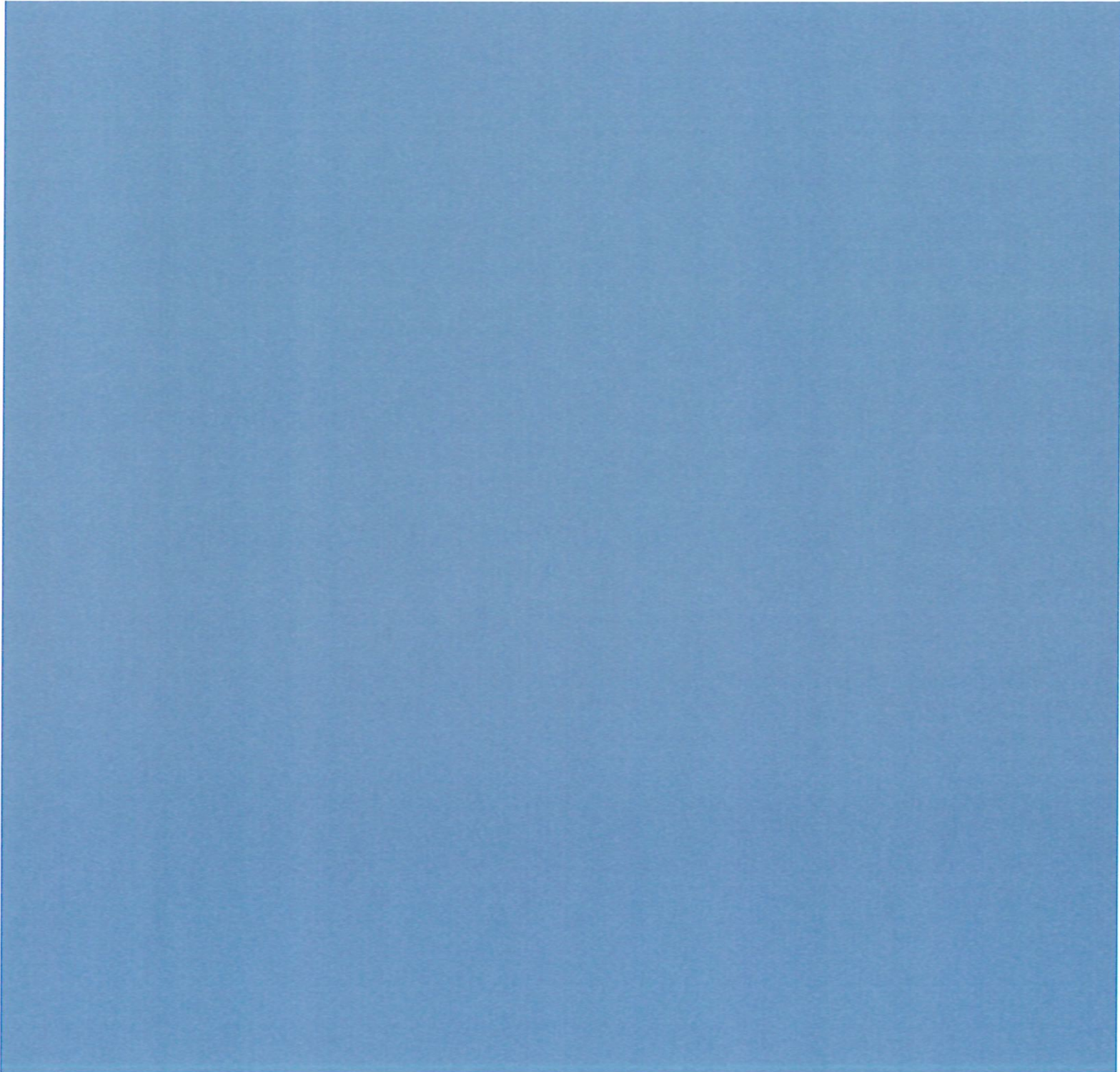
#	YES	DATE
1	Single business monopolies on homes/housing options	12/10/2024 10:18 AM
2	Changing rules affect planning & living (ex) right of way for Dominion Power from 10' to 15' caused lots of trees yet older trees allowed to stay. Don't encourage speculation & tricks to increase property (face) values so that third parties will pay more for a property. That hurts those wanting to stay & maintain current homes and businesses. Hopewell doesn't need a bubble value in my opinion.	12/10/2024 10:08 AM
3	Hopewell will always be a blue collar, environmentally damaged town, no matter how it is painted. Years of lack of leadership, favoritism, lack of code enforcement, lack of people doing their jobs and general feeling of no responsibility or respect for the citizens have left Hopewell in its current state.	12/10/2024 9:56 AM
4	The bright lights at the smoke shop on 6th st and others are an absolute eyesore. They're a distraction and are almost painful to look at in the dark.	11/27/2024 9:05 AM
5	Install more EV Charging stations near 295 off ramp and in commercial mall parking areas.	11/27/2024 7:20 AM
6	Cannot ignore demographics; must stop the give away programs to get back to a balanced demographic	11/25/2024 7:20 PM
7	We need higher owner occupancy rates and less rental properties. We have plenty of beautiful homes. We need to clean up the properties and homes that are already here. We need people to stop littering. We need fewer vape shops. Businesses need less flashing neon lighting.	11/18/2024 10:21 PM
8	We need activities for our kids to do and places for them to be safe including the weekends when the community center and The Well are closed. The city is doing a decent job with the parks.	11/15/2024 5:47 PM
9	safety with lighting	11/15/2024 4:56 PM
10	Be business friendly. Make choices today that will benefit the town 30 years from now.	11/14/2024 8:12 AM
11	Development of neighborhood parks/green space Safe walking within neighborhoods	11/13/2024 3:21 PM
12	Please focus on the re-use of existing buildings and facilities before breaking new ground.	11/13/2024 9:19 AM

