

# AGENDA



# CITY OF HOPEWELL

## AGENDA

(804) 541-2408

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

## CITY COUNCIL

John B. Partin, Jr., Mayor, Ward #3  
Rita E. Joyner, Vice Mayor, Ward #1  
Michael B. Harris, Councilor, Ward #2  
Ronnie O. Ellis, Councilor, Ward #4  
Susan L. Daye, Councilor, Ward #5  
Malik D. Wheat, Councilor, Ward #6  
Lovena B. Rapole Councilor, Ward #7

Michael C. Rogers, Interim City Manager  
Anthony R. Bessette, City Attorney  
Sade' J. Allen, City Clerk

May 12, 2026

REGULAR MEETING

Closed Session – 5:00 P.M.

Open Session – 7:00 P.M.

Call to order and roll call  
Call for amendments to the agenda

### CLOSED MEETING

**SUGGESTED MOTION:** I move to go into a closed meeting under Va. Code § 2.2-3711(A)(3), (8), and (29), to discuss the acquisition or disposition of real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, the award of a public contract where discussion in an open session would adversely affect the City's bargaining position, and to consult with legal counsel regarding specific legal matters (real estate contract discussions).

**Certification Under Virginia Code § 2.2-3712 (D):** Were only public business matters (1) lawfully exempted from open-meeting requirements and (2) identified in the closed-meeting motion discussed in the closed meeting?

### WELCOME TO VISITORS

### REPORT OF THE CITY MANAGER

**Crime Summary Report** – Gregory Taylor, Chief of Police

**Proclamation for National Public Works Week** – Monique Robertson, Interim Director of Public Works

### ACTIONS RESULTING FROM CLOSED MEETING

### PRAYER AND PLEDGE OF ALLEGIANCE

Prayer by Reverend Tucker, followed by the Pledge of Allegiance to the Flag of the United States of

America, led by Mayor Partin

## **CONSENT AGENDA**

*All matters listed under the Consent Agenda are considered routine by the Council and will be approved or received by one motion in the form listed. Items may be removed from the Consent Agenda for discussion under the regular agenda at the request of any Councilor.*

**C-1 Human Resources Report** – Yaosca Smith, Director of Human Resources

**SUGGESTED MOTION:** To adopt the consent agenda

## **COMMUNICATIONS FROM CITIZENS**

**CITY CLERK:** *A Communication from Citizens period, limited to a total of 30 minutes, occurs at each regular Council meeting. Persons addressing Council approach the microphone, give their name and, if they reside in Hopewell, their ward number. Each comment is limited to 3 minutes. No person is permitted to speak on an item scheduled for public hearing. All remarks must be addressed to the Council as a body. Any person who makes personal, impertinent, abusive, or slanderous statements or incites disorderly conduct in Council Chambers may be barred from future Communications from Citizens and removed.*

## **REGULAR BUSINESS**

- R-1 (Public Hearing) Proposed Fiscal Year 2025-2026 City Budget** – Stacey Jordan, Deputy City Manager
- R-2 (Public Hearing) Conditional Use Permit request from Ross Bauschatz, agent for the owner, to construct a residential duplex on nonconforming Parcel #073-0835 in the R-3 Residential High-Density District located on Dublin St.** – Chris Ward, Director of Planning and Development
- R-3 (Public Hearing) Solicit public comments on the City’s Community Development Block Grant (CDBG) Program and Funding priorities** – Chris Ward, Director of Planning and Development
- R-4 Resolution to Un-restrict EDA funds** – Charles Bennett, Director of Economic Development

## **ADJOURNMENT**

**CLOSED  
MEETING**

REPORTS OF  
THE CITY  
MANAGER



# Hopewell Police Department Crime Summary

May 12, 2026

HOPEWELL POLICE DEPARTMENT  
CRIME SUMMARY

Reporting Date: May 4, 2026

Year-to-Date	Thru May 3rd					
	2025	2026	# Change	% Change	5 Year Average	% Change to Average
MURDER	3	1	-2	-67%	2	-55%
FORCIBLE RAPE	2	3	1	50%	2	50%
ROBBERY	7	2	-5	-71%	6	-66%
AGGRAVATED ASSAULT	21	14	-7	-33%	25	-45%
<b>Violent Crime Total</b>	<b>33</b>	<b>20</b>	<b>-13</b>	<b>-39%</b>	<b>35</b>	<b>-44%</b>
ARSON	1	3	2	200%	1	150%
BURGLARY	13	12	-1	-8%	16	-25%
LARCENY	87	81	-6	-7%	118	-31%
MOTOR VEHICLE THEFT	11	11	0	0%	26	-58%
<b>Property Crime Total</b>	<b>112</b>	<b>107</b>	<b>-5</b>	<b>-4%</b>	<b>161</b>	<b>-33%</b>
<b>Total Major Crime</b>	<b>145</b>	<b>127</b>	<b>-18</b>	<b>-12%</b>	<b>196</b>	<b>-35%</b>

*\*Murder, Rape, Assault by # of Victims, All others by # of Incidents\**

5 Year Average to 5/31

HOPEWELL POLICE DEPARTMENT  
CRIME SUMMARY  
Reporting Date: May 4, 2026

Year-to-Date	Thru May 3rd									
	2022	2023	2024	2025	2026	# Change 2022 & 2026	% Change 2022 & 2026	4 Year Average	% Change to Average	
MURDER	2	4	0	3	1	-1	-50%	2	-56%	
FORCIBLE RAPE	1	0	2	2	3	2	200%	1	140%	
ROBBERY	10	3	2	7	2	-8	-80%	6	-64%	
AGGRAVATED ASSAULT	17	24	21	21	14	-3	-18%	21	-33%	
<b>Violent Crime Total</b>	<b>30</b>	<b>31</b>	<b>25</b>	<b>33</b>	<b>20</b>	<b>-10</b>	<b>-33%</b>	<b>30</b>	<b>-33%</b>	
ARSON	0	2	1	1	3	3	#DIV/o!	1	200%	
BURGLARY	19	13	10	13	12	-7	-37%	14	-13%	
LARCENY	110	86	93	87	81	-29	-26%	94	-14%	
MOTOR VEHICLE THEFT	17	19	40	11	11	-6	-35%	22	-49%	
<b>Property Crime Total</b>	<b>146</b>	<b>120</b>	<b>144</b>	<b>112</b>	<b>107</b>	<b>-39</b>	<b>-27%</b>	<b>131</b>	<b>-18%</b>	
<b>Total Major Crime</b>	<b>176</b>	<b>151</b>	<b>169</b>	<b>145</b>	<b>127</b>	<b>-49</b>	<b>-28%</b>	<b>160</b>	<b>-21%</b>	

*\*Murder, Rape, Assault by # of Victims, All others by # of Incidents\**

HOPEWELL POLICE DEPARTMENT  
CRIME SUMMARY

Reporting Date: May 4, 2026

Suspected Opioid Overdoses 5/31							
	2021	2022	2023	2024	2025	2026	Grand Total
Fatal	5	3	8	4	2	1	23
Non-fatal	24	18	35	20	12	3	112
<b>Grand Total</b>	<b>29</b>	<b>21</b>	<b>43</b>	<b>24</b>	<b>14</b>	<b>4</b>	<b>135</b>

Subject to change as  
forensic results are returned

HOPEWELL POLICE DEPARTMENT  
CRIME SUMMARY

Narcotics Incidents/Arrests

Reporting Date: May 4, 2026

Year-to-end-of-Month	Thru May							
	2023	2024	2025	2026	# Change 2023 & 2026	% Change 2023 & 2026	3 Year Average	% Change to Average
Felony	53	48	28	15	-38	-72%	43	-65%
Misdemeanor	6	6	3	2	-4	-67%	5	-60%
<b>Total Narcotics Incidents with Arrests</b>	<b>55</b>	<b>49</b>	<b>29</b>	<b>17</b>	<b>-38</b>	<b>-69%</b>	<b>44</b>	<b>-62%</b>
Felony	48	45	26	15	-33	-69%	40	-62%
Misdemeanor	6	6	3	2	-4	-67%	5	-60%
<b>Total Persons Arrested for Narcotics Violations</b>	<b>50</b>	<b>46</b>	<b>27</b>	<b>17</b>	<b>-33</b>	<b>-66%</b>	<b>41</b>	<b>-59%</b>

Note: Felony + Misdemeanor does not always = Total as one incident can have multiple charges and persons charged.

HOPEWELL POLICE DEPARTMENT  
Reporting Date: May 4, 2026

<b>Verified Shots Fired Jan 1,2026 May 4, 2026</b>		
<b>2024 Yearly Total</b>	<b>2025 Yearly Total</b>	<b>2026 Thus far</b>
<b>64</b>	<b>54</b>	<b>8</b>

# Neighborhood Watch Meetings

City Point – 1<sup>st</sup> Wednesday of every month from 6:00 pm-7:00 pm @ PD Multipurpose Room. Ms. Debbie Randolph is the NW Captain.

Ward 5-Farmingdale – 1<sup>st</sup> Monday of every month from 6:00 pm-7:00 pm @ Wesley United Methodist Church. Mrs. Sha'rah Fuller is the NW Captain.

Cobblestone – 3<sup>rd</sup> Wednesday every other month @ 1:00 pm @ Cobblestone Rec. Center.

Kippax Dr – 3<sup>rd</sup> Thursday of every month at Mr. Brown residence @ 3807 Gloucester Dr.

Ward 7–Lord Taylor—They meet on Autumn Terrace Ave on the first Monday of each month from 6:00 p.m. to 7:00 p.m. Ms. Michelle Taylor is the NW Captain.

Ward 7- 4<sup>th</sup> Wednesday of every month at Woodlawn Presbyterian Church @ 6pm. Councilor Rapole is the current NW Captain.

Ward 3 – 2<sup>nd</sup> Wednesday of every month, 6:00 pm-7:00 pm @ Power's Memorial Church. Pastor Roger Crump & Greg McDaniel are the NW Captains.

Ward 2 & 6(combined)-Arlington Heights: The 4<sup>th</sup> Tuesday of the month is from 6:00 p.m. to 7:00 p.m. at Friendship Baptist Church. Mr. Michael Mahan is the NW Captain.

Ward 4-2<sup>nd</sup> Thursday from 6:00 pm -7:00 pm at Joy Fellowship Church. Sha'rah Fuller NW Captain

# Hiring-Recruitment May 2026

- Two Dispatch positions are vacant, and applications are currently being reviewed.
- Four Police Positions are unfilled. Four applicants remain in the background.
- The following recruitment events are scheduled:
  - o5/17 Vale event Ashland, VA
  - o6/11 TAP Thursday – Fort Lee
  - o8/11 TAP Thursday – Fort Lee

# Community Policing Officers by Wards

- Corry Young Wards -1- [cyoung@hopewellva.gov](mailto:cyoung@hopewellva.gov)
- Cory Taylor Ward 3- [ctaylor@hopewellva.gov](mailto:ctaylor@hopewellva.gov)
- Ryan Hayberg Ward-2 [rhayberg@hopewellva.gov](mailto:rhayberg@hopewellva.gov)
- Michael Redavid Ward-6 & Cobblestone  
[mredavid@hopewellva.gov](mailto:mredavid@hopewellva.gov)
- Thomas Jones Ward-4 [tjones@hopewellva.gov](mailto:tjones@hopewellva.gov)
- Tiffany Sherard Ward-7 [tsherard@hopewellva.gov](mailto:tsherard@hopewellva.gov)

# Community Engagement Activities

- The Citizens Police Academy graduation will be held on May 7, 2026, at the VFW. A total of six will graduate, including Vice Mayor Joyner and Councilor Rapole.
- On May 12. In 2026, the “Tip a Cop” event will be held at Texas Roadhouse from 5 pm to 8 pm to raise funds for the Special Olympics.
- On May 17, 2026, a VALE recruitment event will be held at Green Top.
- On May 18, 2026, a business resource meeting will be held at Good Ship Brewery@ 5:30 pm.
- On May 23, 2026, the Special Olympics fishing tournament will be held at the marina.

*Proclamation*  
*City Council of Hopewell, Virginia*  
*Recognizing National Public Works Week*  
*May 17-23, 2026*

*Whereas* Public Works professionals focus on infrastructure, facilities, and services that are of vital importance to the public health, safety, and well-being of the people of this community; and

*Whereas* The support of an understanding community is vital to the efficient operation of public works programs such as rebuilding and maintaining the streets, stormwater, streetlights, walkways, public buildings and grounds, solid waste systems, and other structures and facilities essential for our citizens; and

*Whereas* The quality and effectiveness of these facilities, as well as their planning, design, and construction, could not be provided without the qualified skills and dedicated efforts of Public Works professionals; and

*Whereas* this year's theme, "Rooted in Service, Powered by Community," acknowledges that the roots of service run deep in Public Works. It is what has propelled public works innovations that have helped our communities evolve into places where people can lead lives of purpose and possibility. The year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association.

**NOW,  
THEREFORE**

I, Johnny Partin, and Rita Joyner, Mayor and Vice Mayor, and all Council Members, of Hopewell, Virginia, do hereby recognize the week of May 17 – May 23, 2026 is National Public Works Week, and we call upon all citizens and civic organizations to recognize the contributions which public works professionals make every day to protect our health, safety, welfare and quality of life.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused to be affixed the Great Seal of the City of Hopewell in the Commonwealth of Virginia this 12th day of May 2026.

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Johnny Partin, Mayor and Ward 3 Councilor

**CONSENT  
AGENDA**

C-1

**DATE:** May 07, 2026  
**TO:** The Honorable City Council  
**FROM:** Yaosca Smith, Director of Human Resources  
**SUBJECT:** Personnel Change Report – April 2026

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**APPOINTMENTS:**

NAME	DEPARTMENT	POSITION	DATE
MCDONALD, JAMES	POLICE	POLICE OFFICER NON CAR DEV	04/01/2026
MIDDLETON, IN'DIA	POLICE	POLICE OFFICER NON CAR DEV	04/01/2026
URBINA, EDGARD	FINANCE	RE APPRAISER	04/01/2026
HAUSER, CARTER	PUBLIC WORKS	PW MAINT SPEC	04/15/2026
HENDERSON, KESEAN	POLICE	POLICE OFFICER NON CAR DEV	04/15/2026
CALDWELL, JESSICA	HEALTHY FAMILIES	COMMUNITY HEALTH WORKER	04/15/2026
BILLUPS, MONICA	FINANCE	ACCOUNTING TECHNICIAN	04/15/2026
STAMPER, DANIEL	RECREATION	REC MAINT SPEC	04/29/2026
WASHINGTON, ANDRE	RECREATION	PT GYM ATTEND	04/29/2026
SQUIRES, MATTHEW	PUBLIC WORKS	PW MAINT SPEC	04/29/2026

**SUSPENSIONS:** 0 (Other information excluded under Va. Code § 2.2-3705.1(1) as Personnel information concerning **identifiable individuals**)

**REMOVALS:**

NAME	DEPARTMENT	POSITION	DATE
DAVIS, SAMANTHA	SOCIAL SERVICES	BEN PRG SP IV	04/01/2026
PROFFITT, JOHN	FINANCE	PAYROLL ADMINISTRATOR	04/08/2026
WYATT, NALA	SOCIAL SERVICES	FAMSERSPEC I	04/10/2026
GARRIS GODETTE, KE'IVAN	HEALTHY FAMILIES	COMMUNITY HEALTH WORKER	04/24/2026
TAYLOR, TWANDA	RECREATION	PT CUST SVC AGNT	04/28/2026

CC: Michael Rogers, Interim City Manager  
Stacey Jordan, Deputy City Manager  
Information Technology  
Finance Department  
Human Resources  
Recreation and Parks

# COMMUNICATIONS FROM CITIZENS

# REGULAR BUSINESS

R-1



# FY27 Proposed Operational Budget

March 24, 2026-- Proposed

# Primary City Programs and Funds

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## General Gov't



- General Fund
- Judicial Administration
- Recreation
- Economic Development
- Capital Projects
- Grants
- Marina
- Perpetual Care

## Enterprises



- Regional Water
- Sewer
- Refuse
- Storm Water

## Health & Welfare



- Social Services
- Children's Services Act
- Healthy Families
- Special Welfare

## Schools



- General Support
- Textbooks
- Cafeteria
- Bldg/Bus Replacement

## Debt



- General Gov't
- HWR
- Sewer
- Schools

# Who Makes Expense Forecasts

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## **Personnel Costs**

Budget Office  
HR



## **Services & Supplies**

Departments



## **Capital**

Departments



## **Schools**

Develops own budget

# Proposed Budget Highlights for FY27

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1. **Maintain operations** at current levels
2. **Fund needed** capital with remaining funds – if available
3. **Build reserves** if revenue left after funding capital
4. **Class & Compensation Implementation** – Public Safety completed in FY26, all other departments included in FY27
5. **Health Insurance** Increase of 6% or \$293K (82% absorbed by city)
6. **COLA 2%** across the board for City departments
7. **Police and Fire Step Increase**
8. **State (DSS, Constitutional) 2%** across departments

Long-term strategy should include developing priorities for budget funding that will match resources to needs