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13	Instead of closing the streets down for events that may affect businesses there should be an area just for special events. Why not utilize that big parking lot on Cawson St. There plenty of room for Food trucks this way residents and visitors could walk and enjoy the scenery.	11/13/2024 9:07 AM
14	A new football stadium complex at HHS	11/13/2024 9:04 AM
15	Hopewell needs to go back to the non ward system	11/13/2024 7:54 AM
16	Need to clean up the trash around all the businesses. All the stores . Hopewell very trashy and dirty looking.	11/12/2024 11:40 PM
17	Infrastructure of city property not maintained for over 30 years near railroad tracks, causing major damage to resident's homes.	11/12/2024 2:46 PM
18	Government is a necessary evil. The bigger the government, the greater the evil and the less the necessity. Every regulation enlarges the government making it more evil.	11/12/2024 2:37 PM
19	Development of riverfront	11/12/2024 9:31 AM
20	Charging stations	11/7/2024 4:26 PM
21	Put a cracker barrel or other large dining area & maybe small gift or novelty shops at 295 interchange. Enough gas stations & convenience stores. Make it a restful area for tourists & travelers!!	11/7/2024 10:21 AM
22	Stop wasting money on things that will not be maintained and not necessary. Bike lanes were a big waste of money and are not being used properly.	11/7/2024 10:07 AM
23	I applaud the city's efforts to get downtown active and thriving again over the last 20 years. The Covid shutdowns were necessary, but we lost some good new eateries. Hopewell needs a bicycle repair shop. Services are heavily concentrated westward toward the army base, but the City Point area needs some services, too.	11/7/2024 8:54 AM
24	Addressing public safety to include a new Fire Station and sub police station on the outskirts of the ward 7 area.	11/7/2024 8:11 AM
25	We need to focus on decreasing crime and raising the quality of our schools before we will be able to attract significant business investment and residential investment.	11/7/2024 6:40 AM
26	Zoning	11/6/2024 6:01 PM
27	Please make a way that allows for Hopewell residents who are low income to be able to obtain long-term affordable housing. If this means offering grants so that people can buy their first homes, or providing low interest rate loans to assist people with home buying, then that would be great. Increasing the number of homeowners in the city actually increases the health and wealth in the city.	11/6/2024 5:09 PM
28	I believe that we have to be careful that we place a nice balance between a long list of rules and not allowing it to be a free for all	11/1/2024 1:05 PM
29	The city has a number of access problems when it comes to businesses. The entrances to Cavalier Square are all confusing and the Colonial Corner site needs no words.	11/1/2024 10:59 AM
30	more pools	10/25/2024 4:18 PM
31	promote residential development that is tasteful and aesthetically pleasing.	10/23/2024 10:11 AM
32	There needs to be a pull for people to want to move to Hopewell or even visit. The Downtown area has a lot of potential, but needs to have multiple areas for anchor stores and restaurants. There is so much unused, vacant space that is rundown. People are getting priced out of Richmond. Let's give young people a reason to want to move to Hopewell and commute into the city if they have to.	10/21/2024 5:41 PM
33	Rental Unit Control	10/17/2024 5:09 PM
34	Need much less regulations and tax policies that are competitive with the surrounding counties.	10/1/2024 2:57 PM
35	Park development and maintenance should be a high priority.	10/1/2024 10:46 AM

APPENDIX B

PUBLIC WORKSHOP RESULTS



Question 1 of 4: Development Quality

Area	Participant Feedback
Residential neighborhoods	<ul style="list-style-type: none"> • Participants are generally unsatisfied with roads and on-street parking. • The bike routes were not strategically placed and are not being used correctly. • Absentee landlords create issues with maintenance and aesthetics. • Traffic calming is needed in residential neighborhoods. • The City needs to ensure equitable investment across all neighborhoods.
Marina/Appomattox Riverfront	<ul style="list-style-type: none"> • Overall, participants are generally unsatisfied with this area. • The riverfront area could be improved with the addition of amenities, such as food, entertainment, lodging, family amusement, and water-based businesses. • Expanded public access in the riverfront is also desirable.
City Point Historic District	<ul style="list-style-type: none"> • Participants are generally dissatisfied with development qualities, such as limited parking and the condition of the existing housing and public facilities. • Participants noted appreciation for the existing tree canopy, stating it is in good shape.
Cavalier Square	<ul style="list-style-type: none"> • Workshop participants expressed concern about the homeless population and panhandlers in this area, in addition to vandalism. • Cavalier Square currently has many empty storefronts and needs improvement. However, the area has great potential to become a “town center” with a combination of residential, shops, restaurants, and green infrastructure. • Elderly and disabled residents have a hard time getting around in this area of the City. • Participants expressed concern about stormwater runoff from this development.
Downtown Hopewell	<ul style="list-style-type: none"> • Participants are, overall, dissatisfied with this area of Hopewell. • The homeless population, vacant storefronts, and building conditions were all cited as issues. • Poor workmanship and cheap materials were also noted as issues. • The hanging baskets around Downtown Hopewell look good.
Major streets / thoroughfares: <u>Route 36 / Oaklawn Blvd. / Woodlawn St. / Winston Churchill Dr.</u>	<ul style="list-style-type: none"> • Participants expressed general dissatisfaction with development qualities such as visual appeal, lighting, and sidewalks. • Stop signs are needed along these routes. • These routes should remain primarily commercial. • Allowing spotty development leads to empty houses and demolition by neglect.
Major streets / thoroughfares: <u>Route 10 / W. Randolph Rd.</u>	<ul style="list-style-type: none"> • Participants expressed dissatisfaction with these routes, and specifically concerned about the speed limits - need safe streets for all users. • There was concern expressed about safety of trucks coming through Downtown.
Other/Additional Comments	<ul style="list-style-type: none"> • The Historic District’s industrial area could be cleaned up.

Question 2 of 4: Land Use

Land Use Focus	Participant Feedback
Home Businesses (with or without customers or employees)	<ul style="list-style-type: none"> • Home businesses are acceptable if all business is done within the home. • Avoid car repair or heavy traffic in residential areas. • Limit the number of customers for each business.
Accessory Dwelling Units (e.g., in-law suite, garage apartment)	<ul style="list-style-type: none"> • Accessory Dwelling Units/In-Law Suites are needed in the City. • The lot size and setback regulations are too restrictive. • Zoning oversight is needed to ensure the extra space is being used for intended purposes and not as a short-term rental.
Neighborhood Commercial (e.g., corner eatery, local pharmacy)	<ul style="list-style-type: none"> • Neighborhood commercial uses are most appropriate closer to main arteries and should be evaluated on a case-by-case basis. Assess what is appropriate for a specific area of the City. • Allow limited uses within neighborhood commercial areas, such as coffee shops and bakeries. • Convenience stores should not be neighborhood commercial uses.
Mobile Restaurants / Food Trucks	<ul style="list-style-type: none"> • Food trucks are great if they do not take business from brick-and-mortar restaurants. • Keep this use within commercial zoning districts with appropriate use standards.
Smoke Shops / Vape Shops	<ul style="list-style-type: none"> • Some feel that there is already too much of this use; need to set limits and have performance standards. • Only allow in commercial zoning districts, in addition to being a minimum of 1,000 feet away from schools/daycares (as allowed by the Code of Virginia).
Truck Stops / Terminals	<ul style="list-style-type: none"> • Allow truck stops and terminals in industrial areas only.
Mixed-Use Development (e.g., shops on ground floor and residential above)	<ul style="list-style-type: none"> • Cavalier Square has good potential for this type of development. • No desire for mixed-use in low density areas.
Event Venues	<ul style="list-style-type: none"> • Desire for a music event space in the Historic District (potentially on top of a building). • An amphitheater would be desirable somewhere in the Marina or Manor area. • There is an opportunity to utilize empty industrial areas. • While there is desire for an event venue in the City, there needs to be a limit on where they are, and appropriate performance standards need to be implemented.
Short-Term Rentals (e.g., Airbnb, VRBO)	<ul style="list-style-type: none"> • Workshop participants stated that short-term rentals should be regulated by the City with appropriate performance standards.

Question 3 of 4: Community Character and Design

Character/Design Element	Participant Feedback
Building height (1, 2, 3 or more stories)	<ul style="list-style-type: none"> • Desire for taller buildings in the City.
Signs (size, style, and type)	<ul style="list-style-type: none"> • Signage should be of compatible design and not too gaudy. • The City needs to regulate signage.
Landscaping along roadways	<ul style="list-style-type: none"> • Improvement in the landscaping along roadways is needed, especially to help mitigate stormwater.
Screening and landscaping between land uses (e.g., commercial next to residential)	<ul style="list-style-type: none"> • Specified buffers between land uses would be beneficial.
Screening for dumpsters, loading areas, electrical, and mechanical equipment	<ul style="list-style-type: none"> • Participants indicated support for these regulations.
Parking lot landscaping to provide shade and reduce stormwater runoff	<ul style="list-style-type: none"> • Regulated parking lot landscaping is important.
Minimum / maximum parking lot sizes	<ul style="list-style-type: none"> • Parking regulations should remain and encourage shared parking.
Bicycle parking	<ul style="list-style-type: none"> • Participants want a separated bike path. • Bicycle parking regulations are desired within Downtown, multi-family developments, and possibly in other areas of the City.
Fence style and height	<ul style="list-style-type: none"> • Uniformity in these standards is needed, including a standard height and specific materials.
Lighting height and style to prevent light trespass and preserve dark skies	<ul style="list-style-type: none"> • Adequate lighting is needed along sidewalks.
Other/Additional Comments	<ul style="list-style-type: none"> • Sidewalks should be required in new neighborhoods.

Question 4 of 4: Top Land Use and Development Priorities

- Taller buildings in the City;
- Downtown revitalization; and,
- Neighborhood revitalization, to include parks or open space.

Attachment C | Table of Contents

Proposed Draft Zoning and Subdivision Ordinance		
Article	Division	Section / Content
I - In General	1 – Enactment and Authority	1 – Title 2 – Authority 3 – Purpose 4 – Applicability 5 – Conformity with Ordinance Required 6 – Severability
	2 – Ordinance Conflicts and Interpretation	1 – Interpretation 2 – Figures and References in Ordinance
	3 – Zoning Districts Map	1 – Establishment, Maintenance, and Amendment 2 – Incorporated by Reference 3 – Interpretation of Zoning District Boundaries 4 – Unauthorized Changes
	4 – Transition of Regulations After Adoption	1 – Effective Date of Ordinance 2 – Violations Continue 3 – Nonconformities 4 – Complete Applications 5 – Other Approved Permits and Development Approvals 6 – Vested Rights
II - Administration	1 – Zoning Administrator and Subdivision Agent	1 – Appointment, Powers, and Duties
	2 – Planning Commission	1 – Appointment, Terms, Membership, and Compensation 2 – Powers and Duties 3 – Meetings and Procedures 4 – Expenditures, Gifts, Donations
	3 – Board of Zoning Appeals	1 – Appointment, Terms, Membership, and Compensation 2 – Powers and Duties 3 – Meetings and Procedures
	4 – Architectural Review Board	1 – Appointment, Terms, Membership, and Compensation 2 – Organization 3 – Powers and Duties 4 – Meetings and Procedures 5 – Certificates of Appropriateness
	5 – Enforcement	1 – Authority 2 – Complaints and Inspection 3 – Notice of Violation 4 – Remedies and Penalties for Violation
	6 – Fees	1 – Fees and Charges
	7 – Taxes and Expenses Paid	1 – Delinquent Taxes and Charges

Proposed Draft Zoning and Subdivision Ordinance		
Article	Division	Section / Content
III - Permits and Applications	1 – In General	1 – Preapplication Meeting 2 – Minimum Submission Standards 3 – Forms 4 – Ownership Disclosure 5 – Oath Required 6 – Reconsiderations
	2 – Zoning Text and Map Amendments	1 – In General 2 – Standards and Procedures
	3 – Conditional Zoning and Proffers	1 – Purpose and Intent 2 – Standards and Procedures 3 – Amendments and Variations Prior to Final Decision 4 – Effect of Condition; Period of Validity 5 – Record of Conditional Zoning
	4 – Conditional Use Permits	1 – Purpose and Intent 2 – Applicability 3 – Standards and Procedures 4 – Effect of Decision; Period of Validity 5 – Revocations
	5 – Variances	1 – Purpose and Intent 2 – Standards and Procedures 3 – Effect of Decision; Period of Validity
	6 – Concept Plans	1 – Purpose and Intent 2 – Applicability 3 – Concept Plan Specifications and Contents
	7 – Site Plans	1 – Purpose and Intent 2 – Applicability 3 – Site Plan Specifications, Generally 4 – Site Plan Contents 5 – Standards and Improvements 6 – Review 7 – Site Plan Amendments 8 – Compliance with Approved Site Plan Required 9 – Period of Validity 10 – Waiver of Requirements
	8 – Zoning Permits	1 – Applicability 2 – Standards and Procedures
	9 – Temporary Use Permits	1 – Applicability 2 – Standards and Procedures 3 – Period of Validity
	10 – Certificate of Occupancy	1 – Applicability 2 – Standards and Procedures
	11 – Zoning Determinations	1 – Purpose and Intent 2 – Standards and Procedures

Proposed Draft Zoning and Subdivision Ordinance		
Article	Division	Section / Content
	12 – Appeals	1 – Appeals of Zoning Administrator Determinations and Decisions 2 – Appeals to BZA Procedures 3 – Appeals of BZA, PC, or CC Decisions 4 – Construction in Violation of Ordinance without Appeal to BZA 5 – Stay of Proceedings
	13 – Public Hearings and Notifications	1 – Public Hearing Required 2 – Required Notice 3 – Posting Notice on Property
IV - Primary Zoning Districts	1 – Establishment and Purpose	1 – General 2 – References to District Names 3 – Purpose and Intent of Primary Zoning Districts
	2 – General District Standards	1 – General 2 – Additional Standards 3 – Height Regulations 4 – Determination and Measurement of Lots 5 – Lot Coverage and Siting
	3 – Exemptions and Encroachments	1 – Structures in Required Setbacks 2 – Reduction of Setbacks 3 – Exemptions
	4 – Residential Districts	1 – Residential, Low-Density (R-1); Residential, Low-Density (R-1A) 2 – Residential, Medium-Density (R-2) 3 – Residential, High-Density (R-3); Residential, Apartments (R-4)
	5 – Commercial Districts	1 – Central Business District (B-1); Limited Commercial District (B-2); Highway Commercial District (B-3); Corridor Development District (B-4)
	6 - Industrial Districts	1 – Limited Industrial District (M-1); Intensive Industrial District (M-2)
	7 - Mixed-Use Districts	1 – Residential Office District (RO-1); Residential High-Density - Offices (RO-4)
	8 - Special Districts	1 – Conservation District (C-1) 2 – Tourism Historic District (TH-1)