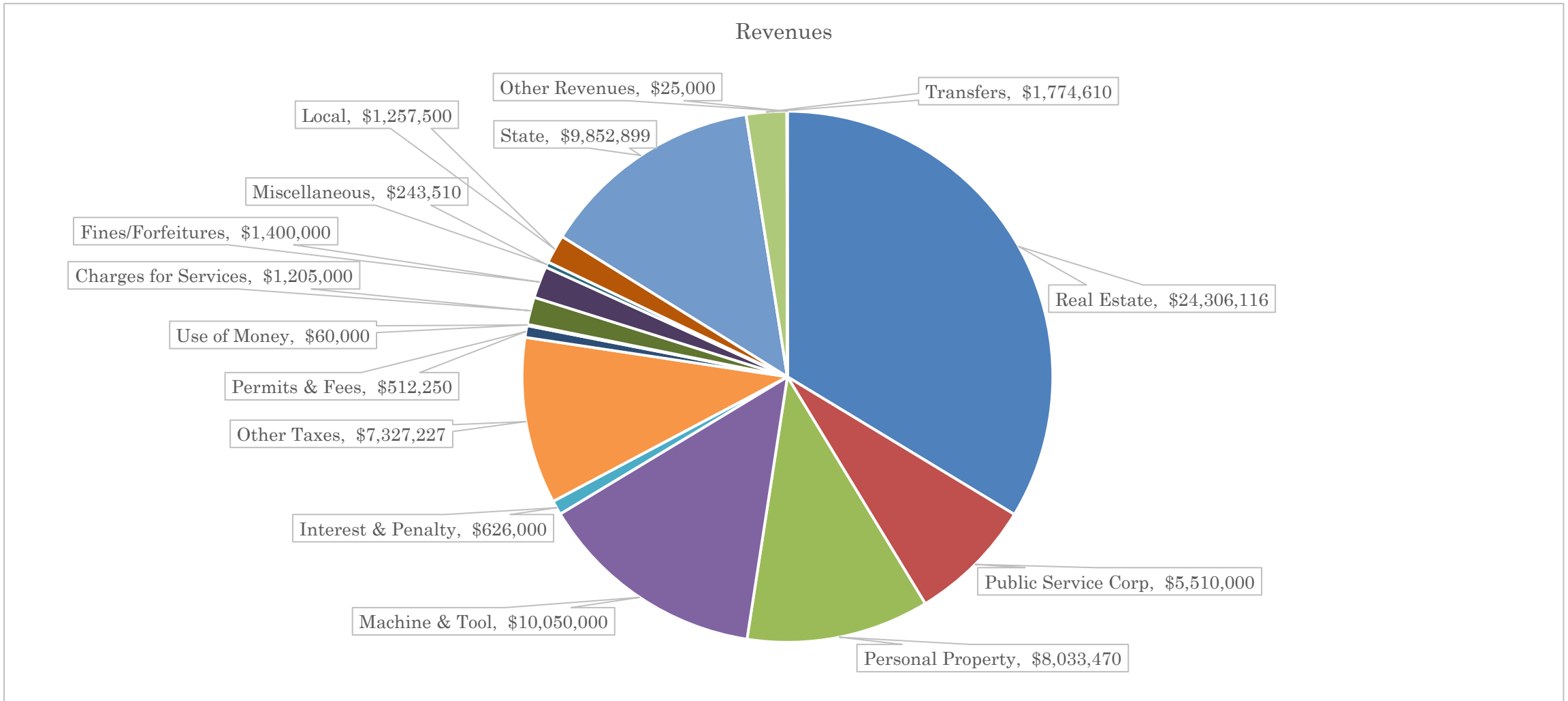
# Revenues by Type

City of Hopewell, Virginia General Fund				
REVENUES	FY 27 Proposed Budget	FY 26 Adopted Budget	Dollar Change	Percent Change
Real Estate	\$ 24,306,116	\$ 24,030,745	\$ 275,371	1.15%
Public Service Corp	\$ 5,510,000	\$ 4,900,000	\$ 610,000	12.45%
Personal Property	\$ 8,033,470	\$ 8,215,470	\$ (182,000)	-2.22%
Machine & Tool	\$ 10,050,000	\$ 9,384,549	\$ 665,451	7.09%
Interest & Penalty	\$ 626,000	\$ 591,000	\$ 35,000	5.92%
Other Taxes	\$ 7,327,227	\$ 7,652,180	\$ (324,953)	-4.25%
Permits & Fees	\$ 512,250	\$ 482,400	\$ 29,850	6.19%
Use of Money	\$ 60,000	\$ 60,000	\$ -	0.00%
Charges for Services	\$ 1,205,000	\$ 1,217,000	\$ (12,000)	-0.99%
Fines/Forfeitures	\$ 1,400,000	\$ 985,000	\$ 415,000	42.13%
Miscellaneous	\$ 243,510	\$ 233,801	\$ 9,709	4.15%
Local	\$ 1,257,500	\$ 1,257,500	\$ -	0.00%
State	\$ 9,852,899	\$ 9,623,520	\$ 229,379	2.38%
Federal	\$ -	\$ 458,403	\$ (458,403)	-100.00%
Transfers	\$ 1,774,610	\$ 1,391,500	\$ 383,110	27.53%
Other Revenues	\$ 25,000	\$ 35,000	\$ (10,000)	-28.57%
<b>Total Revenues</b>	<b>\$ 72,183,583</b>	<b>\$ 70,518,068</b>	<b>\$ 1,665,514</b>	<b>2.36%</b>

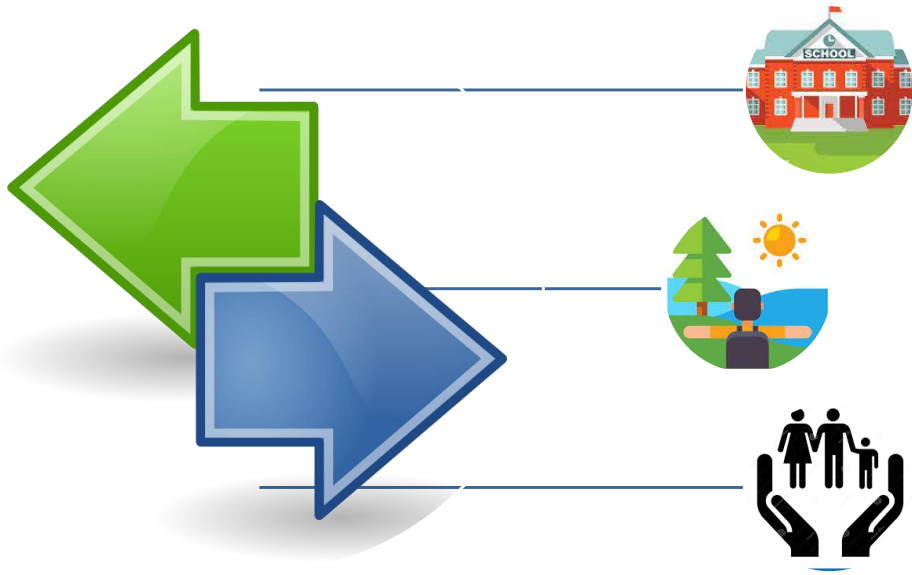
Notes:

1. Other taxes reduction is due to cigarette tax realistic estimates.
2. Increase in fines/forfeitures is due to school zone fines
3. Federal revenue reduction due to Grants
4. Transfers increase due to DSS alignment with state

# Revenues | by Category



# Transfers/Grant Match/City Share | General Fund Expenses



<u>DESCRIPTION</u>	<u>2027 Proposed</u>	<u>2026 Original</u>	<u>Difference</u>
SUPPORT OF VPA	\$ 1,214,563	\$ 1,208,464	\$ 6,099
SUPPORT OF SCHOOLS	\$ 13,580,000	\$ 13,580,000	\$ -
SUPPORT OF CSA & CPMT	\$ 962,000	\$ 969,133	\$ (7,133)
SUPPORT OF RECREATION	\$ 2,557,912	\$ 2,496,017	\$ 61,894
SUPPORT OF CAPITAL PROJECTS	\$ 570,000	\$ 650,000	\$ (80,000)
SUPPORT OF ECONOMIC DEVELOP	\$ 50,000	\$ 20,000	\$ 30,000
SUPPORT OF SELF INSURANCE	\$ 600,000	\$ 600,000	\$ -
SUPPORT OF DEBT SERVICE	\$ 1,143,099	\$ 852,321	\$ 290,778
SUPPORT OF HEALTHY FAMILIES	\$ 398,661	\$ 508,811	\$ (110,150)
<b>Total</b>	<b>\$ 21,076,234</b>	<b>\$ 20,884,746</b>	<b>\$ 191,488</b>

Notes:

1. VPA – Align with state
2. CSA & CPMT – moved to DSS
3. Debt – Meals & Lodging outperforming projection
4. Healthy Families – increase in state funding reduction in city transfer

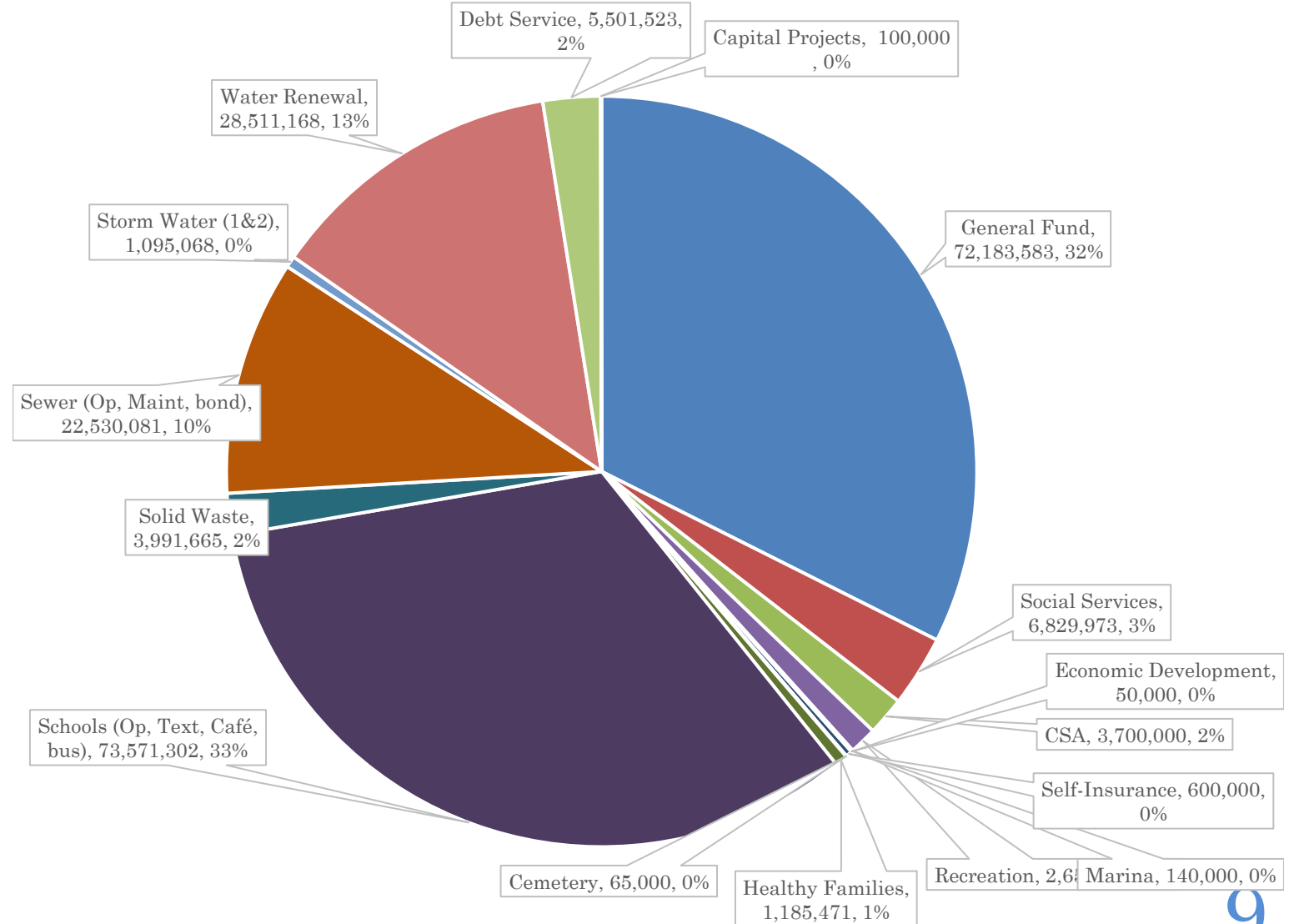
# Outside Agencies

- The contributions to outside agencies has been an ongoing investment in the community
- Many of the largest contributions—Jail, transit, library—are not discretionary

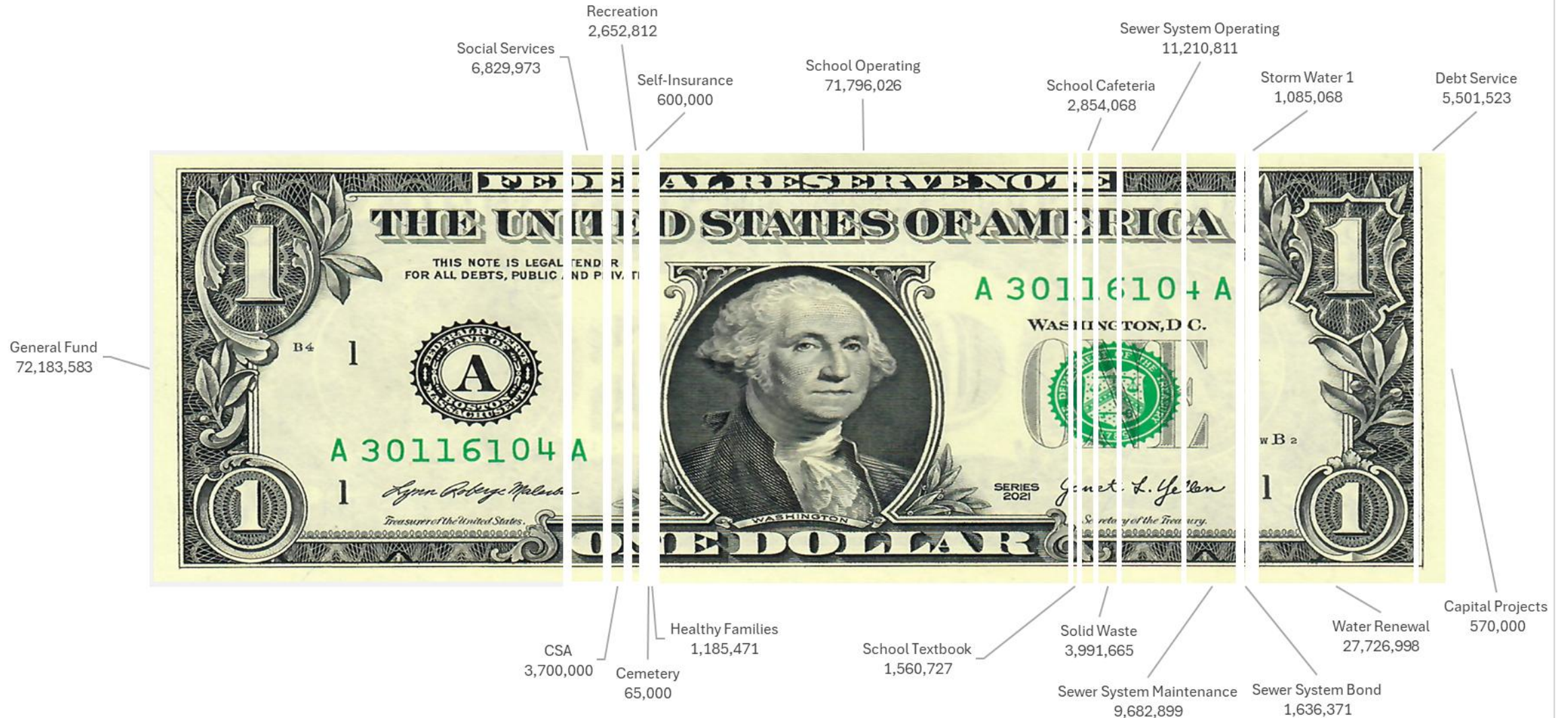
Agency/Department	FY24	FY25	FY26	FY27	COMMENTS
<b>Required Contributions</b>					
Crater Detention	\$ 394,000	\$ 313,069	\$ 331,515	\$ 331,515	
Riverside regional jail	\$ 2,532,000	\$ 2,470,145	\$ 2,753,122	\$ 2,753,122	
Riverside Criminal (Probation)	\$ 207,227	\$ 207,227	\$ 207,227	\$ 256,792	
Health Department	\$ 191,813	\$ 191,843	\$ 191,813	\$ 191,813	
Mental Health	\$ 150,309	\$ 150,309	\$ 150,309	\$ 150,309	
Library	\$ 702,423	\$ 738,382	\$ 760,057	\$ 782,859	Slight Increase
FOLAR	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	
Crater Planning District Comm	\$ 24,971	\$ 24,971	\$ 24,971	\$ 24,971	
Winter Shelter	\$ 189,997	\$ 175,000	\$ 120,000	\$ 120,000	
<b>Total</b>	<b>\$ 4,398,240</b>	<b>\$ 4,276,446</b>	<b>\$ 4,544,514</b>	<b>\$ 4,616,881</b>	
<b>Strongly Recommended</b>					
Hopewell/PG Chamber of Comm	\$ 52,805	\$ 52,805	\$ 52,805	\$ 46,440	
Petersburg Transit	\$ 220,000	\$ 220,000	\$ 220,000	\$ 220,000	
Hopewell Food Pantry	\$ 15,000	\$ 25,000	\$ 25,000	\$ 25,000	
VA Gateway Region Dues	\$ 62,275	\$ 62,275	\$ 62,275	\$ 62,275	
City of Refuge	\$ 120,000	\$ 50,000	\$ 50,000	\$ 50,000	
Beacon Theatre 2012 LLC	\$ 150,000	\$ 150,000	\$ 150,000	\$ 180,000	\$30K moved from PW to Beacon for Maintenance
<b>Total</b>	<b>\$ 620,080</b>	<b>\$ 560,080</b>	<b>\$ 560,080</b>	<b>\$ 583,715</b>	
<b>Discretionary</b>					
Longwood SBDC Contribution	\$ 6,845	\$ 6,845	\$ 6,845	\$ 6,845	
Petersburg Symphony	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	
Ridefinders	\$ 500	\$ 500	\$ 500	\$ 500	
LambArt	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Crater Workforce Development	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	
Tyler Community College	\$ 2,821	\$ 2,891	\$ 2,891	\$ 2,891	
Historic Hopewell	\$ 10,000	\$ 10,000	\$ 10,000	\$ 15,000	Additional \$5K
Hopewell Downtown Partnership	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	
Feedmore	\$ -		\$ 2,000	\$ 2,500	
Kiwanis Club	\$ -	\$ -	\$ -	\$ 2,000	Addition to list
<b>Total</b>	<b>\$ 104,166</b>	<b>\$ 104,236</b>	<b>\$ 106,236</b>	<b>\$ 113,736</b>	
<b>Grand Total</b>	<b>\$ 5,122,486</b>	<b>\$ 4,940,762</b>	<b>\$ 5,210,830</b>	<b>\$ 5,314,332</b>	

# FY 27 Proposed All Funds Budget

City of Hopewell, Virginia FY 27 Proposed Budget-All Funds	
General Fund	72,183,583
Social Services	6,829,973
CSA	3,700,000
Recreation	2,652,812
Marina	140,000
Economic Development	50,000
Self-Insurance	600,000
Cemetery	65,000
Healthy Families	1,185,471
School Operating	70,082,064
School Textbook	534,053
School Cafeteria	2,936,730
School Bldg/Bus Replacement	18,455
Solid Waste	3,991,665
Sewer System Operating	11,210,811
Sewer System Maintenance	9,682,899
Sewer System Bond	1,636,371
Storm Water 1	1,085,068
Storm Water 2	10,000
Water Renewal	28,511,168
Debt Service	5,501,523
Capital Projects	100,000
<b>Total All Funds</b>	<b>222,707,646</b>

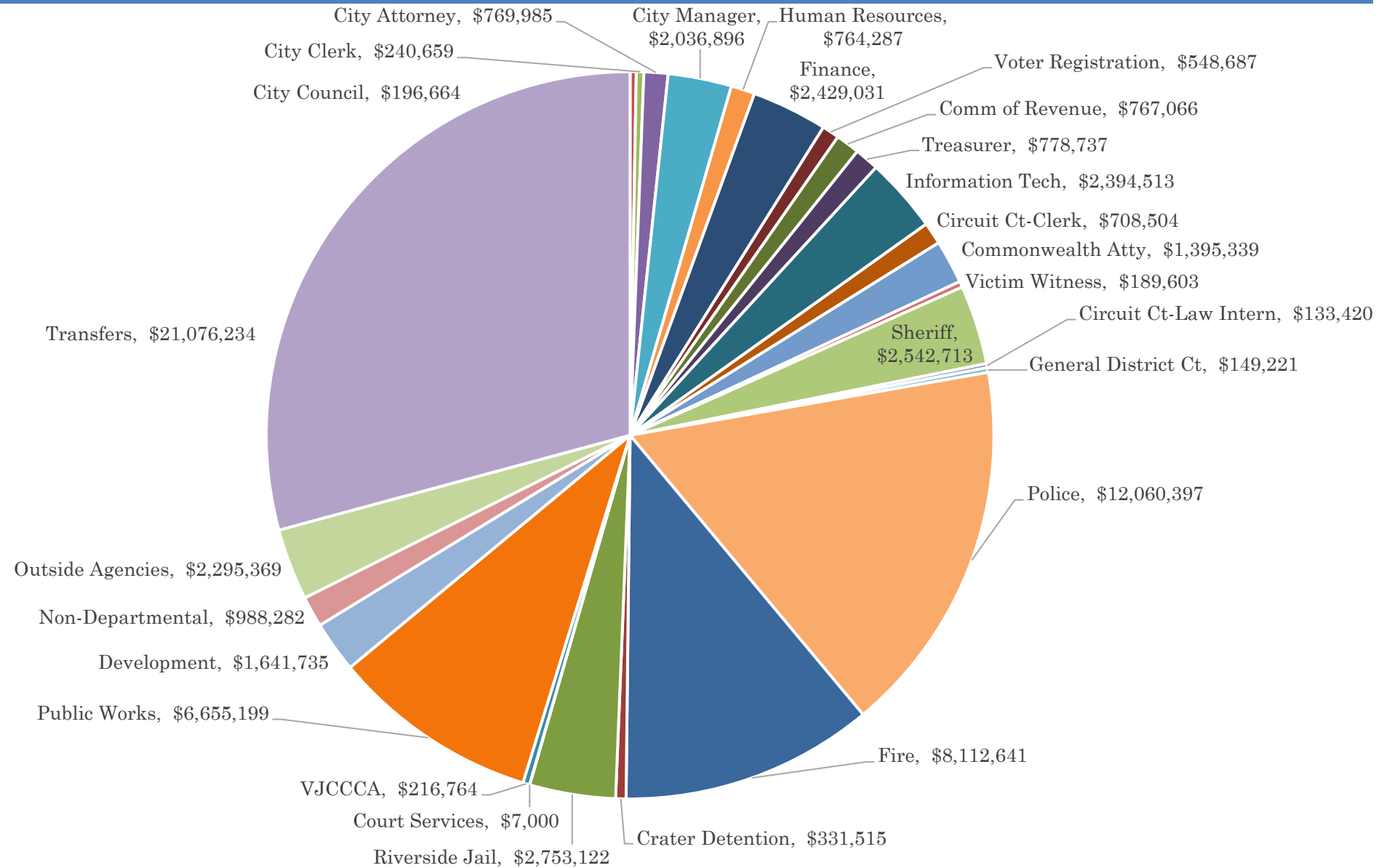


# How your tax dollar is spent!



# General Fund

# Expenses | by Department



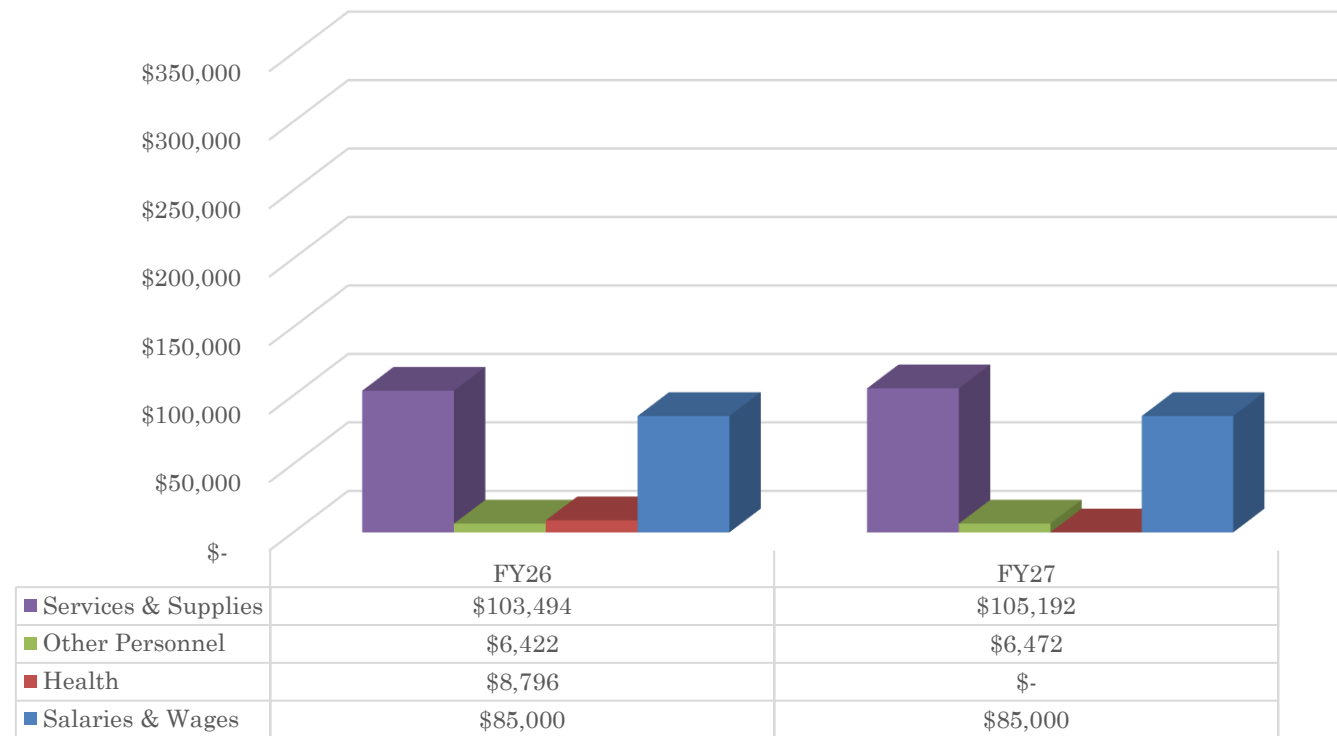
# Expenses by Department

Notes:

1. Council – removal of health insurance
2. Clerk – salary & benefit changes/ health insurance
3. Attorney – salary & benefits
4. City Manager – Mgmt consulting reduced/DCM moved to CM office
5. DCM moved to CM office 2 vacancies combined to 1 position
6. Voter Registration – additional elections
7. Treasurer –postage and delinquent notices
8. IT – service contract increases
9. Circuit Clerk & Commonwealth Attorney – state funded positions added in FY26
10. Police & Fire – Step increase and 3 police positions unfunded in FY26
11. Development – Neighborhood planner position

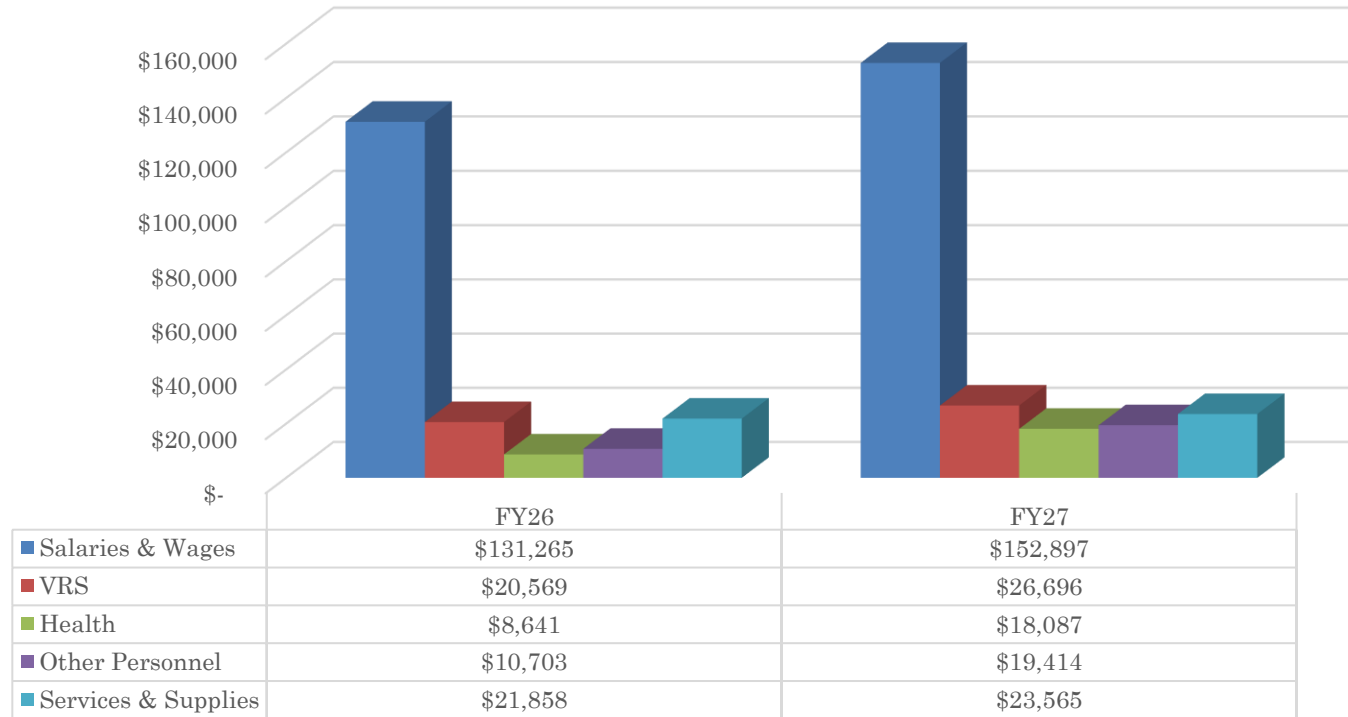
City of Hopewell, Virginia General Fund				
EXPENDITURES	FY 27 Proposed Budget	FY 26 Adopted Budget	Dollar Change	Percent Change
City Council	\$ 196,664	\$ 203,711	\$ (7,047)	-3.46%
City Clerk	\$ 240,659	\$ 193,036	\$ 47,623	24.67%
City Attorney	\$ 769,985	\$ 728,084	\$ 41,900	5.75%
City Manager	\$ 2,036,896	\$ 2,114,169	\$ (77,273)	-3.66%
Human Resources	\$ 764,287	\$ 748,324	\$ 15,964	2.13%
Finance	\$ 2,429,031	\$ 2,731,231	\$ (302,200)	-11.06%
Voter Registration	\$ 548,687	\$ 482,937	\$ 65,750	13.61%
Comm of Revenue	\$ 767,066	\$ 754,063	\$ 13,003	1.72%
Treasurer	\$ 778,737	\$ 704,482	\$ 74,255	10.54%
Information Tech	\$ 2,394,513	\$ 2,062,515	\$ 331,998	16.10%
Circuit Ct-Clerk	\$ 708,504	\$ 623,963	\$ 84,541	13.55%
Commonwealth Atty	\$ 1,395,339	\$ 1,273,160	\$ 122,179	9.60%
Victim Witness	\$ 189,603	\$ 189,603	\$ -	0.00%
Sheriff	\$ 2,542,713	\$ 2,531,802	\$ 10,911	0.43%
Circuit Ct-Law Intern	\$ 133,420	\$ 130,920	\$ 2,500	1.91%
General District Ct	\$ 149,221	\$ 155,923	\$ (6,702)	-4.30%
Police	\$ 12,060,397	\$ 11,359,370	\$ 701,026	6.17%
Fire	\$ 8,112,641	\$ 7,838,922	\$ 273,719	3.49%
Crater Detention	\$ 331,515	\$ 331,515	\$ -	0.00%
Riverside Jail	\$ 2,753,122	\$ 2,753,122	\$ -	0.00%
Court Services	\$ 7,000	\$ 7,000	\$ -	0.00%
VJCCCA	\$ 216,764	\$ 202,147	\$ 14,617	7.23%
Public Works	\$ 6,655,199	\$ 6,553,480	\$ 101,719	1.55%
Development	\$ 1,641,735	\$ 1,518,791	\$ 122,944	8.09%
Non-Departmental	\$ 988,282	\$ 1,314,858	\$ (326,576)	-24.84%
Outside Agencies	\$ 2,295,369	\$ 2,126,193	\$ 169,176	7.96%
Transfers	\$ 21,076,234	\$ 20,884,746	\$ 191,488	0.92%
<b>Total Expenditures</b>	<b>\$ 72,183,583</b>	<b>\$ 70,518,068</b>	<b>\$ 1,665,515</b>	<b>2.36%</b>

# Council Expenses | Operations - \$196,664



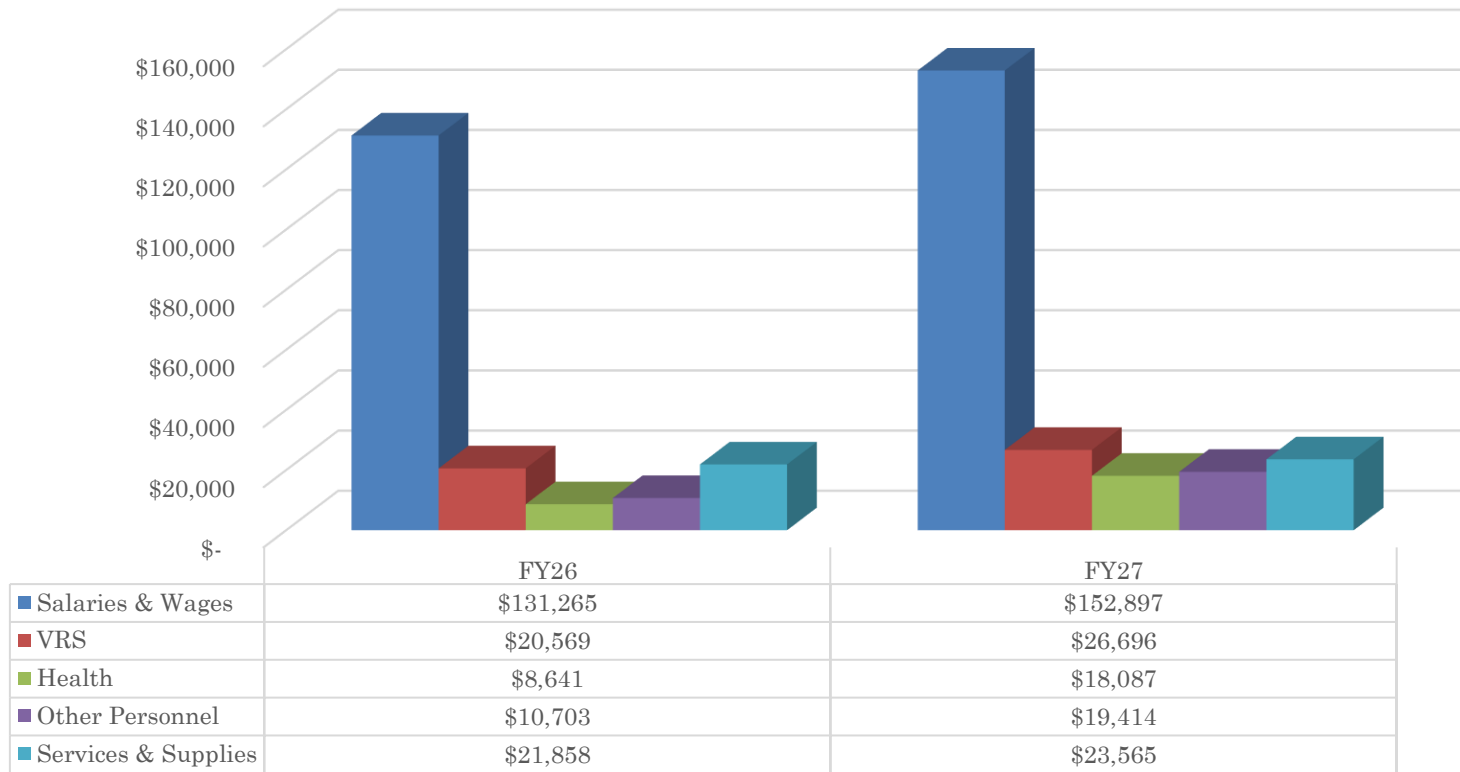
Note: Reduction stems from removal of health care

# Clerk Expenses | Operations - \$240,659



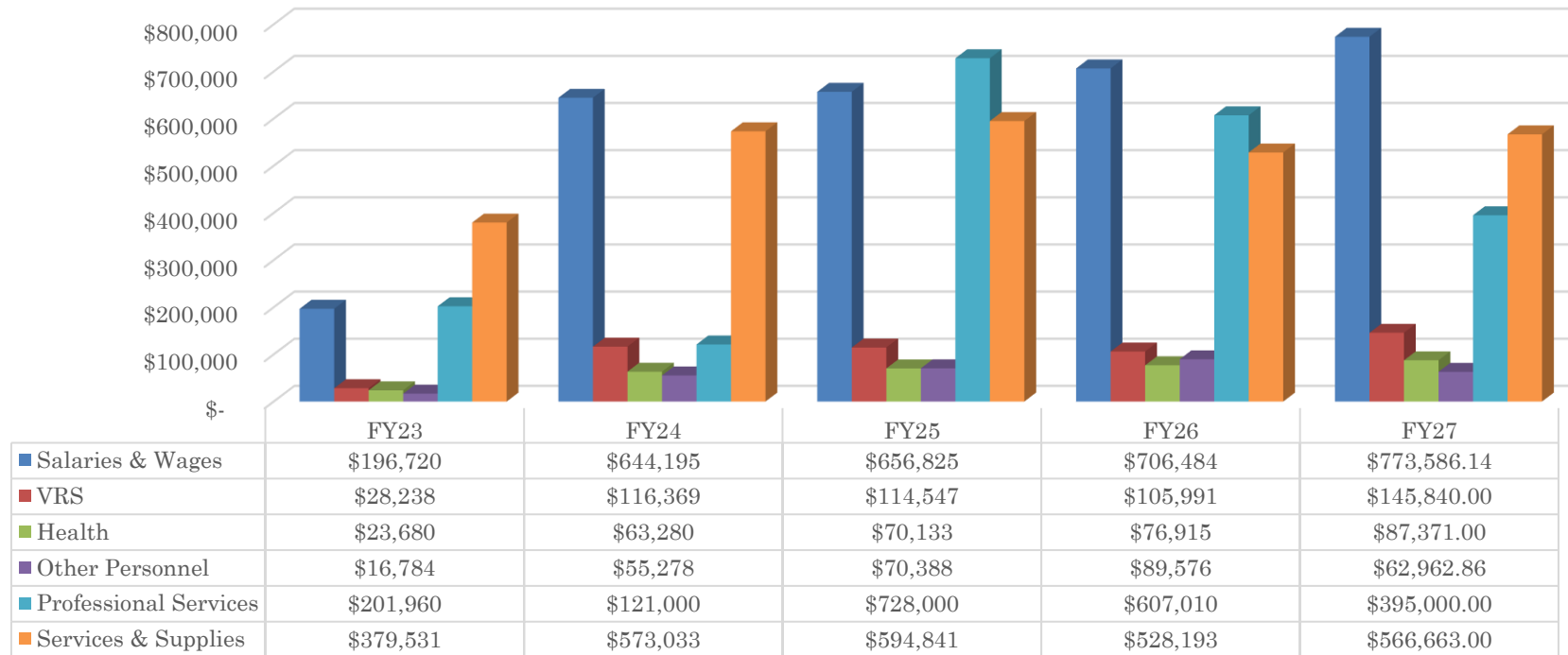
Note: Increase stems from Salary & Benefit/Health Insurance