Proposed Draft Zoning and Subdivision Ordinance		
Article	Division	Section / Content
V - Overlay Zoning Districts	1 – Establishment and Purpose	1 – General 2 – Purpose and Intent of Overlay Districts
	2 – Chesapeake Bay Preservation Area Overlay District	1– Applicability 2 – Interpretation of Boundaries 3 – Conflict with Other Regulations 4 – Use Regulations 5 – Lot Size 6 – Performance Standards 7 – Water Quality Impact Assessment (WQIA) 8 – Plan of Development 9 – Administrative Responsibility 10 – Denial of Plan, Appeal of Conditions, or Modifications 11 – Nonconforming Structures 12 – Exemptions 13 – Variances 14 – Definitions
	3 – Entrance Corridor Overlay District	1 – Applicability 2 – Permitted Uses 3 – Exemptions 4 – Development and Design Standards 5 – Access and Internal Circulation Standards 6 – Waivers and Modifications
	4 – Floodplain Overlay District	1 – Authority 2 – Applicability 3 – Compliance and Liability 4 – Abrogation and Greater Restrictions 5 – Penalty for Violations 6 – Designation of the Administrator 7 – Duties and Responsibilities of the Administrator 8 – Records 9 – Use and Interpretation of FIRMs 10 – Jurisdictional Boundary Changes 11 – District Boundary Changes 12 – Interpretation of District Boundaries 13 – Letters of Map Revisions 14 – Establishment of Flood Hazard Zones 15 – Permits and Applications 16 – Elevation and Construction Standards 17 – Design Criteria for Utilities and Facilities 18 – Existing Structures in Floodplain Areas 19 – Variances 20 – Definitions
	5 – Planned Developments	1 – Applicability 2 – Standards and Procedures 3 – Permitted Uses 4 – Development Standards 5 – Design Standards

Proposed Draft Zoning and Subdivision Ordinance		
Article	Division	Section / Content
VI - Use Matrix	1 – Uses Provided	1 – Organization 2 – Utilization of Use Matrix
	2 – Uses Not Provided	1 – Uses Not Provided
	3 – Use Matrix	Table VI-1
VII - Use Performance Standards	1 – General	1 – Purpose and Intent
	2 – Residential Use Standards	<i>Specific use standards to be identified in drafting.</i>
	3 – Public/Civic/Recreational Use Standards	<i>Specific use standards to be identified in drafting.</i>
	4 – Commercial Use Standards	<i>Specific use standards to be identified in drafting.</i>
	5 – Industrial Use Standards	<i>Specific use standards to be identified in drafting.</i>
	6 – Miscellaneous Use Standards	<i>Specific use standards to be identified in drafting.</i>
VIII - Community Design Standards	1 – Purpose	
	2 – Crime Prevention through Environmental Design	<i>To be determined in drafting; content may be split across the varying divisions of Article VIII.</i>
	3 – Fences and Walls	1 – Purpose and Intent
		2 – Applicability
		3 – Location
		4 – Height
		5 – Materials
		6 – Retaining Walls
		7 – Maintenance
	4 – Landscaping and Screening	1 – Purpose and Intent
		2 – Applicability
3 – Landscape Plan Requirements		
4 – General Standards		
5 – Transitional Buffers		
6 – Parking Lot Landscaping		
7 – Screening and Enclosures		
8 – Trees and Plant Standards		
9 – Tree Canopy and Protection		
10 – Sight Distance Triangle		
11 – Modifications		
5 – Lighting	1 – Purpose and Intent	
	2 – Applicability	
	3 – Standards	
	4 – Modifications	
6 – Open Space	1 – Purpose and Intent	
	2 – Applicability	
	3 – Amount of Open Space Required	
	4 – Areas Counted as Open Space	
	5 – Areas Not Counted as Open Space	
	6 – Design and Development Standards	
	7 – Ownership and Maintenance	

Proposed Draft Zoning and Subdivision Ordinance		
Article	Division	Section / Content
	7 – Parking and Loading	1 – Purpose and Intent 2 – General 3 – Obligations of Owner 4 – Location to Use 5 – Joint/Shared Parking 6 – Reduction and/or Increase in Parking Required 7 – Parking Design Standards 8 – Parking Requirements 9 – Bicycle Parking 10 – Joint/Shared Off-Street Loading 11 – Off-Street Loading Design Standards 12 – Off-Street Loading Requirements
	8 – Signs	1 – Purpose and Intent 2 – Administration 3 – Prohibited 4 – Exemptions 5 – Measurement and General Sign Standards 6 – Permitted Signs by District 7 – Nonconforming Signs 8 – Maintenance and Enforcement
IX – Nonconformities	1 – General	1 – Intent 2 – General
	2 – Nonconformities	1 – Nonconforming Uses 2 – Nonconforming Lots of Record 3 – Nonconforming Structures, Buildings, and Improvements 4 – Repairs and Maintenance
	1 – General	1 – Title 2 – Purpose 3 – Recording of Ordinance 4 – Amendments 5 – Repeal 6 – Applicability 7 – Circumvention 8 – Exemptions 9 – Variations, Exceptions, and Appeals 10 – Establishment of Parent Tract
	2 – Types of Subdivisions	1 – Major Subdivisions 2 – Minor Subdivisions 3 – Single-Lot Subdivisions

Proposed Draft Zoning and Subdivision Ordinance		
Article	Division	Section / Content
X - Subdivisions	3 – Design Requirements	1 – Suitability of Land 2 – Floodplain 3 – Residential Density 4 – Open Space 5 – Lots 6 – Flag Lots 7 – Remnants 8 – Access 9 – Blocks 10 – Streets and Alleys 11 – Sidewalks 12 – Curb and Gutter 13 – Monuments 14 – Utilities 15 – Fire Protection 16 – Easements 17 – Public and Semi-Public Facilities 18 – Homeowners Associations (HOA) 19 – Obligation of Improvements
	4 – Guarantees	1 – Required to be Guaranteed 2 – Types of Guarantees 3 – Amount 4 – Release 5 – Timeframe and Extensions for Completion 6 – Default
	5 – Platting Requirements	1 – Approval Required Before Sale 2 – Subdivision Name 3 – Changes to Plats 4 – Separate Ownership
	6 – Preliminary Plats	1 – Applicability 2 – Preliminary Conference 3 – Preliminary Plat Requirements 4 – Preliminary Plat Submission 5 – Preliminary Plat Review 6 – Changes to Preliminary Plats
	7 – Final Plats	1 – Applicability 2 – Minor, Single-Lot Subdivisions; Administrative Resubdivision; Easements - Final Plat Requirements 3 – Major Subdivisions - Final Plat Requirements 4 – Submission of Final Plats 5 – Review of Final Plats 6 – Recording
	8 – Vacation of Plats	1 – Vacation
	9 – Enforcement, Violations, and Fees	1 – Enforcement 2 – Violation and Penalty 3 – Fees
	XI - Definitions	1 – Word Usage 2 – General Terms

Commonwealth Preservation
 Group
 536 W 35th St
 Norfolk, VA 23508 US
 +17579231900
 admin@commonwealthpreservatio
 ngroup.com

Invoice 5687



BILL TO
 Charles Bennett
 City of Hopewell
 300 North Main Street
 2nd Floor
 Hopewell, VA 23860

DATE
 02/18/2025

PLEASE PAY
 \$786.25

DUE DATE
 03/20/2025

P.O. NUMBER
 2600008-00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
		2024-049 Shiloh Lodge, Hopewell, VA - Historic Preservation Consulting - Invoice #2			
		PO 2600008-00 Shiloh Lodge - Engineering Consulting - Survey & Civil Engineering Services			
	Services	Project Design & Scope Development - 1.75 hours - \$268.75	1	786.25	786.25
		Client Coordination - 1 hour - \$195.00			
		Subcontractor Management - 1.5 hours - \$322.50			

2024-049 Shiloh Lodge, Hopewell, VA - Historic Preservation Consulting - Invoice #2

TOTAL DUE

\$786.25

THANK YOU.