# City Attorney Expenses | Operations - \$788,870



Note: Increase stems from Salary & Benefit/Healthcare

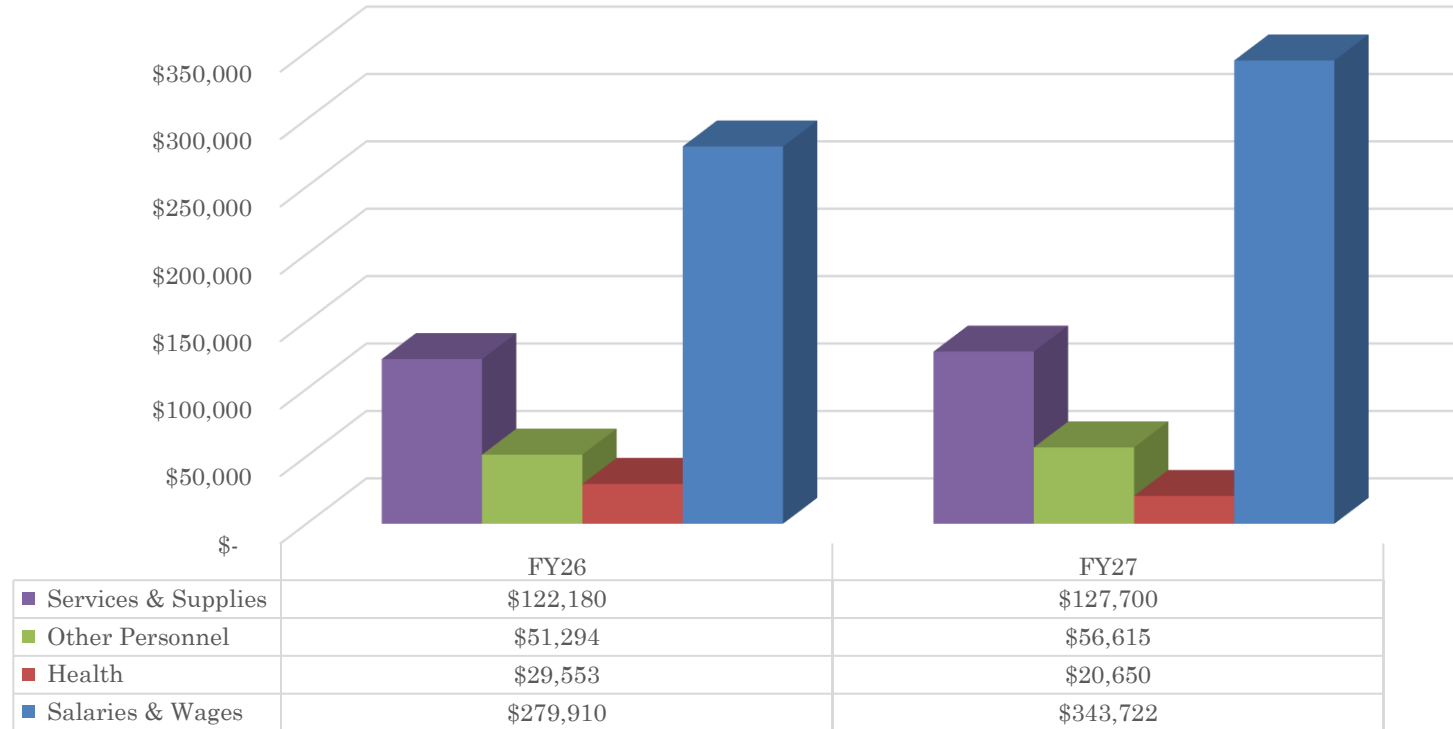
# City Manger/Economic Development/Government Affairs and Communications | Operations -\$2,031,896



**Notes:**

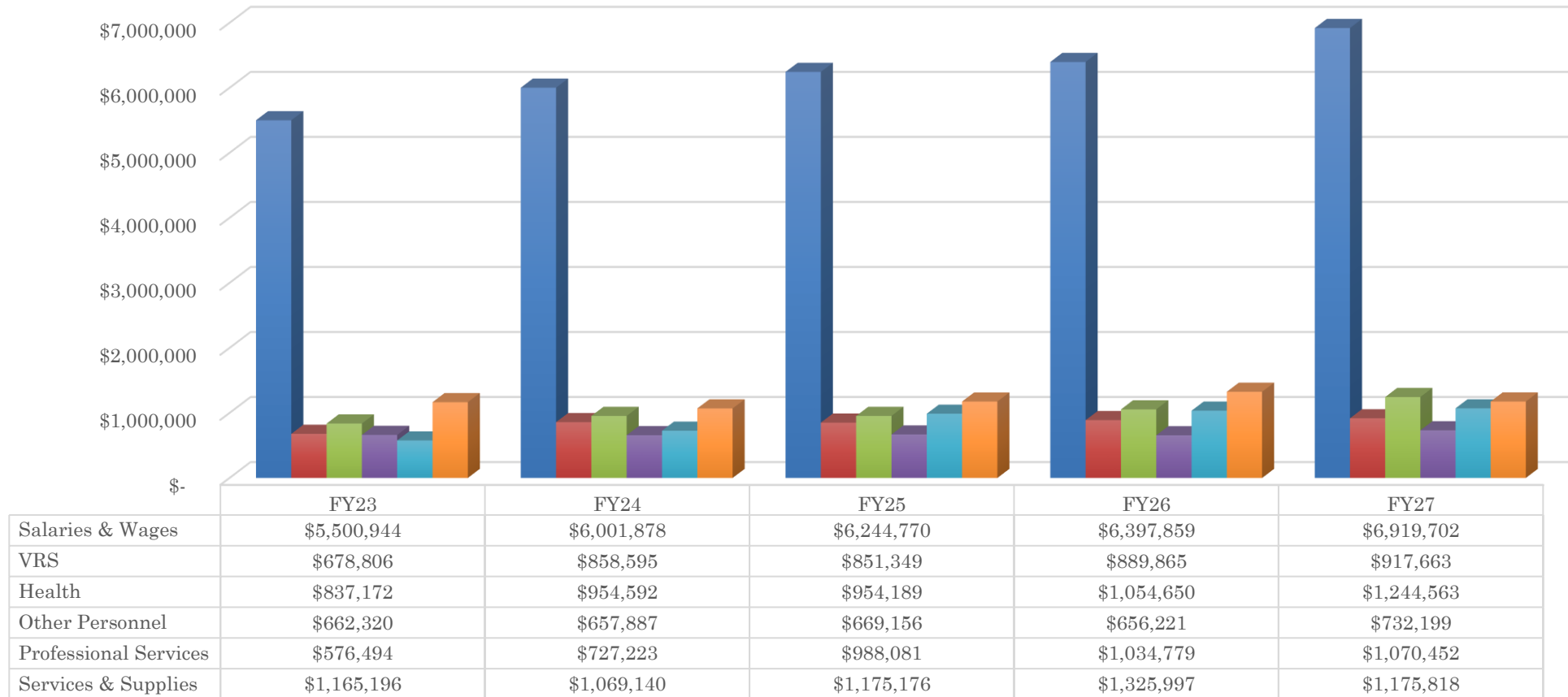
1. Includes CMO, Economic Development and communication.
2. Increase stems from move DCM salary to CMO and reduction of mgmt. consulting cost

# Voter Registration Expenses | Operations - \$548,687



Note: Increase stems from additional elections

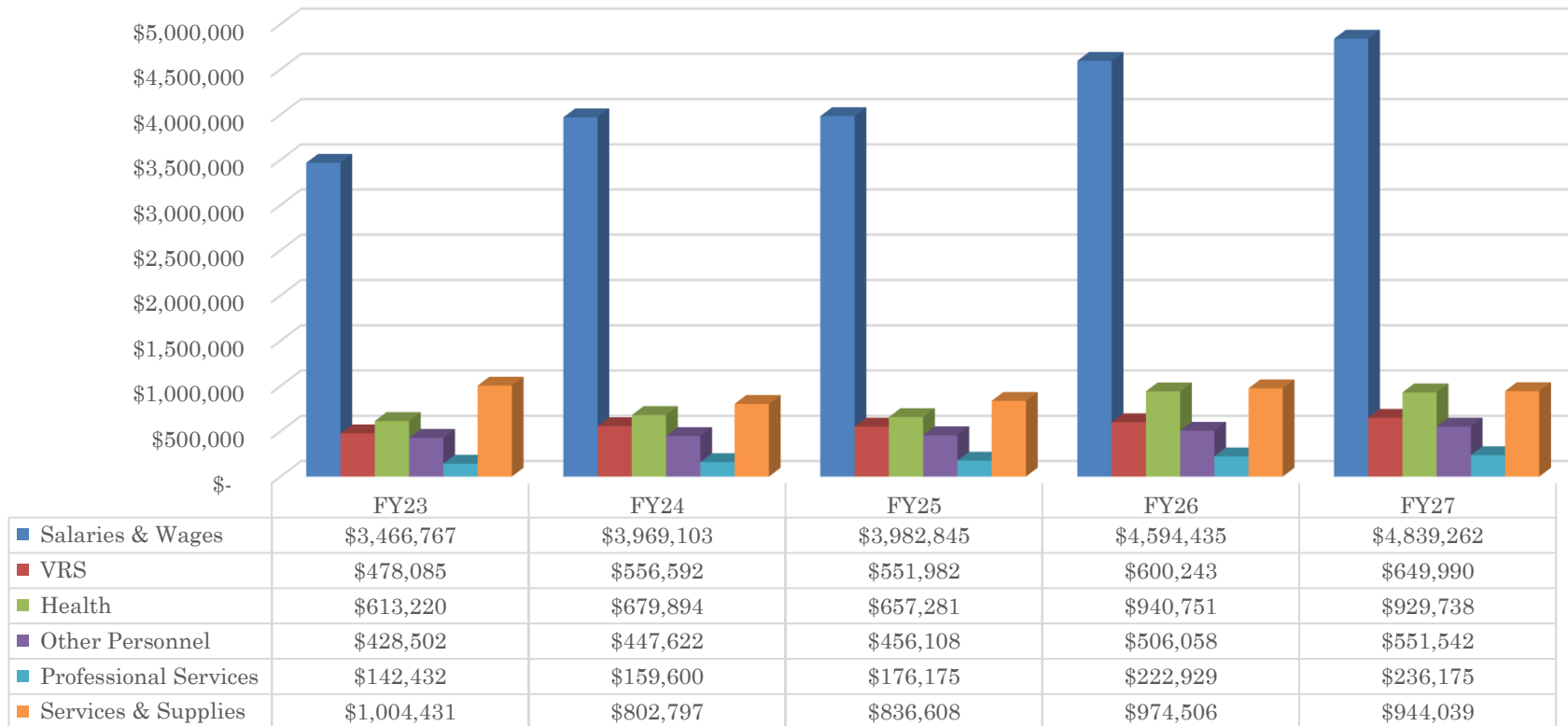
# Police Expenses | Operations - \$12,060,397



**Notes:**

1. Police includes: Admin, Command, Patrol, Detectives, Property, Records, Communications and Animal Control
2. Increase stems from yearly step increase and funding of 3 positions previously unfunded

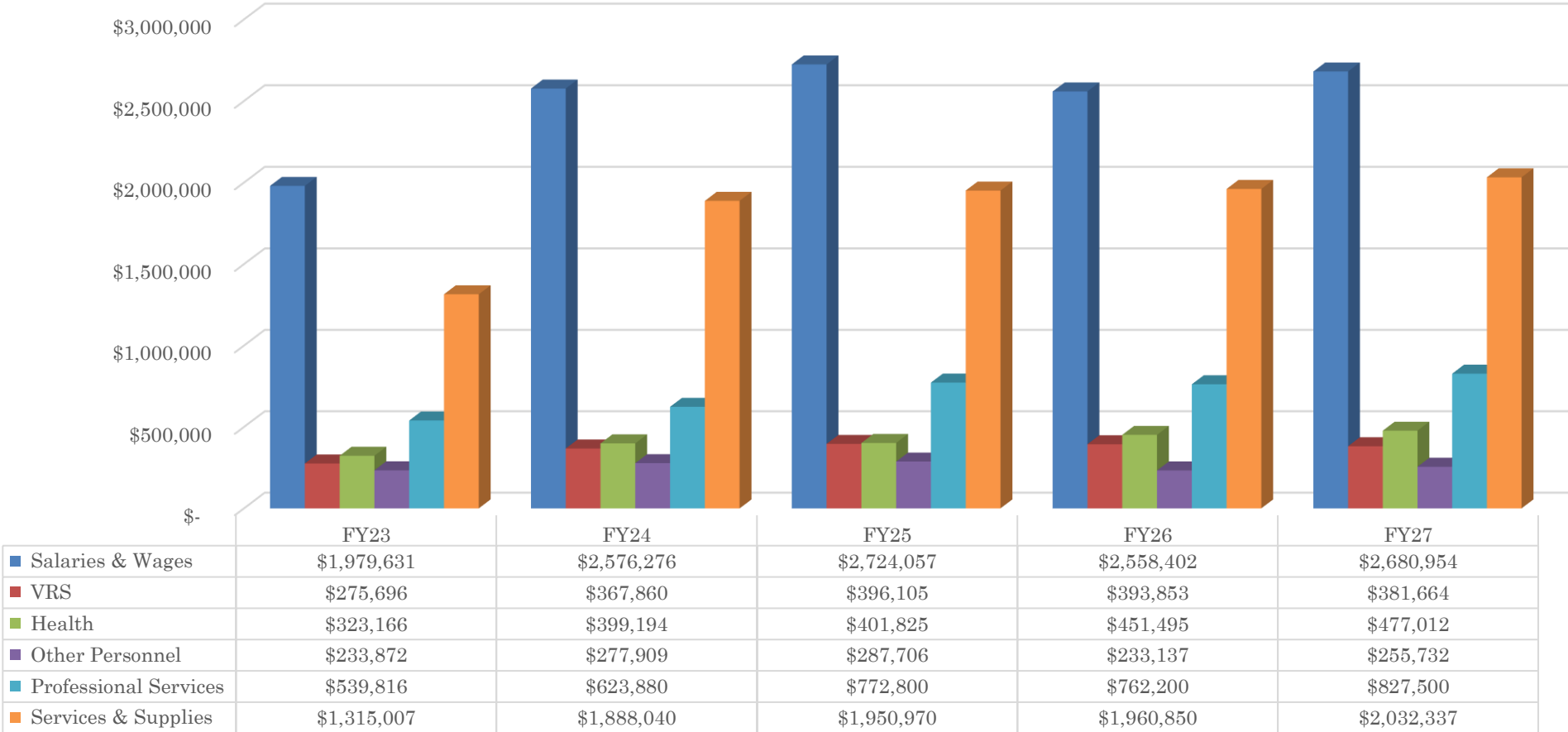
# Fire Expenses | Operations - \$8,150,746



**Notes:**

1. Fire includes EMS and Emergency Services
2. Increase stems from yearly step increase

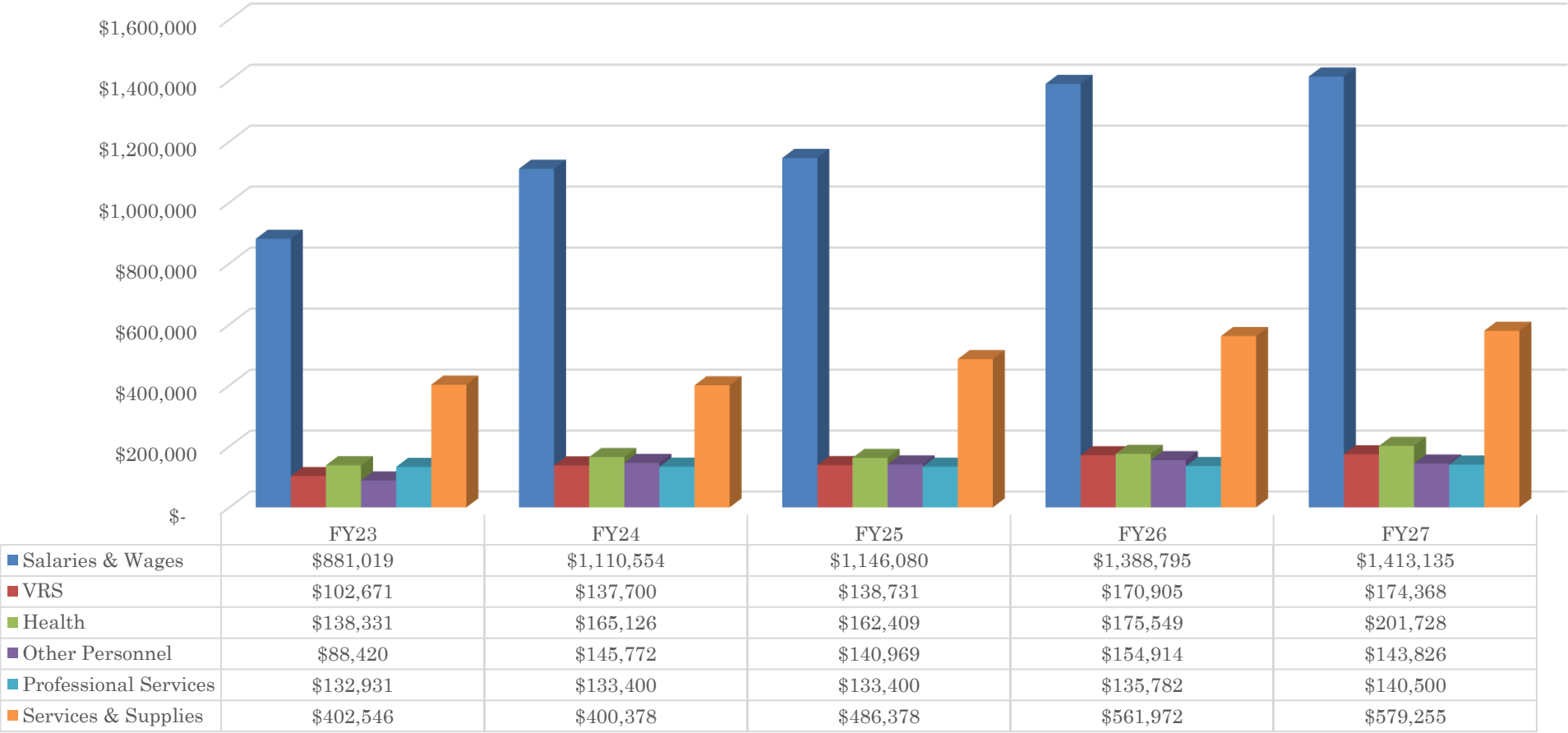
# Public Works | Operations - \$6,655,199