HOPEWELL City Clerk's Office

BUDGET REQUESTS

FISCAL YEAR 2025



City Clerk's Office

The City of Hopewell City Clerk's Office is a department dedicated to providing exceptional service and updated information for the residents of Hopewell. Our mission is to never miss a deadline, and ensure the city receives all agendas' notices, and announcements in a timely manner.

This Department takes pride in providing administrative support to all citizens in the City of Hopewell. The Department is responsible for organizing agendas and notices for all upcoming meetings scheduled throughout the city.

Performance Indicators
Send out Notices within 72 hours of upcoming meetings
Send out Agendas within 72 hours of upcoming meetings
Have drafted minutes completed and uploaded on the website within 7 days of a meeting.
Have final draft of any meeting uploaded within 10 days to the city website.
Keep track of all incoming applications for any board and commissions, and ensure any vacancies are recorded



CLERK'S OFFICE OPERATING BUDGET SUMMARY

Current FY25 Total:	\$179,065.96
Requested FY25	\$0.00
Total:	
Requested Increase:	\$0.00

City of Hopewell

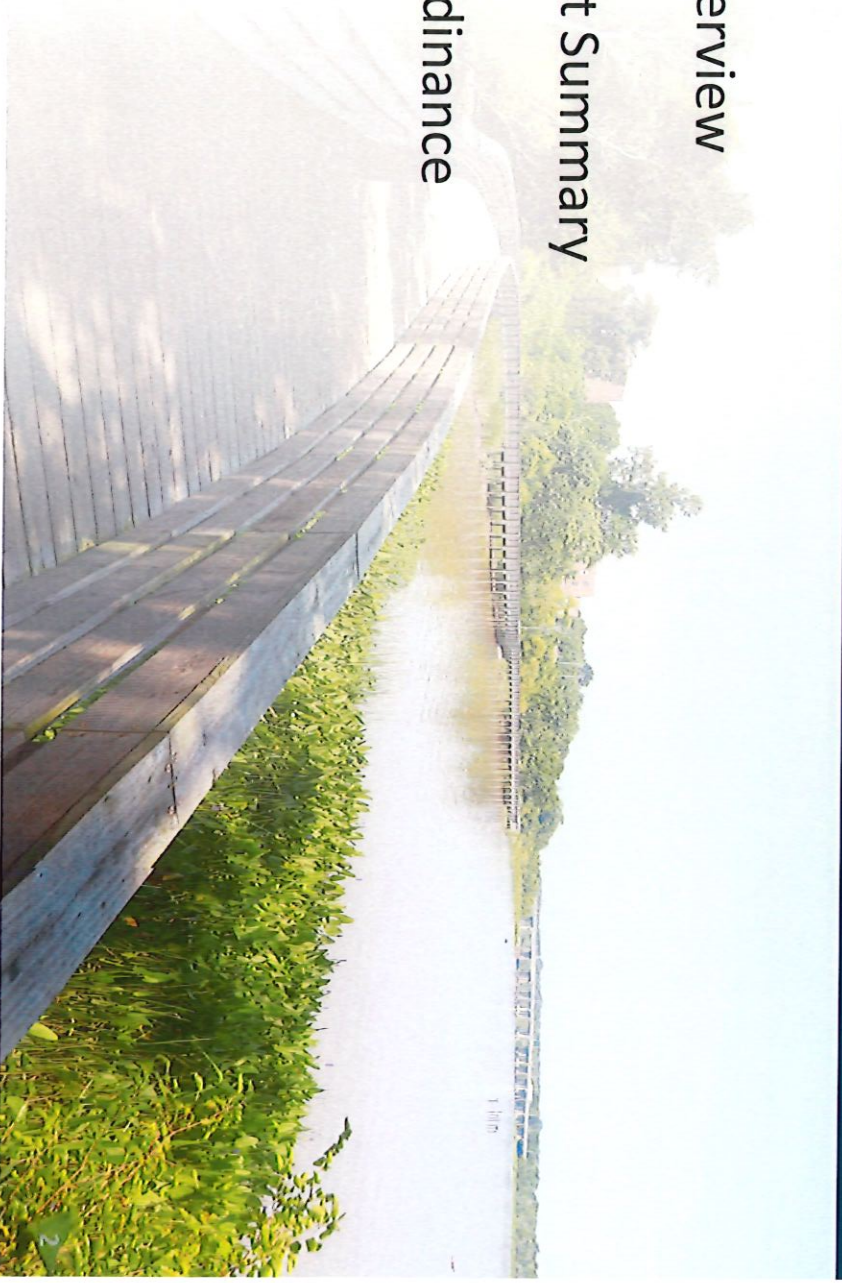
Zoning & Subdivision Ordinance Update

Worksession #1 | Thursday, February 27, 2025



Agenda

- Project Purpose and Overview
- Community Engagement Summary
- Elements of a Strong Ordinance
- Ordinance Structure
- Next Steps



Project Purpose

Comply	Comply with Code of Virginia & CBPA
Clarify	Clarify Language
Address	Address Modern Zoning Issues
Consider	Consider Zoning Flexibility
Revise	Revise for Compatibility with Comprehensive Plan
Organize	Organize the Structure of the Ordinance

"Best practices use the planning method based by consultation to embrace the relevant principles, processes, and attributes of their comprehensive plans. They are analogous to the body's muscles and tendons, holding and moving the components of the planning structure. Based on state-of-the-art practices found in leading plans and planning literature, they represent the best thinking of the planning profession as how to carry out the vision and goals of their plan."

- American Planning Association

Best Practices

The best practices analyzed as part of this diagnostic process are the result of an extensive effort by the American Planning Association (APA) to define the role of comprehensive plans in addressing the sustainability of human settlements. Additionally, comprehensive plans focus on land use and physical development. These best practice physical development respond to modern community needs to special trends, such as an increased demand for urban participation, a greater focus on transportation, and a heightened awareness of climate change and its impacts.

These are optional standards. Included to score the 2015 Comprehensive Plan. Comprehensive plans, across the country, are added to provide a more complete and facilitate discussion throughout the update process and should not be interpreted as requirements.