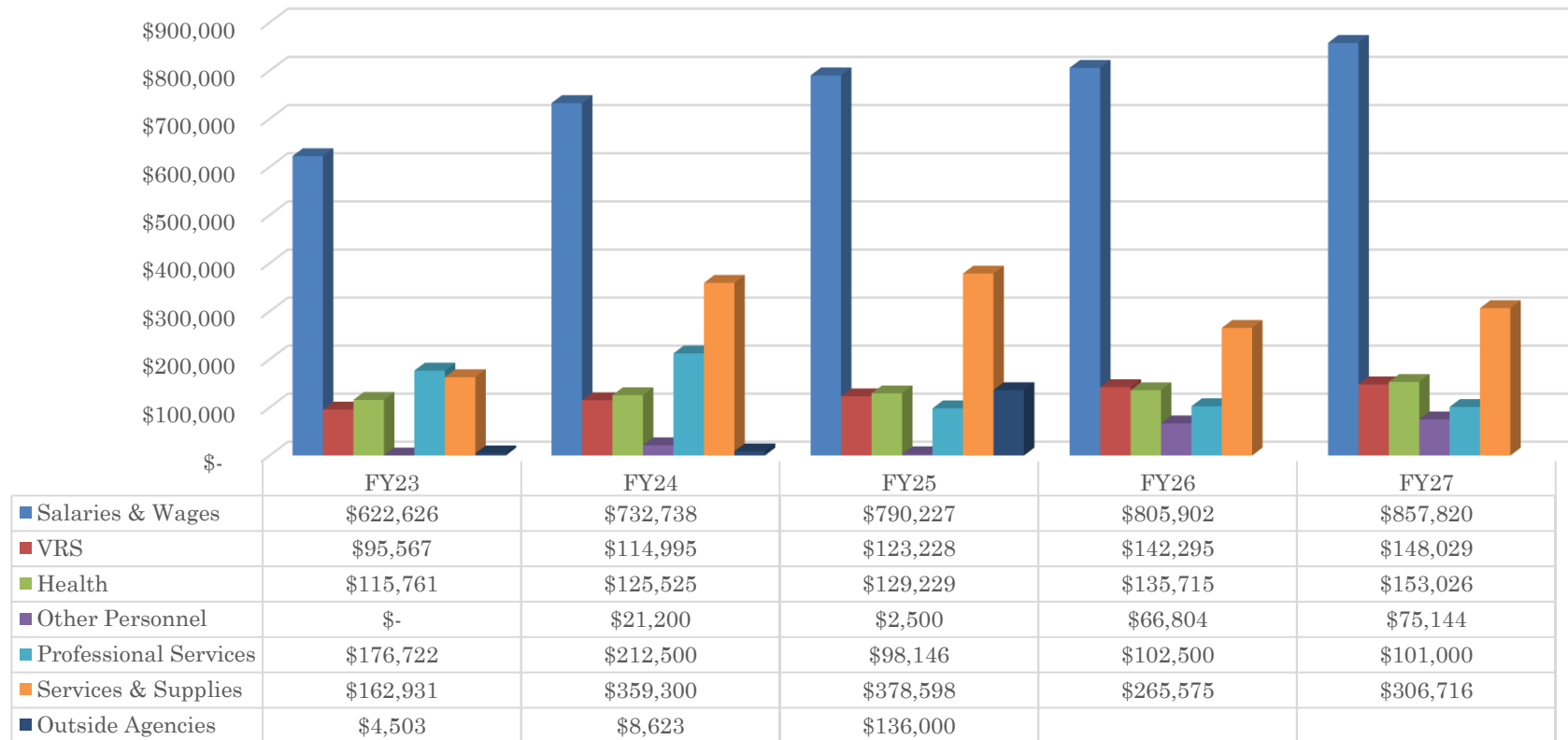
**Notes:**

1. Public Works includes: PW Admin, Garage, Engineering, and building and grounds
2. Increase stems from class and comp implementation not completed in previous year

# Recreation | Operations - \$2,652,812



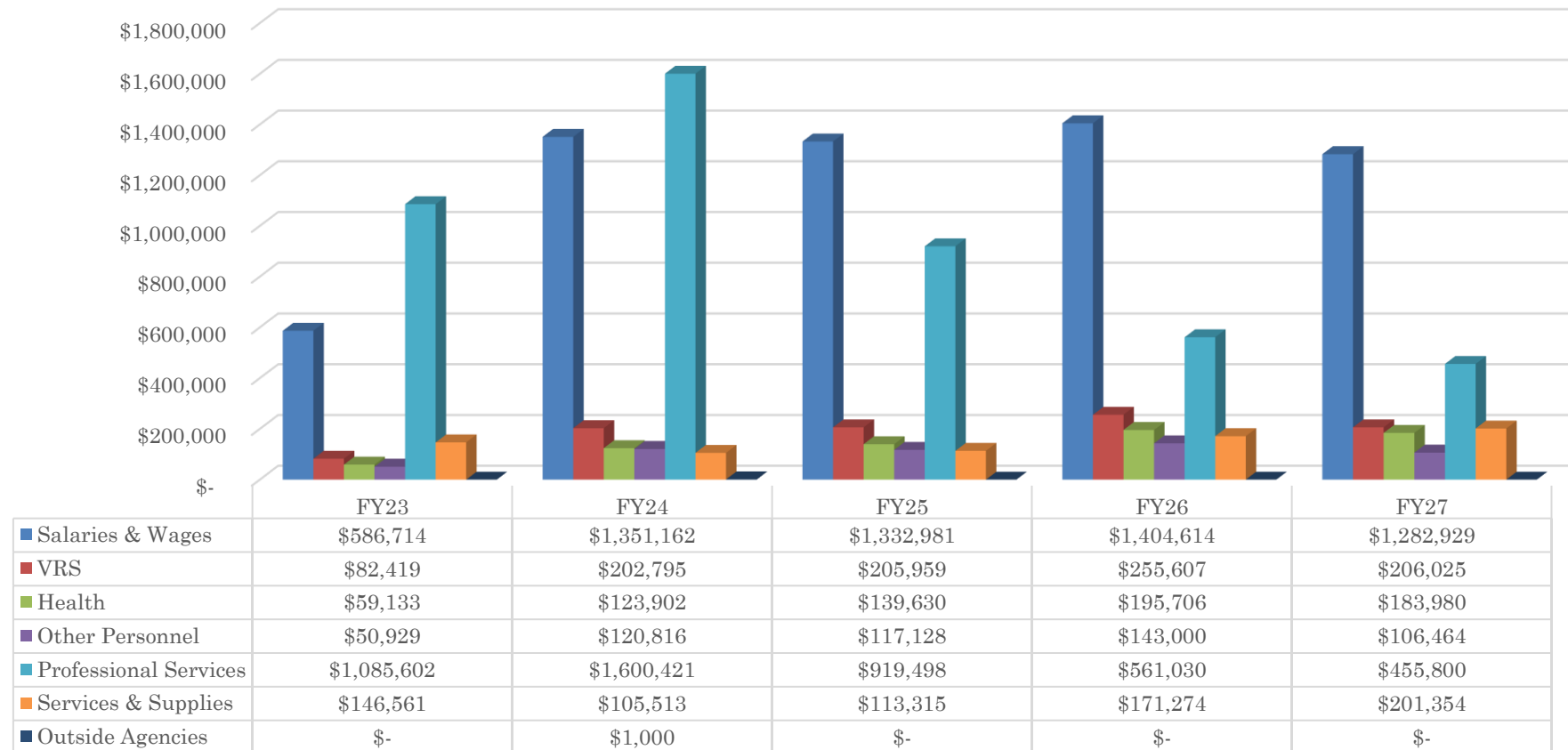
# Planning & Development | Operations - \$1,641,735



**Notes:**

1. Development includes: Planning, GIS and Code
2. Increase stems from Salary & Benefits and Neighborhood planner position

# Finance/Procurement/Budget/City Assessor | Operations - \$2,436,552



**Notes:**

1. Finance includes Accounting, Budget, Procurement and City Assessor
2. Decrease stems from DCM salary moved to CM, reduction of 1 position

# Enterprise Funds

# Hopewell Water Renewal | Expenses

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## Rates to Industry and City pay for:

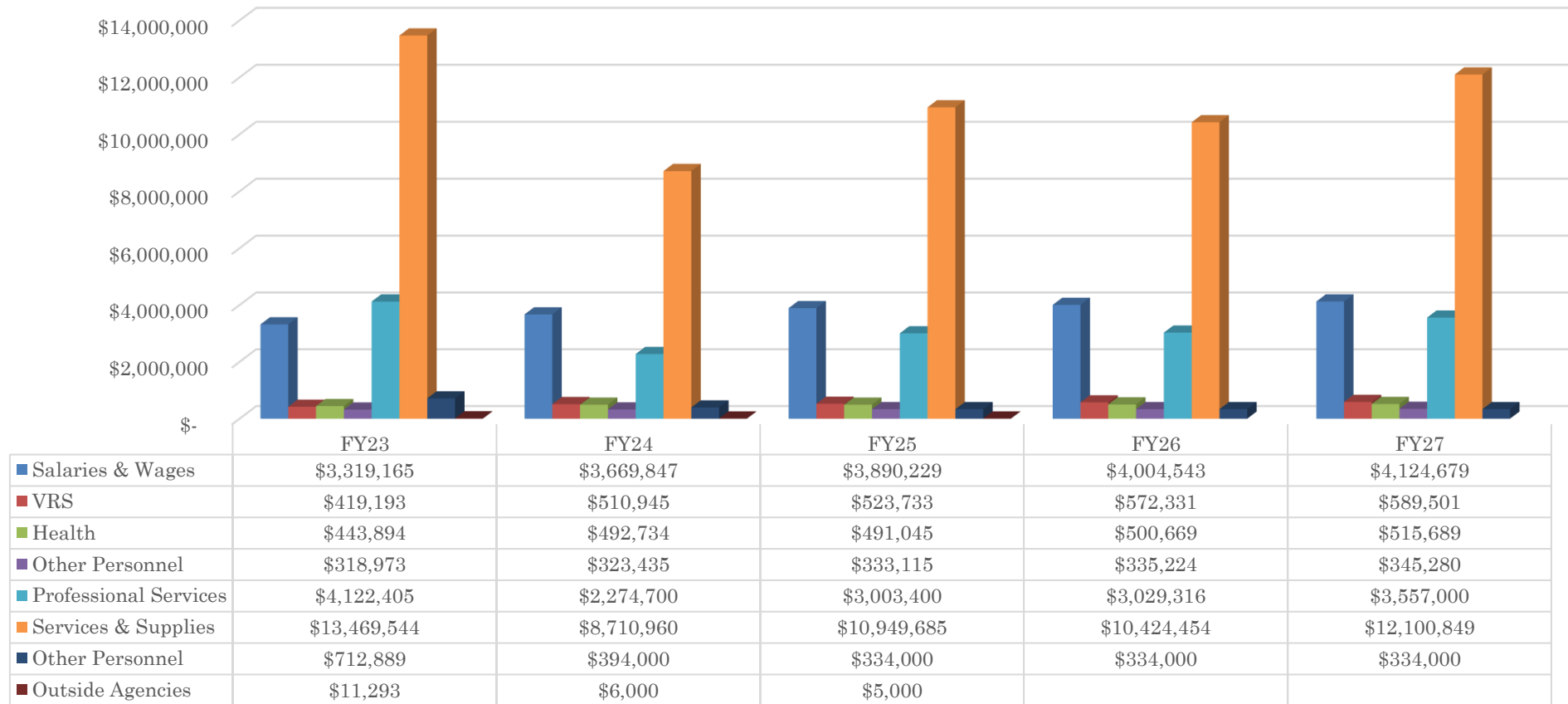
- Operations
- Debt Service
- Administrative Fees

## Capital Investment paid for through combination of:

- Hauled Waste revenues (unpredictable)
- User charges or direct payment

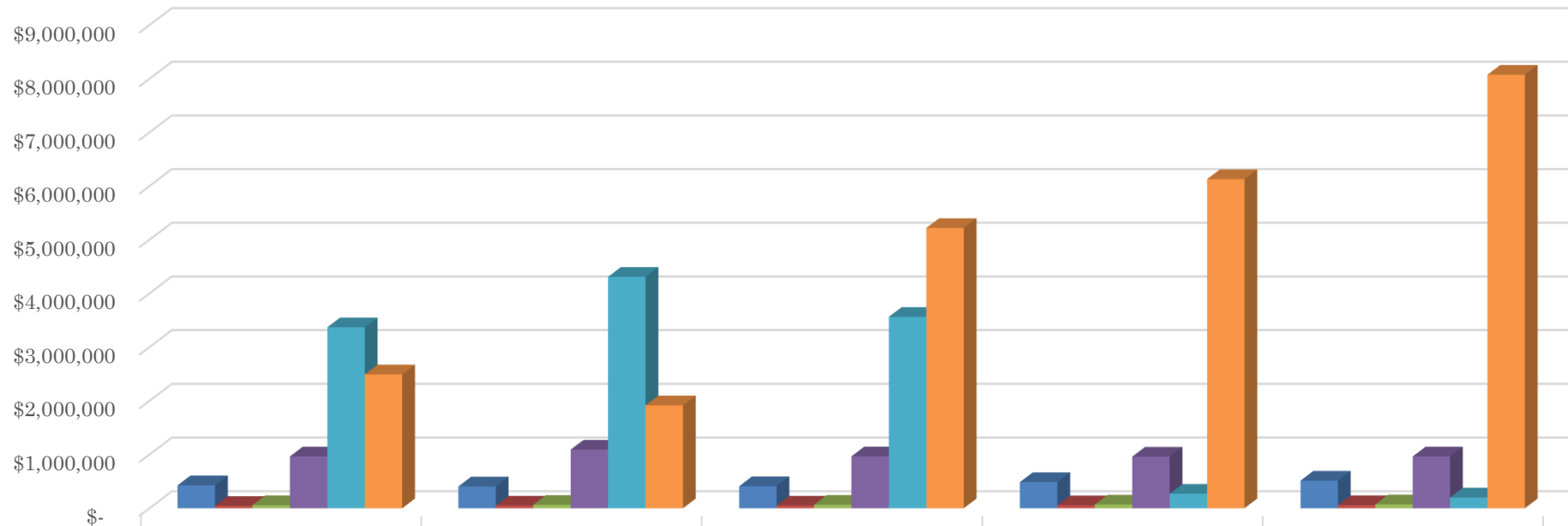
HWR budget to go to the Commission in early April – will come back to Council for approval after

# HWR Expense | Operations - \$21,566,998



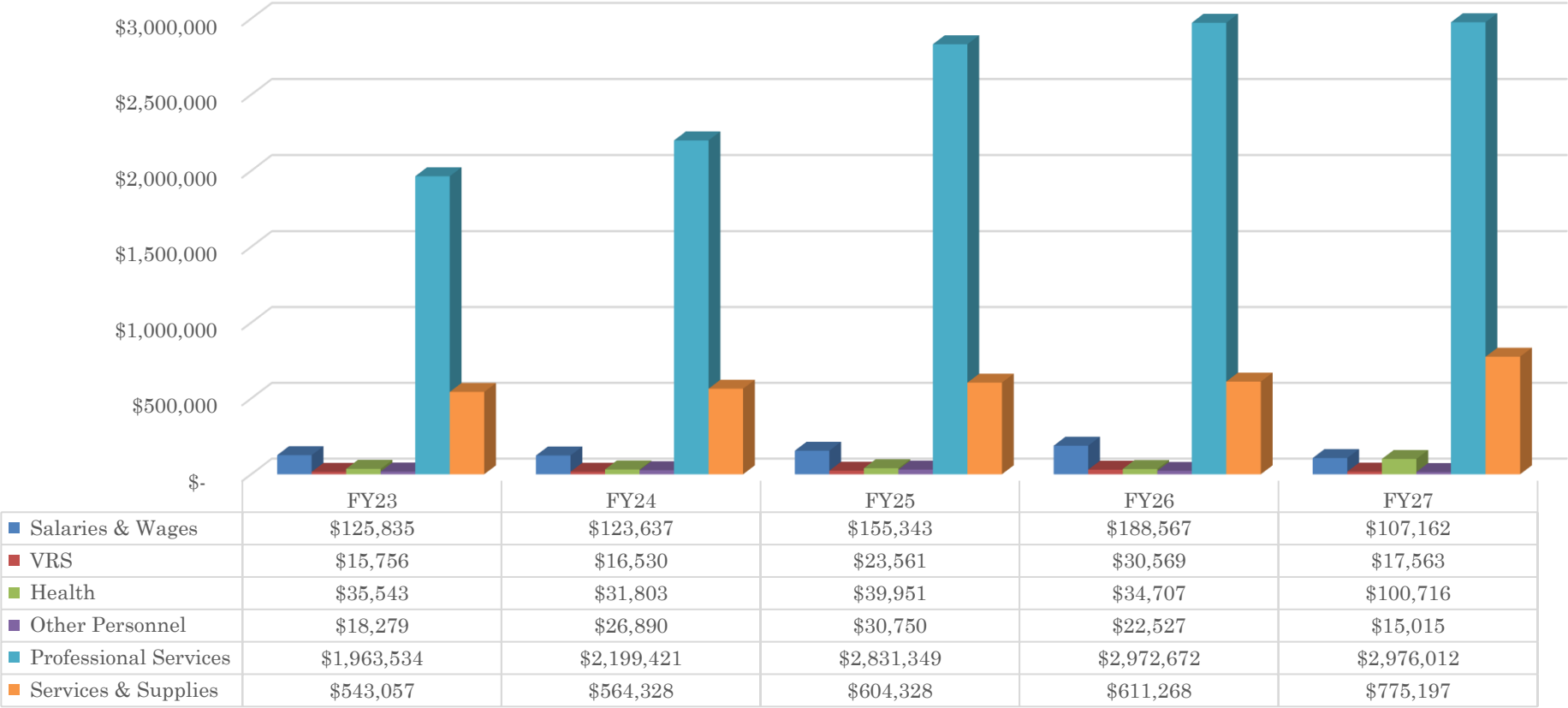
Commission approved Budget March 17<sup>th</sup>