Adapt Comprehensive Plan Standard for Sustainable Places:



Zoning & Subdivision Ordinance

Use Permissions

Currently, use regulations are provided in district-by-district sections of the Zoning Ordinance. Many together utilize a composite use matrix that shows all districts, uses, and how those uses are regulated. The Planning Commission recommends adding a use matrix to the Ordinance as a fundamental improvement. However, it should be clear that a use matrix is something that they would like to include in the Zoning Ordinance and other documents that will be a addition to, or in lieu of, listing the uses in each district article. If a use matrix is incorporated, it allows a user to easily identify where a use is permitted, either "by-right" or "by conditional use" without looking in more than one section of the Zoning Ordinance. This is particularly useful for considering locating or relocating in the City, including a use matrix also makes it easy for the City to assume use are appropriate for conflicts or repetition. Uses should also be reviewed to make sure they are being permitted in appropriate zoning districts. For uses such as a photography studio can be permitted in all business districts, and could also be included as a home occupation in a

Use	District									
	1A	1B	2A	2B	3A	3B	4A	4B	5A	5B
Any Other Category	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.1 Commercial, Office, Professional, Institutional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.2 Commercial, Retail	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.3 Commercial, Light Industrial	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.4 Commercial, Medium Industrial	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1.5 Commercial, Heavy Industrial	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.1 Office	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.2 Office, Professional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2.3 Office, Institutional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.1 Retail	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.2 Retail, Professional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3.3 Retail, Institutional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.1 Light Industrial	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.2 Light Industrial, Professional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.3 Light Industrial, Institutional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.1 Medium Industrial	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.2 Medium Industrial, Professional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5.3 Medium Industrial, Institutional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.1 Heavy Industrial	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.2 Heavy Industrial, Professional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
6.3 Heavy Industrial, Institutional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

This example shows how the Commission uses a use matrix to identify where a use is permitted in all business districts.

Subdivision Ordinance Analysis

Zoning & Subdivision Ordinance

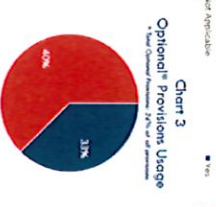
Chart 1
Applicability of Code of Virginia Sections



Chart 2
Compliance with Mandatory Sections



Chart 3
Optional Provisions Usage



This set of diagrams illustrates the Subdivision Ordinance's overall compliance with applicable Code of Virginia regulations. A detailed analysis is provided by Appendix E. These charts offer a broad look at the City of Henrich's standing.

Chart 1 Highlights the percentages of the Code of Virginia regulations that are not or partially applicable to Henrich's Subdivision Ordinance. The applicable percentage includes both mandatory and optional provisions.

Chart 2 Highlights the cumulative percentages of the Zoning Ordinance that fully comply, partially comply, or do not comply with the mandatory provisions of the Code of Virginia. These figures do not include optional or non-applicable provision percentages.

Chart 3 Highlights the percentage of optional Code provisions that are included, not included, or partially included in the Subdivision Ordinance.

Project Overview

Investigation

- ✓ Kick-off with Staff
- ✓ Document Review & Diagnostic
- ✓ Kickoff Work Session
- ✓ Public Engagement:
 - Focus Groups
 - Public Workshop
 - Public Survey

Content Development

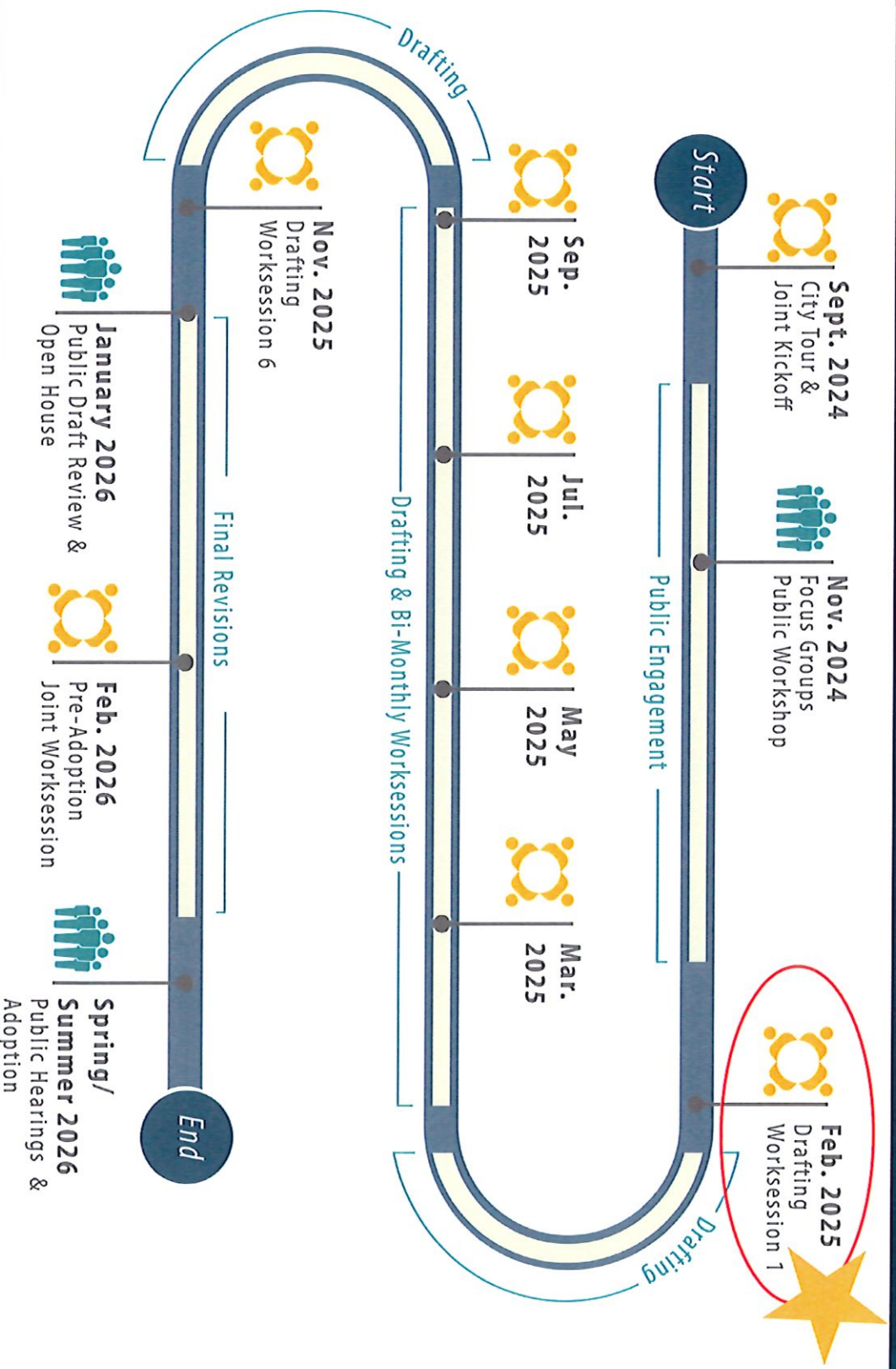
- General & Administrative Provisions
- Permits & Applications
- Zoning Districts
- Overlay Districts
- Use Matrix
- Use Performance Standards
- Community Design Standards
- Nonconformities
- Subdivision

Adoption

- Review and Revisions
- Third-Party Legal Review
- Public Open House
- Pre-Adoption Work Session
- Incorporate Final Revisions
- Public Hearings and Adoption

Implementation

- Zoning Map Amendments
- Annual Review



Worksession	Topic
February 2025 (joint)	Engagement Summary Elements of a Strong Ordinance Draft Table of Contents/Ordinance Structure
March 2025	In General Administration Permits and Applications Nonconformities
May 2025	Primary and Overlay Zoning Districts
July 2025	Uses and Use Performance Standards
September 2025	Community Design Standards Subdivisions
November 2025 (joint)	Compiled ZO/SO Review

Legal Review Phase I

Legal Review Phase II



Local
**Want a say in Hopewell's future?
 Attend this city workshop Tuesday,
 Nov. 12.**
 Allie Pechon
 Petersburg, Progress-Index



**Community
 Engagement**
 Pop-Ups
 Public Workshop
 Focus Groups
 Community-Wide Survey

- How Did We Get the
 Word Out?**
- Website & Social Media Updates
 - Progress-Index stories
 - Neighborhood and civic associations
 - Flyers

**Downtown
Vibrancy**

Creating a lively
downtown district

**Attracting
Businesses**

Focusing on
business retention,
especially for small
& local businesses

**Community
Appearance**

Improving community
appearance through
architecture and
design

**Housing
Solutions**

Creative housing
to meet resident
needs & attract
new residents

Tourism Growth

Establishing a
unique identity to
boost tourism

**Resource
Preservation**

Preserving natural
and historic
resources

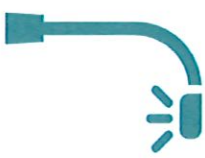


Pop-Up Results

Highest Priorities



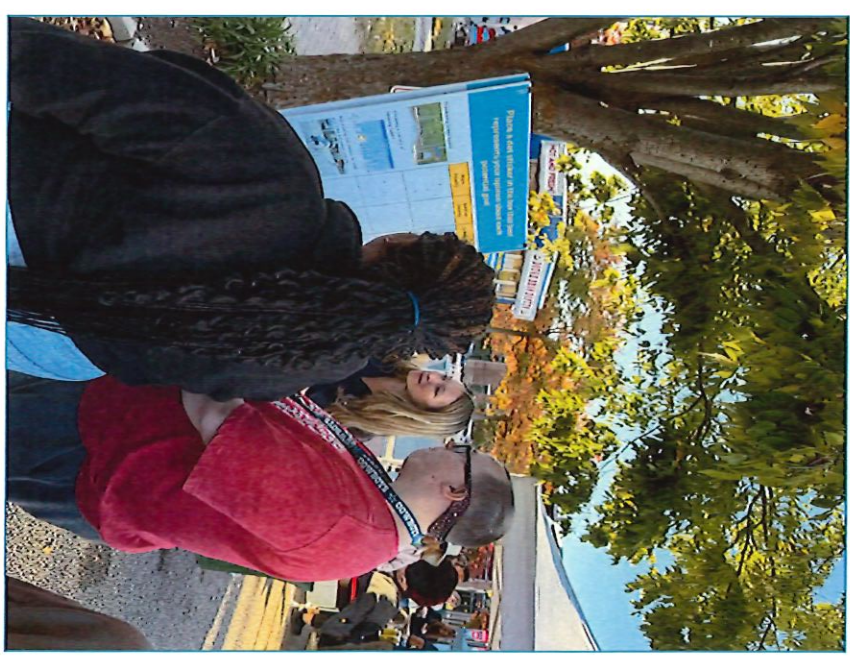
Preserving Green Space



Reducing Crime through Design



Environmentally-Friendly Design



Survey Results



83

Responses



65% live in
Hopewell

- The top zoning and land use priority for Hopewell: Improving community appearance (59%)
- Area where respondents were *most satisfied* with development quality: City Point Historic District (53%)
- Most liked housing types: Single-unit homes (78%) and attached accessory dwelling units (60%)
- Most liked *higher-density/multi-unit* housing types: Cottage communities (58%)
- Most encouraged *neighborhood-oriented* commercial uses: Community gardens or urban agriculture (70%)
- Most encouraged *commercial or industrial* uses: Small commercial development (i.e., boutique retail store, fitness studio, etc.) — 89%

Focus Groups: Key Themes



4 Groups



13

Participants

Clarifying Standards

- The Zoning Ordinance should have clear, modern, and user-friendly regulations
- Eliminate ambiguity

Using Housing to Drive Economic Development

- Allow diverse housing options in appropriate areas
- Facilitate redevelopment of the City's aging housing stock

Encouraging Business Growth

- Emphasize commercial activity in Downtown; but encourage Citywide
- Allow uses that attract youth, young families, and young professionals

Public Workshop: Key Themes



1

Workshop



10

Participants

- Participants' top priorities for future land use and development in Hopewell are taller buildings in the City, downtown revitalization, and neighborhood revitalization that includes parks or open space.
- Community design elements such as landscaping, buffering, separated bike lanes, and adequate lighting are highly desired Citywide.
- There is a desire for new and modern uses, such as in-law suites/ADUs, food trucks, and event venues.

Elements of a Strong Ordinance Organized

Article II	Districts
Article III	R-1 Effective September 16, 2013
Article III-A	R1-A Effective September 16, 2013
Article IV	R-2 Effective September 16, 2013
Article V	R-3 Effective September 16, 2013
Article VI	R-4 Effective September 16, 2013
Article VII	RO-1 District
Article VII-A	RO-4 Effective in 2015
Article VIII	PUD Planned Developments June 2018
Article IX-A	B-1 Effective June 1, 2024
Article X	B-2 Effective May 2017
Article XI	B-3 Amended February 27, 2024
Article XI-A	Corridor Development District B-4 Adopted May 2017
Article XII	Limited Industrial District M-1 May 2017
Article XIII	Intensive Industrial District M-2 Adopted November 27 2018
Article XIV-B	Tourist Historic District TH-1 Effective June 1, 2024



IV - Primary Zoning Districts	
1 - Establishment and Purpose	1 - General 2 - References to District Names 3 - Purpose and Intent of Primary Zoning Districts
2 - General District Standards	1 - General 2 - Additional Standards 3 - Height Regulations 4 - Determination and Measurement of Lots 5 - Lot Coverage and Siting
3 - Exemptions and Encroachments	1 - Structures in Required Setbacks 2 - Reduction of Setbacks 3 - Exemptions
4 - Residential Districts	1 - Residential, Low-Density (R-1) 2 - Residential, Low-Density (R-1A) 3 - Residential, Medium-Density (R-2) 4 - Residential, High-Density (R-3) 5 - Residential, Apartments (R-4)
5 - Commercial Districts	1 - Central Business District (B-1) 2 - Limited Commercial District (B-2) 3 - Highway Commercial District (B-3) 4 - Corridor Development District (B-4)
6 - Industrial Districts	1 - Limited Industrial District (M-1) 2 - Intensive Industrial District (M-2)
7 - Planned Development Districts	1 - Planned Unit Development (PUD)
8 - Mixed-Use Districts	1 - Residential Office District (RO-1) 2 - Residential High-Density - Offices (RO-4)
9 - Special Districts	1 - Conservation District (C-1) 2 - Tourism Historic District (TH-1)

Elements of a Strong Ordinance Concise

Whereas, by Act of the General Assembly of Virginia as provided in Chapter 11, Article 8, Section 15.1-486 through 15.1-498, Code of Virginia (1950), as amended, the governing body may by ordinance divide the territory under its jurisdiction into districts of such number, shape and area as it may deem best suited to carry out the purposes of this Article, and in each district it may regulate, restrict, permit, prohibit and determine the following:

- (a) The use of land, buildings, structures and other premises for agricultural, commercial, industrial, residential, flood plain and other specific uses;
- (b) The size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing or removal of structures;
- (c) The areas and dimensions of land, water and air space to be occupied by buildings, structures and uses, and of courts, yards and other open spaces to be left unoccupied by uses and structures, including variations in the sizes of lots based on whether a public or community water supply or sewer system is available and used; and
- (d) The excavation or mining of soil or other natural resources.