# Sewer Expenses | Operations - \$9,882,899

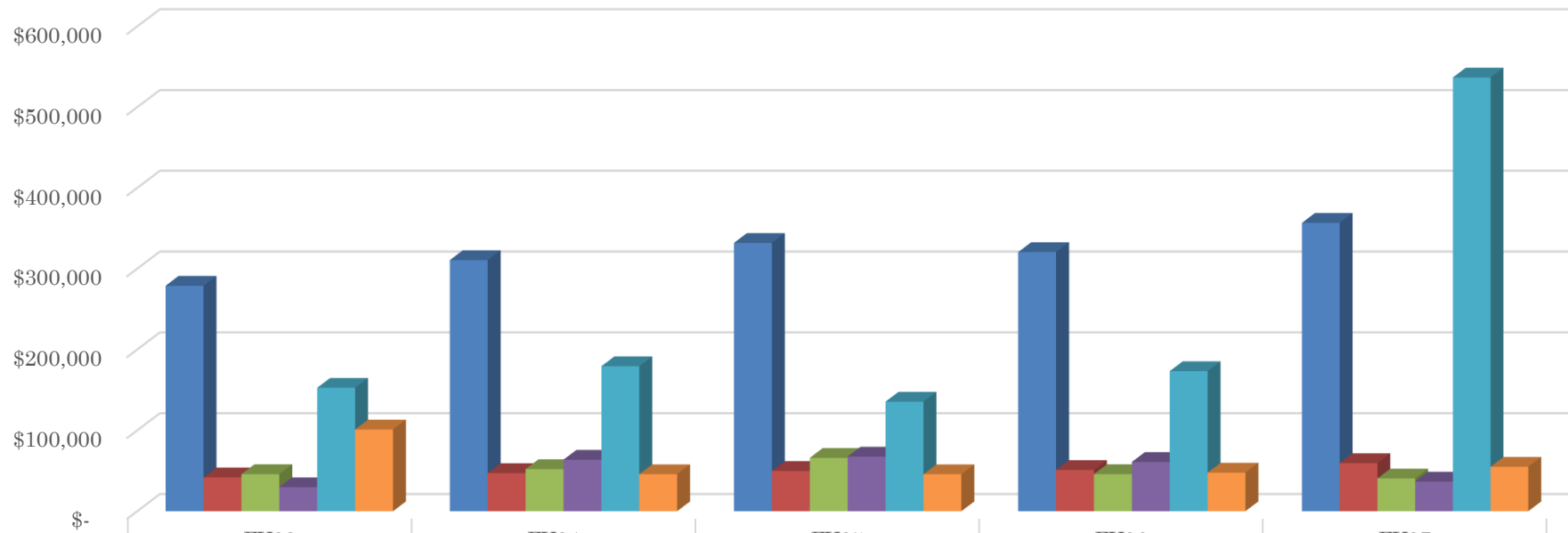


	FY23	FY24	FY25	FY26	FY27
Salaries & Wages	\$427,515	\$405,617	\$409,743	\$486,495	\$514,262
VRS	\$43,561	\$50,311	\$50,010	\$54,478	\$57,783
Health	\$56,552	\$63,587	\$65,402	\$68,868	\$71,961
Other Personnel	\$964,808	\$1,091,416	\$966,841	\$960,357	\$963,553
Professional Services	\$3,369,127	\$4,308,858	\$3,563,292	\$270,000	\$200,000
Services & Supplies	\$2,491,553	\$1,914,959	\$5,218,800	\$6,128,690	\$8,075,340

# Refuse Expenses | Operations- \$3,991,665



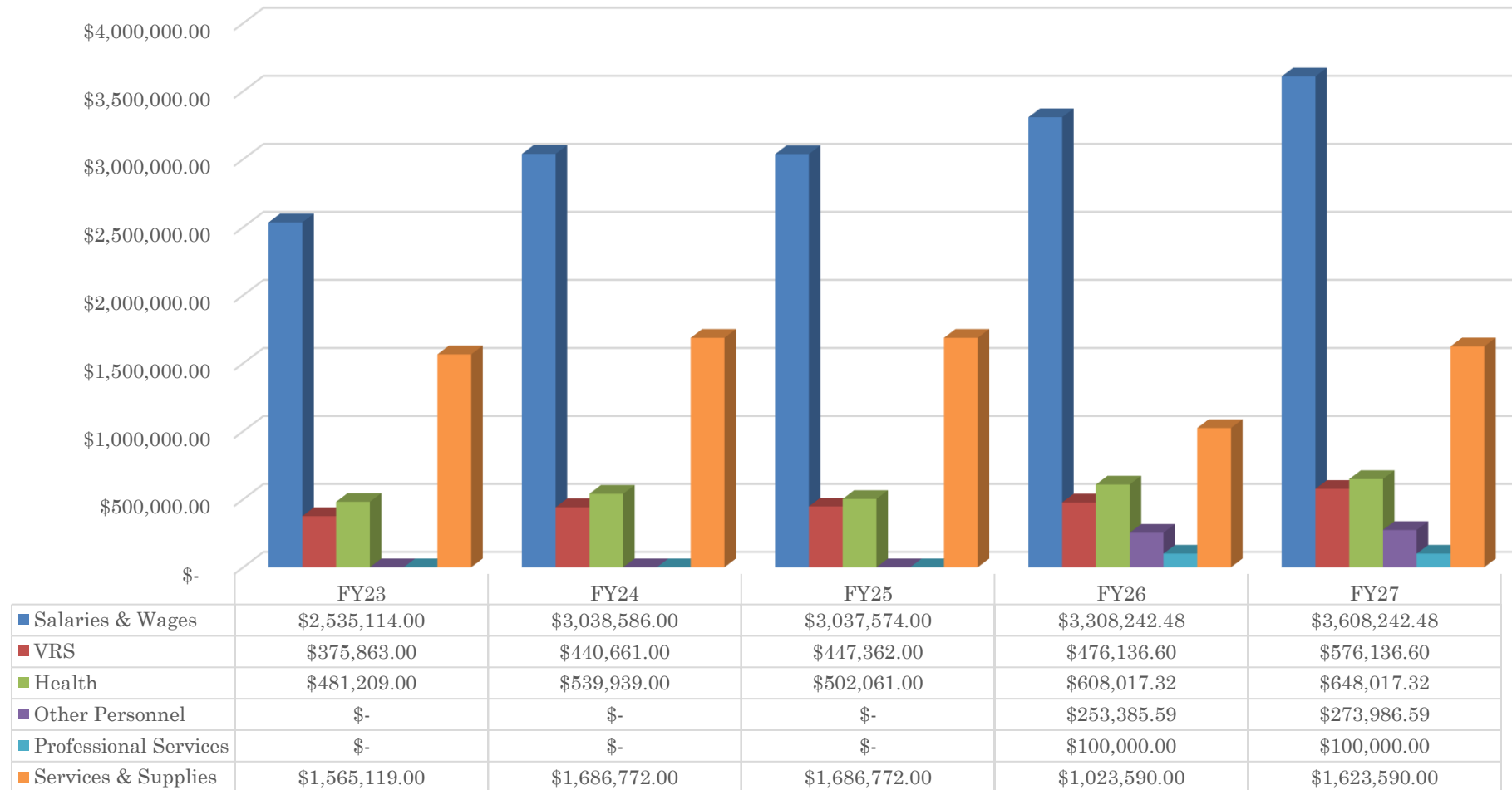
# Storm Water Expenses | Operations - \$1,085,068



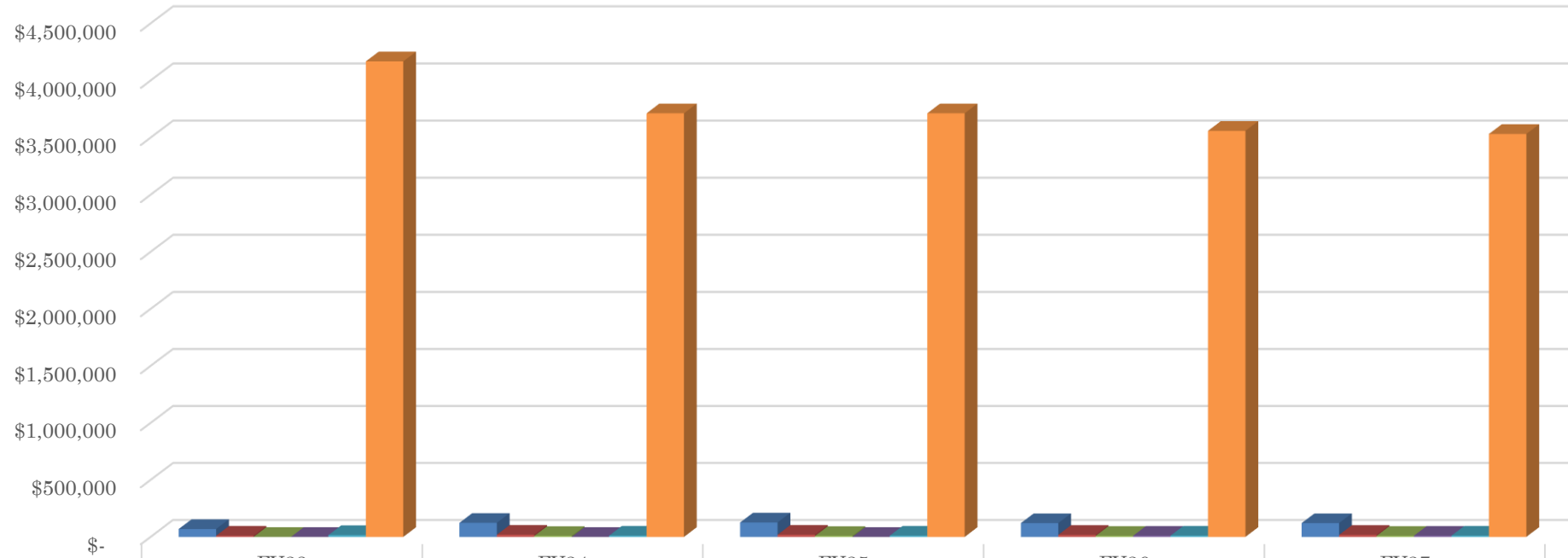
	FY23	FY24	FY25	FY26	FY27
Salaries & Wages	\$278,890	\$310,560	\$331,923	\$320,589	\$356,733
VRS	\$41,929	\$47,197	\$49,852	\$51,002	\$59,424
Health	\$45,842	\$52,088	\$65,949	\$45,824	\$40,492
Other Personnel	\$29,664	\$63,736	\$67,570	\$60,938	\$36,655
Professional Services	\$152,715	\$179,335	\$135,500	\$173,296	\$536,764
Services & Supplies	\$101,107	\$45,800	\$45,800	\$47,759	\$55,000

# Health & Welfare

# Social Services Expense | Operations - \$6,829,973

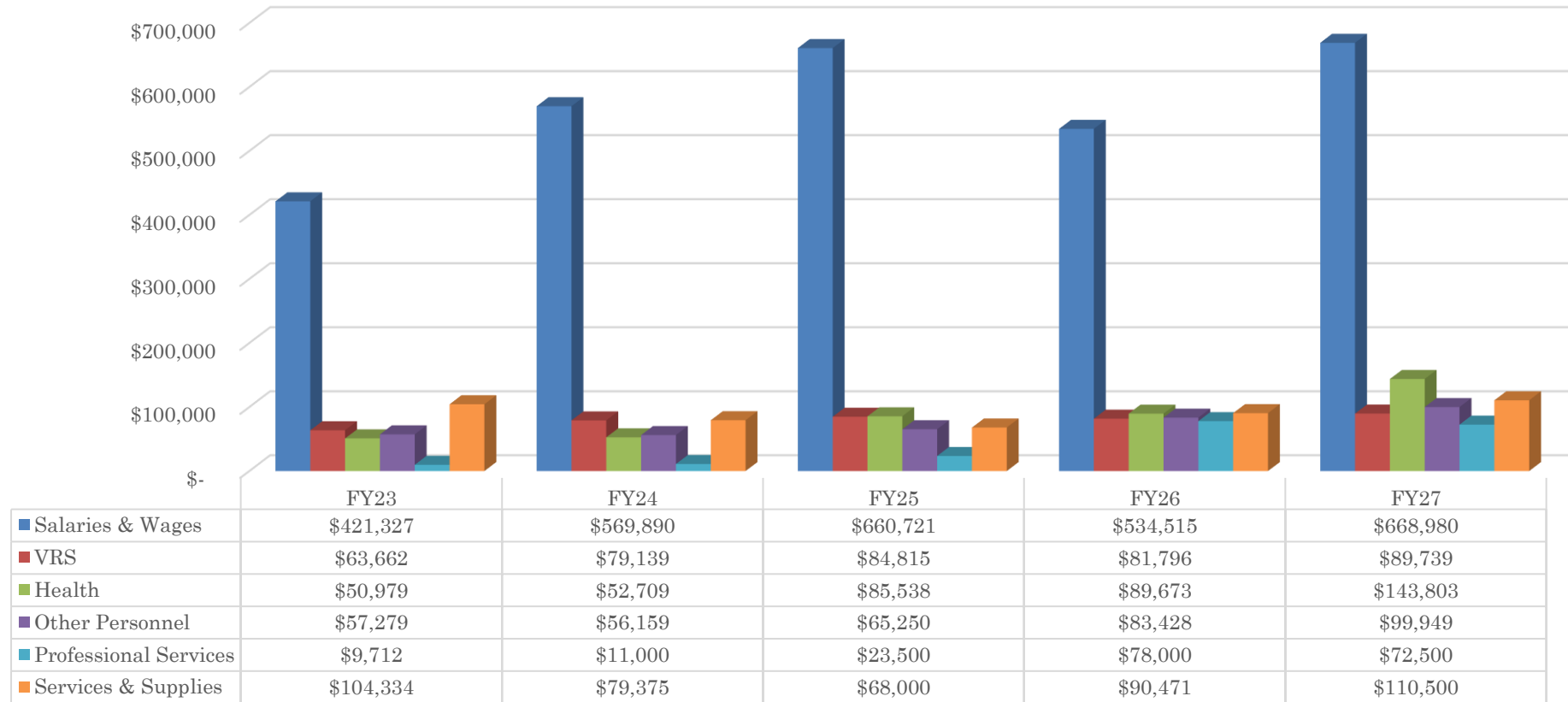


# CSA Expense | Operations - \$3,700,000



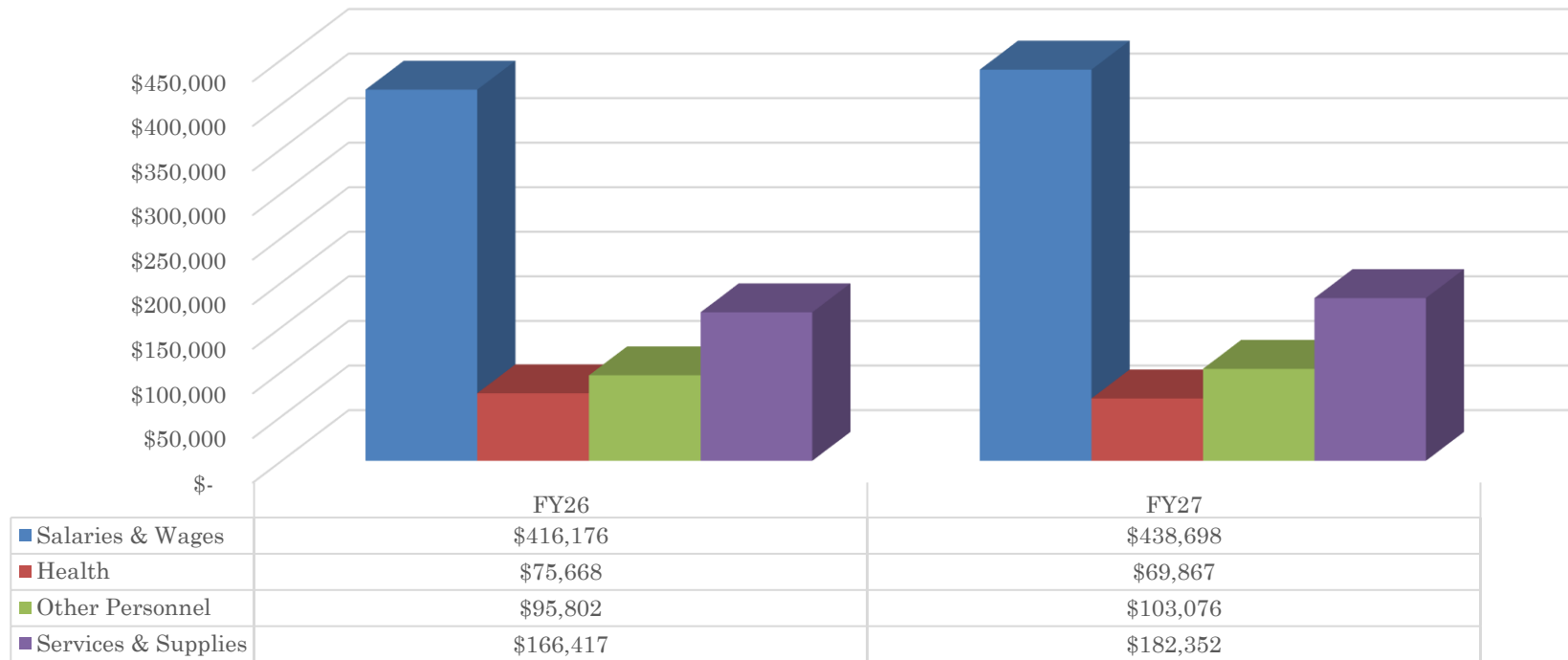
	FY23	FY24	FY25	FY26	FY27
Salaries & Wages	\$68,862	\$123,278	\$126,325	\$120,624	\$120,624
VRS	\$10,375	\$19,001	\$19,017	\$17,694	\$17,694
Health	\$-	\$8,148	\$8,148	\$8,796	\$8,796
Other Personnel	\$-	\$-	\$-	\$10,121	\$10,121
Professional Services	\$15,835	\$10,926	\$10,926	\$10,926	\$10,927
Services & Supplies	\$4,167,369	\$3,712,610	\$3,712,610	\$3,559,275	\$3,531,839