(A) Pursuant to the Code of Virginia, § 15.2-2280 et seq., the City of Hopewell, Virginia is given the authority to classify and regulate land development under its jurisdiction.

Elements of a Strong Ordinance

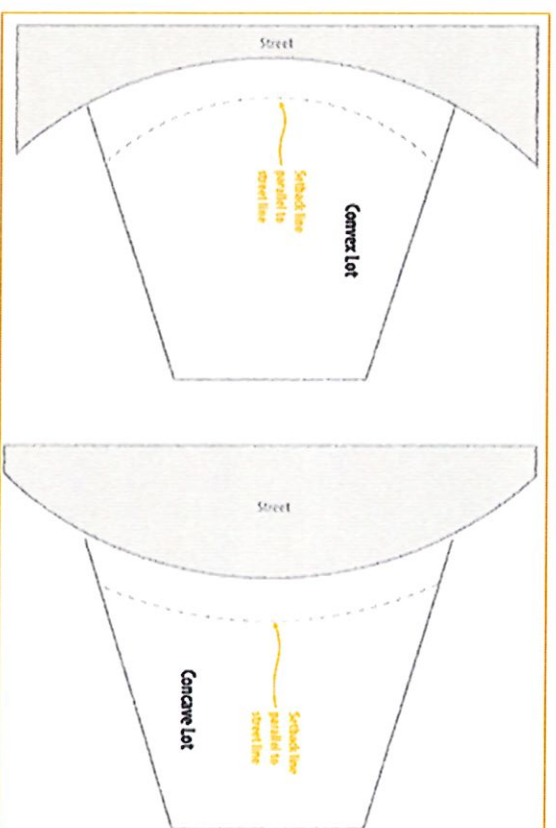
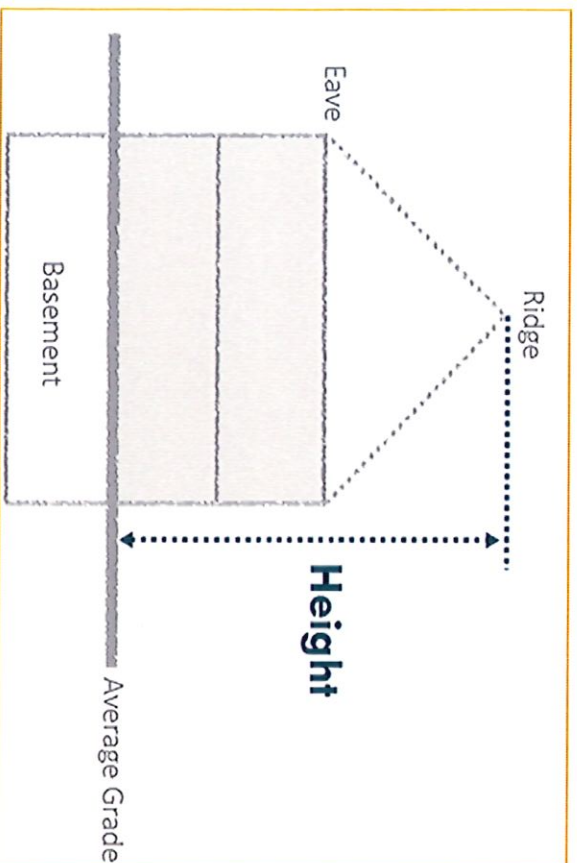
Code-Compliant

~~Whereas, by Act of the General Assembly of Virginia as provided in Chapter 11, Article 8, Section 15.1-486 through 15.1-498, Code of Virginia (1950) as amended, the governing body may by ordinance divide the territory under its jurisdiction into districts of such number, shape and area as it may deem best suited to carry out the purposes of this Article, and in each district it may regulate, restrict, permit, prohibit and determine the following:~~

- (a) The use of land, buildings, structures and other premises for agricultural, commercial, industrial, residential, flood plain and other specific uses;
- (b) The size, height, area, bulk, location, erection, construction, reconstruction, alteration, repair, maintenance, razing or removal of structures;
- (c) The areas and dimensions of land, water and air space to be occupied by buildings, structures and uses, and of courts, yards and other open spaces to be left unoccupied by uses and structures, including variations in the sizes of lots based on whether a public or community water supply or sewer system is available and used; and
- (d) The excavation or mining of soil or other natural resources.

(A) Pursuant to the ~~Code of Virginia, § 15.2-2280 et seq., the City of Hopewell, Virginia is given the authority to classify and regulate land development under its jurisdiction.~~

Elements of a Strong Ordinance User-Friendly



Ordinance Structure

Administrative Articles

Article 1: In General

Article 2: Administration

Article 3: Permits and Applications

Article 9: Nonconformities

Article 11: Definitions

Development Standards

Article 4: Primary Zoning Districts

Article 5: Overlay Zoning Districts

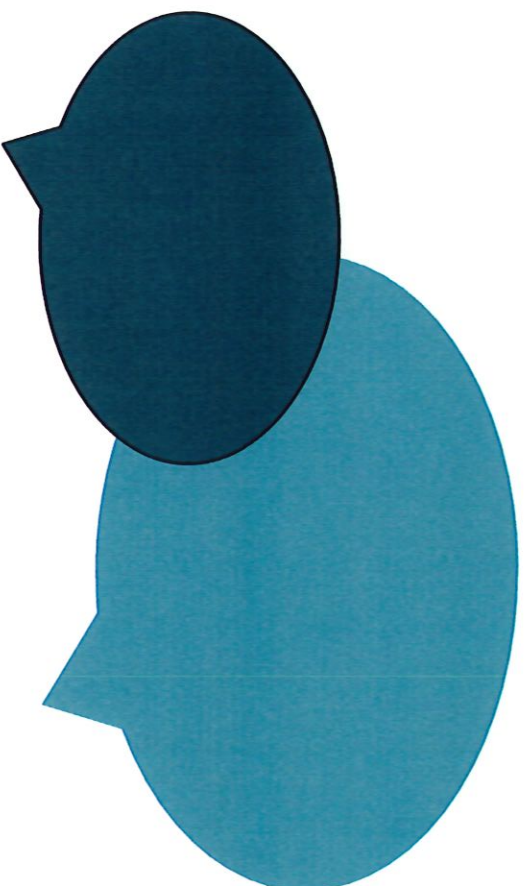
Article 6: Use Matrix

Article 7: Use Standards

Article 8: Community Design Standards

Subdivision

Article 10: Subdivision



Questions?

Next Steps

★ PC Worksession: March 6, 2025
In General
Administration
Permits and Applications
Nonconformities

- Joint Kickoff Work Session
- Focus Groups
- Public Workshop
- Public Survey
- Drafting Worksessions – February through November 2025
- Third-Party Legal Review
- Public Draft Open House – January 2026
- Final Review Joint Work Session – February 2026
- Final Revisions
- Public Hearings & Adoption – Spring 2026**
- Zoning Map Amendments

Thank You!



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