# Healthy Families Expense | Operations - \$1,185,471



# Constitutional Officers

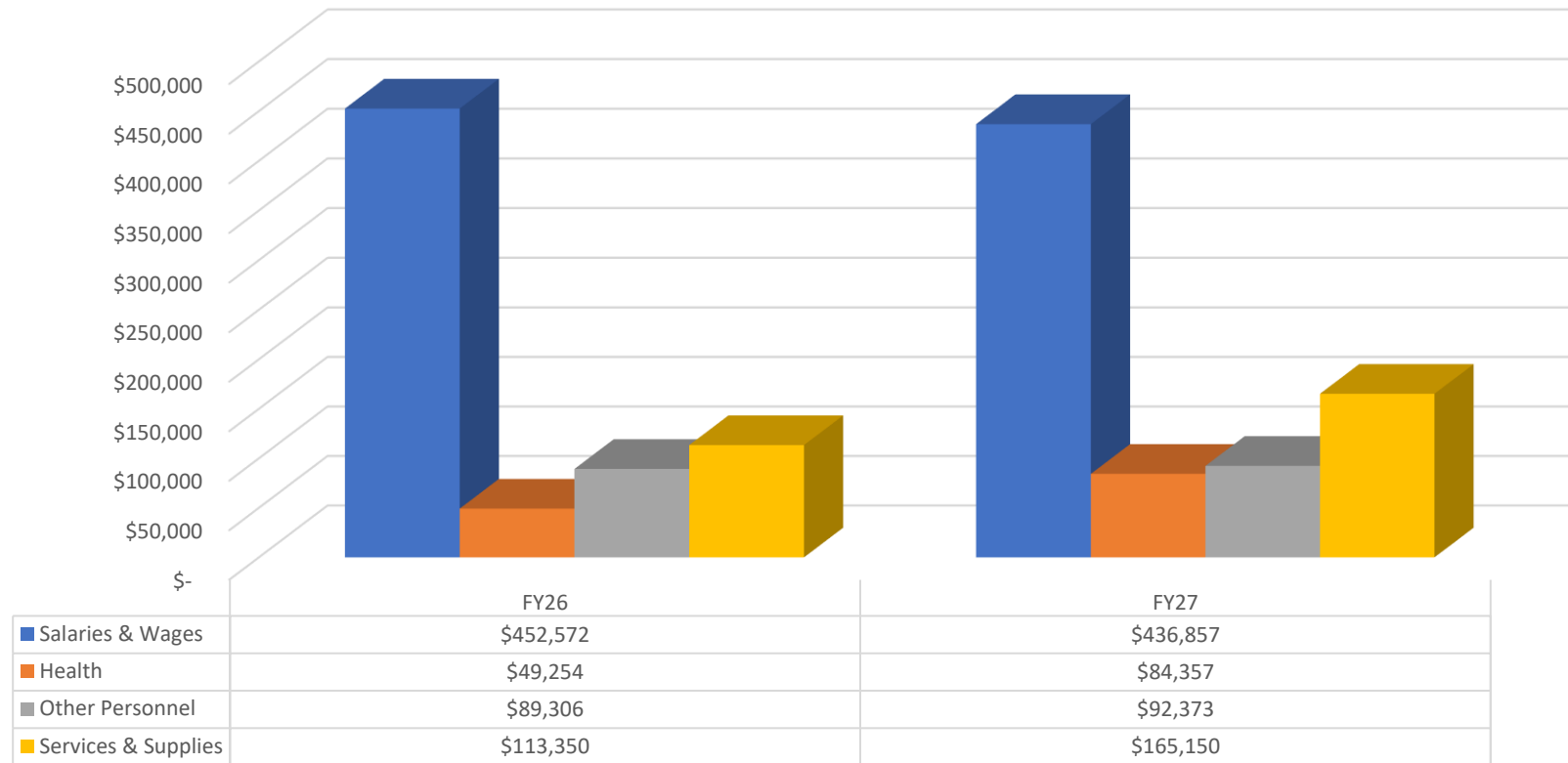
# Commissioner of the Revenue Expense | Operations - \$793,993



Reimbursed by the comp board - \$171,585

Commissioner of Revenue also has 2FT and 1 PT additional positions fully funded by the City.

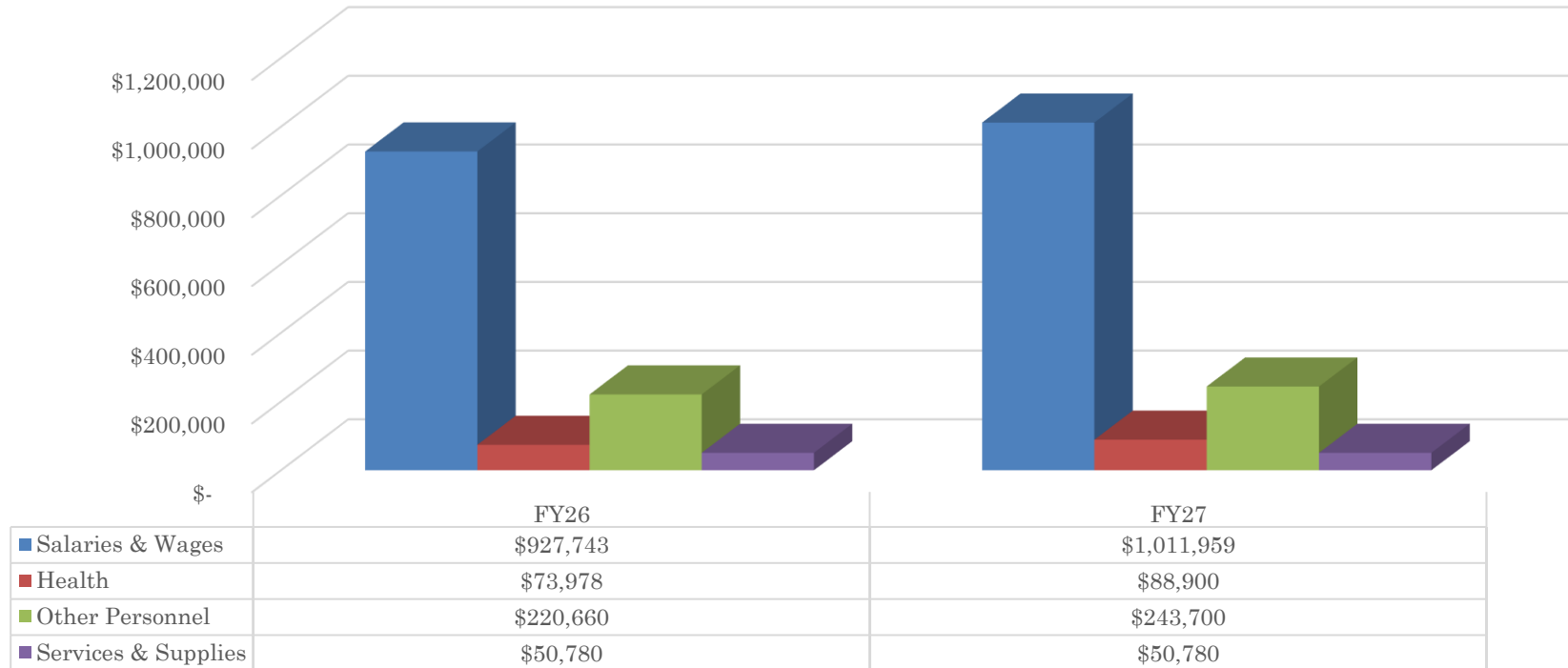
# Treasurer | Operations - \$778,737



Reimbursed by the comp board - \$150,995

Treasurer's Office has a total of 9 positions (6 FT/3PT). Only 5 are comp board positions & partially reimbursable.

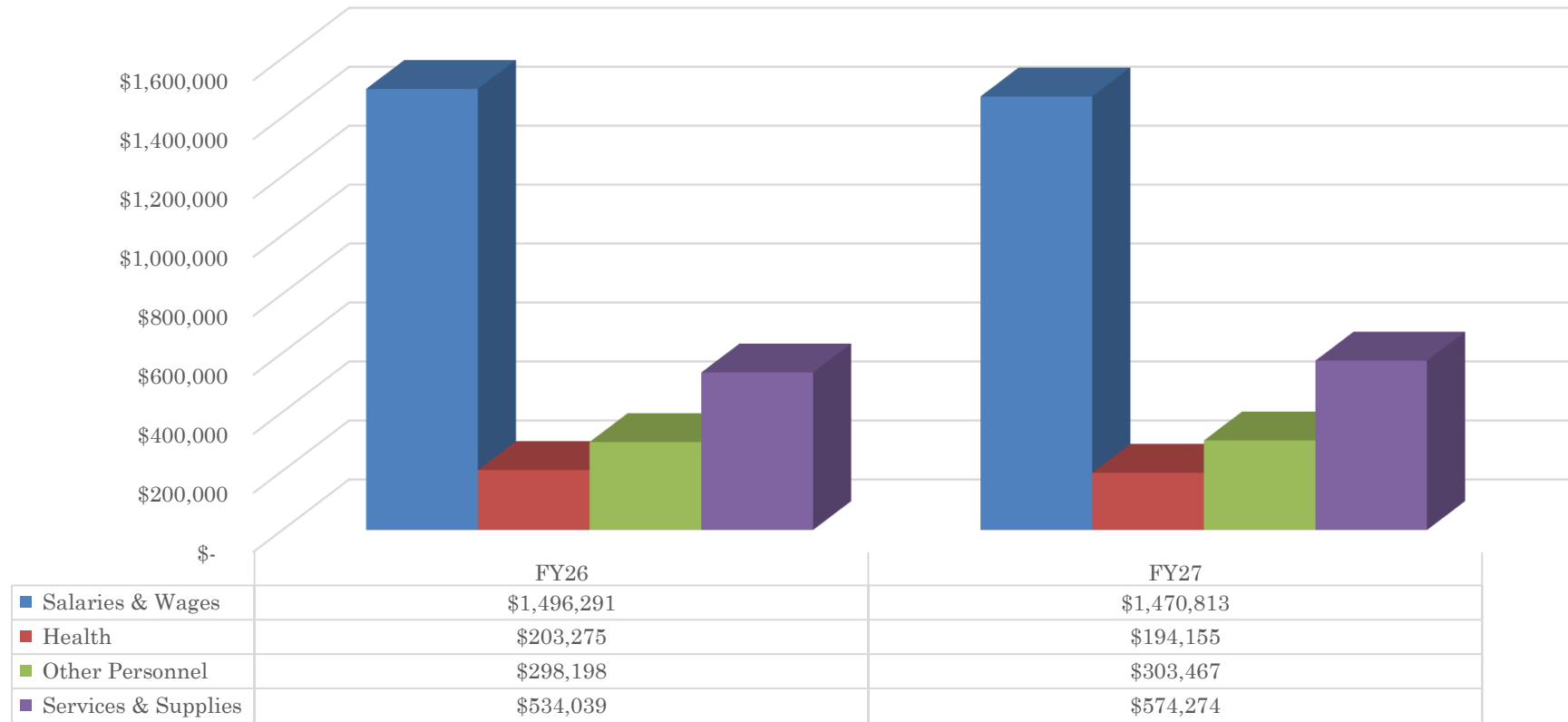
# Commonwealth Attorney | Operations - \$1,395,339



Reimbursed by the comp board - \$632,908

Commonwealth Attorney has an additional position fully funded by the City.

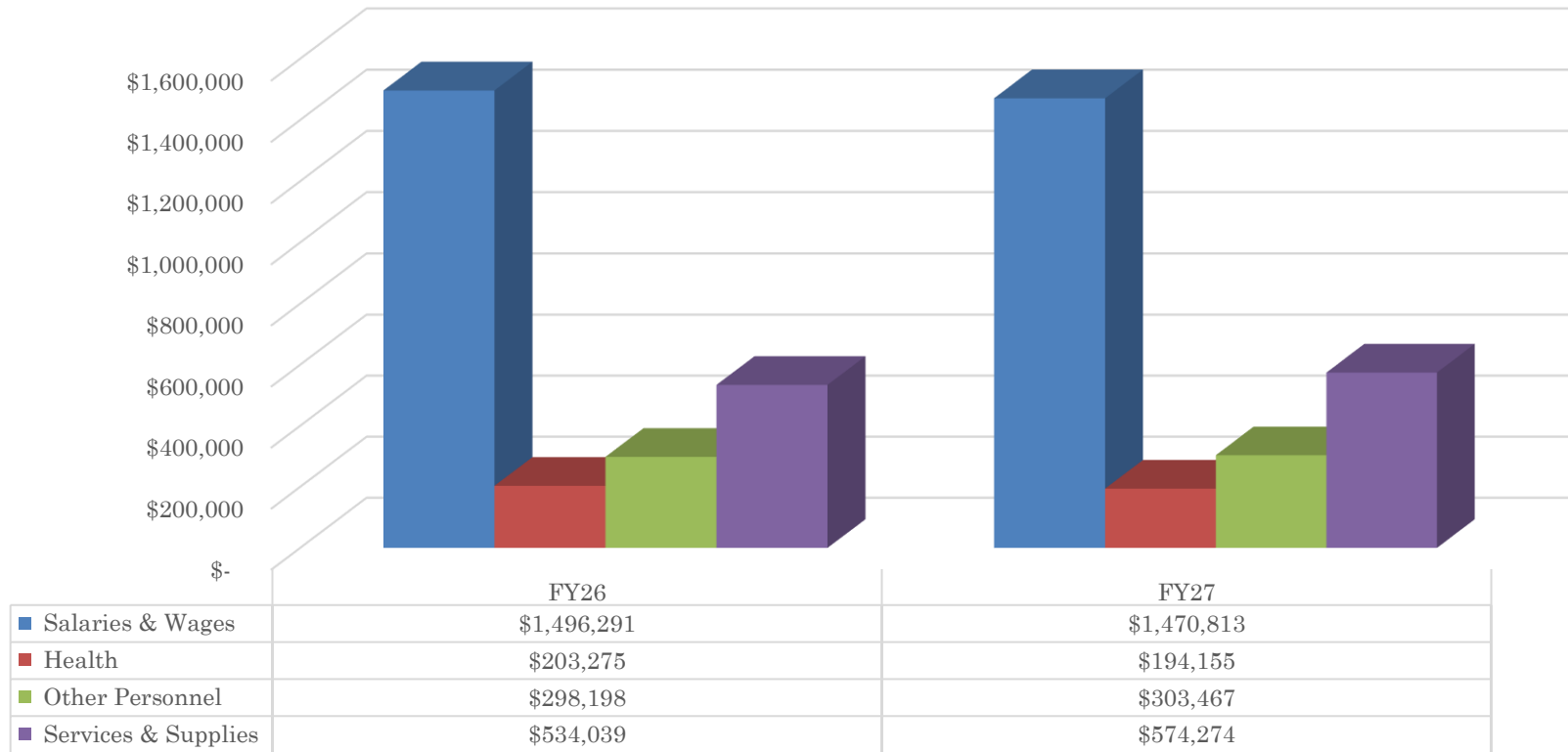
# Sheriff | Operations - \$2,542,713



Reimbursed by the comp board - \$440,114

Sheriff's Office has a total of 30 positions (16 FT/14 PT). Only 7 are comp board positions & partially reimbursable.

# Clerk of Courts | Operations - \$708,504

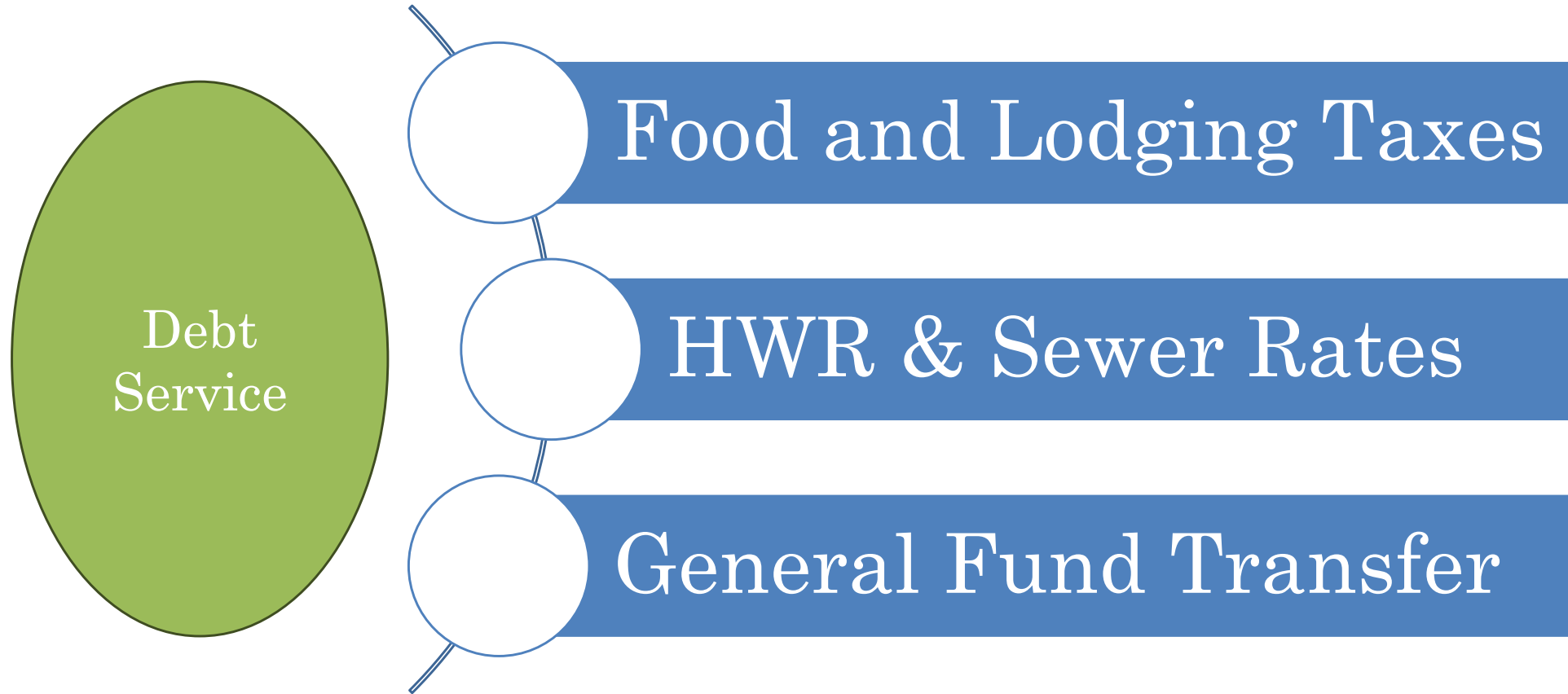


Reimbursed by the comp board - \$391,417

# Debt

# Debt Service | Sources of Payment

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# Debt Service Issues | by Beneficiary

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## HWR



- 2015 – Oct 2025
- 2014 – Oct 2044

## Sewer



- 2011A – July 2042
- 2010 – July 2041

## Schools



- 2015B – July 2034
- 2005D – July 2025
- 2009 QZAB – Dec. 2024
- 2010 QSCB – June 2027
- 2011 QSCB – June 2027
- Series 2011 – May 2036

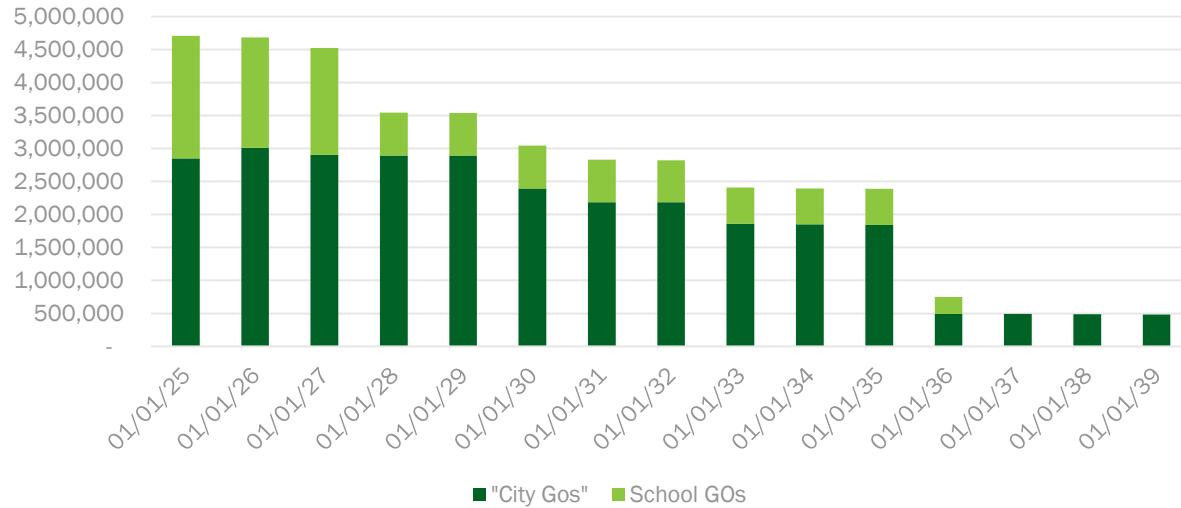
## General Fund



- 2013A – July 2028
- 2013B – July 2028
- 2015B – July 2034
- 2013C – July 2038
- 2008B – July 2028

# Debt Service Costs

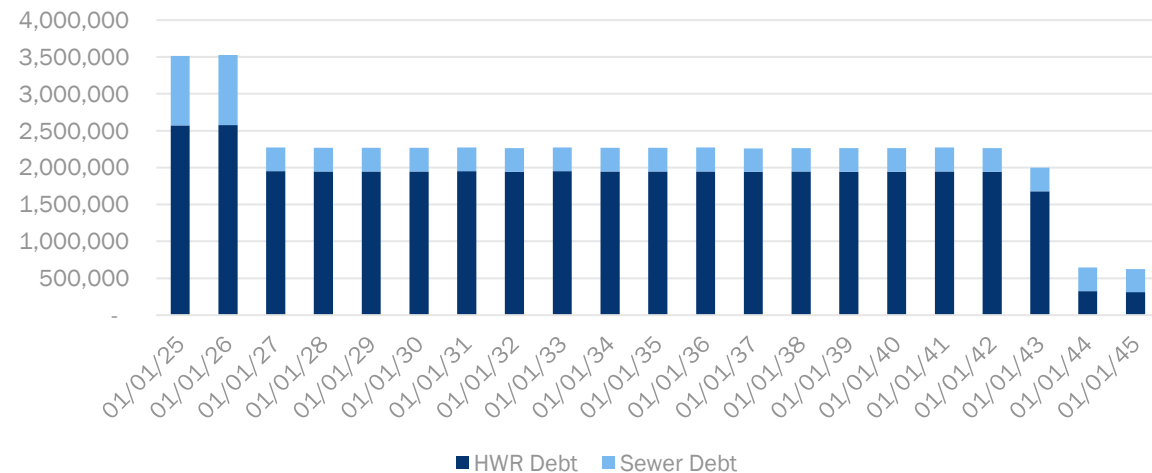
Tax-Supported Debt Service Payments



- School debt will drop by \$1 Million per year after the June 2027 debt payment
- City GO cost will increase in 2026

- HWR debt decreases in 2027, providing room for additional debt, if needed
- Sewer debt drops slightly in 2027, then remains constant through 2043

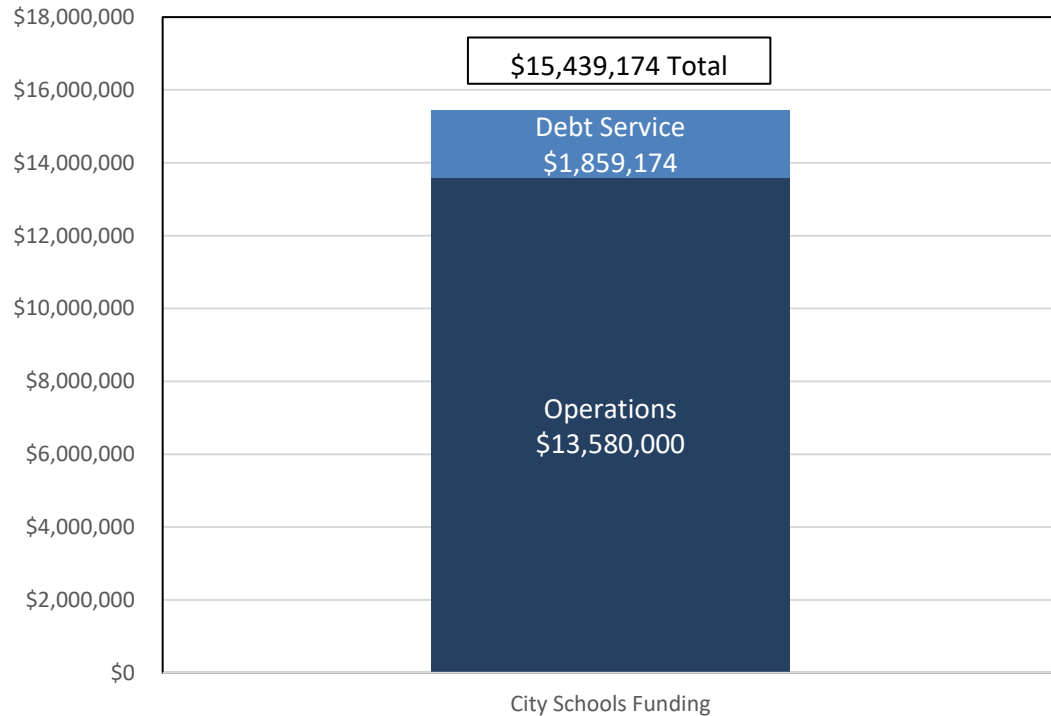
Utility Debt Service Payments



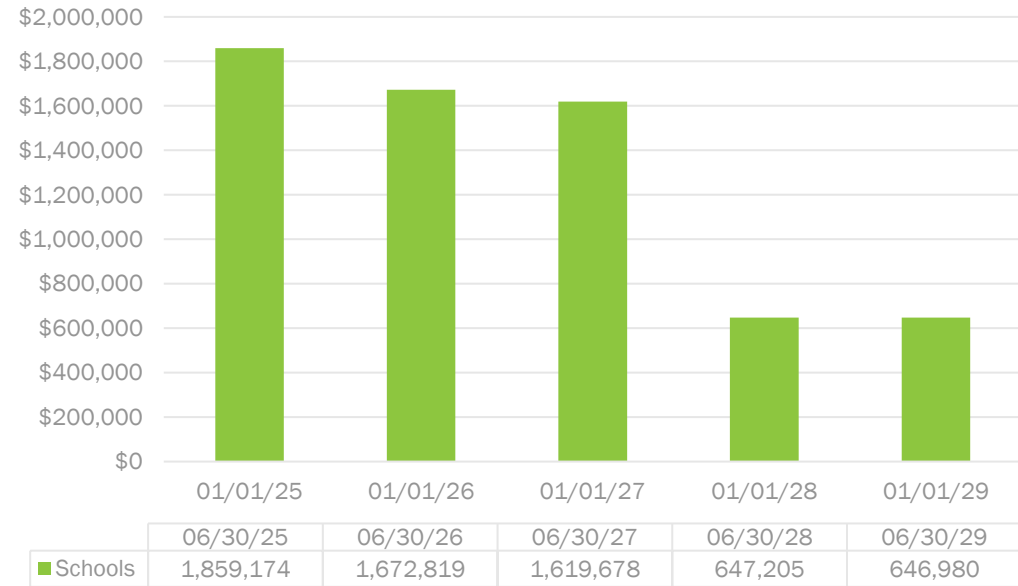
# Schools

# Schools Funding | City Contributions

FY27 Proposed City Schools Funding



School Debt Service  
Next 5 Years



City contribution in Schools budget matches funds provided in FY26

# Capital Detail

# Capital Projects

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## Impact on Operating Budget

The relationship between the CIP and the operating budget is carefully considered during the operating budget process. The CIP has 3 direct impacts on the operating budget:

- Any projects funded with general fund resources must be evaluated and prioritized with other needs for the competing resources for that year;
- Operating life cycle costs from implementation, such as staffing and maintenance costs.

## Potential Finding Sources for a CIP

General Fund – Direct payments (roll over) from the City’s operating revenue.

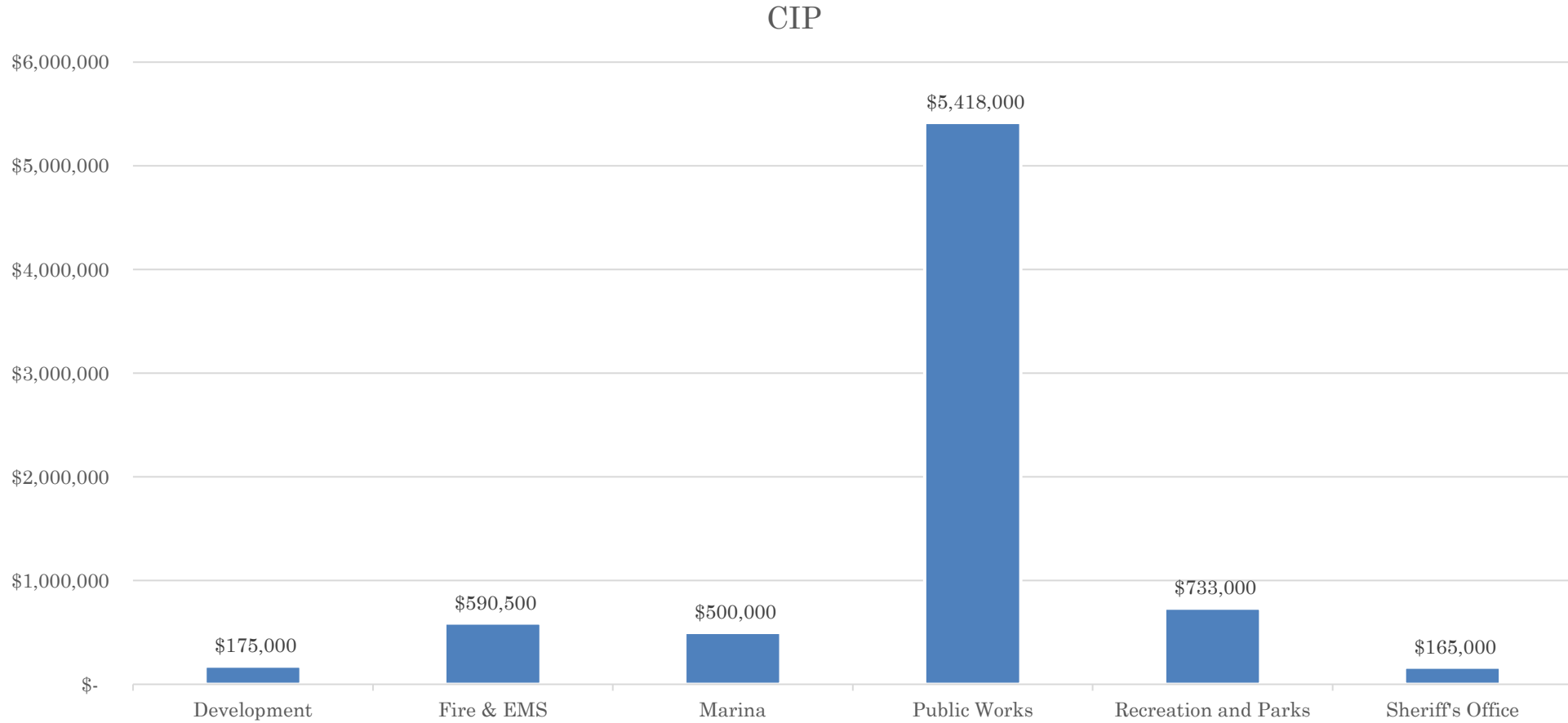
Long-Term Debt – Provides current financial resources to government funds, while the repayment of the principal and interest of long-term debt consumes the current financial resources of government funds.

Revenue Bonds – Payments from the proceeds of the sale of Revenue Bonds. These bonds pledge the revenue generating potential of a facility or utility.

State and Federal Grants – Payments from the State and Federal Government to provide facilities promoted by the State and Federal agencies.

# CIP FY27

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# CIP FY27 REQUEST/ 5YR PLAN

Department	Project Name/Description	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Project Total
Development	SERV CONTRACTS 11811087 503320	175,000					175,000
Marina	RP-0001 - Convert existing Marina Store to waterside Restaurant	500,000					520,000
Marina	RP-0002 - Replace roof on N-Dock		250,000				250,000
Fire & EMS	Burn building itself, as well as site work	590,500					590,500
Public Works	ENG-0001 - UPC 110840 - RTE 156 - INT IMPROV (HSIP)		16,000				252,000
Public Works	ENG-0002 - UPC 110846 - RTE 156 - INT IMPROV (HSIP)		25,000				540,000
Public Works	ENG-0003 - UPC 110842 - S. Mesa Dr. Improve Ped. Accomodations - HSIP	141,000					621,000
Public Works	ENG-0004 - UPC 122203 - #SMART24 - W RANDOLPH ROAD SHARED USE PATH	522,000	1,611,000	2,611,000	4,800,000		11,155,000
Public Works	ENG-0005 - UPC 123291 - Courthouse Rd Pedestrian Improv.	600,000					840,000
Public Works	ENG-006 - UPC 127699 - Randolph Rd.	179,000					179,000
Public Works	ENG-007 - UPC 127698 - Randolph Rd.	270,000					270,000
Public Works	ENG-008 - Hanks Pond	137,000					137,000
Public Works	ENG-009 - Heretick Ave Drainage Project	2,300,000					2,514,000
Public Works	Pavement Preservation - Arterials	466,000					466,000
Public Works	ENG-0011 - Courthouse Parking Lot						245,000
Public Works	ENG-0012 - Cattail Creek Crossing Improvements Project	620,000					620,000
Public Works	PW-0001 - Dump truck w/attachments- Asphalt Crew		45,000	45,000	45,000	45,000	180,000
Public Works	PW-0002 - Dump Truck w/attachments- Replacement Concrete		45,000	45,000	45,000	45,000	180,000
Public Works	PW-0003 - Leaf Vacuum Truck	63,000	63,000	63,000	63,000	63,000	315,000
Public Works	PW-0004 - Backhoe – Asphalt Crew		26,000	26,000	26,000	26,000	104,000
Public Works	PW-0006 - Street Light Improvements	20,000					20,000
Public Works	PW-0007 - ADA Master Plan	50,000					50,000
Public Works	PW-0008 - Replace 3 roof top A/C units- Social Services	50,000					50,000
Recreation and Parks	RP-0001 - Mathis Field Improvements	250,000	130,000	450,000	450,000	275,000	1,555,000
Recreation and Parks	RP-0002 - Park Pavilion Renovations	175,000	7,500			60,000	242,500
Recreation and Parks	RP-0003 - Resurfacing of Courts & Surfaces	58,000	146,000	146,000	61,000		411,000
Recreation and Parks	RP-0004 - Parking Lot Improvements & Resurfacing	200,000	84,386	51,286	45,000		380,672
Recreation and Parks	RP-0005 - Shop Improvements	50,000	30,000	15,000			95,000
Sheriff's Office	Courthouse Verkata Camera System	165,000					165,000
<b>TOTAL</b>		<b>\$ 7,581,500</b>	<b>\$ 2,478,886</b>	<b>\$3,452,286</b>	<b>\$ 5,535,000</b>	<b>\$ 514,000</b>	<b>\$ 23,122,672</b>

Questions?

**BUDGET RESOLUTION FOR  
FISCAL YEAR 2026-2027**

WHEREAS, pursuant to Va. Code §15.2-2503 and §15.2-2508, the City Council of Hopewell, Virginia held a meeting to determine the budget for the fiscal year beginning on July 1, 2026 and ending June 30, 2027;

WHEREAS, the proposed budget, presented in its entirety, included detailed statements of expenditures for the preceding fiscal year, appropriations for the current fiscal year, and proposed expenditures for the ensuing twelve-month period;

WHEREAS, it is estimated that \$174,182,059 will be received from sources other than property tax levies, leaving a balance of \$48,525,586 to be raised through local property tax levies within the City;

WHEREAS, the tax rates for Fiscal Year 2026–2027 shall remain unchanged from the previous fiscal year and have been adopted by ordinance as follows:

Real Estate	\$1.17 per \$1000 of assessed value
Personal Property	\$3.50 per \$100 of assessed value
Machinery & Tools	\$3.10 per \$100 of assessed value

WHEREAS, the estimated budget provides appropriations sufficient to fund essential City services; however, should actual revenues fall below projected amounts, the City Manager shall recommend appropriate action to the City Council in accordance with Va. Code 15.2-2507; Now, Therefore,

BE IT, HEREBY, RESOLVED by the City Council of Hopewell, Virginia that the budget set forth below be, and hereby is, approved and adopted for Fiscal Year 2026–2027.

Sec. 1 The following funds and accounts shall be appropriated from the designated revenues to operate City services and to provide a capital improvement program for the City:

General Fund-011:

Estimated Revenues:

From Local Sources

General Property Taxes.....	\$48,525,586
Other Local Taxes.....	7,327,227
Licenses, Permits, Fees.....	1,717,250
Fines & Forfeitures.....	1,400,000
Use of Money/Property.....	60,000
In-Lieu of Taxes.....	1,257,500
Other Local Revenues.....	268,510

From Other Agencies	
State Sources .....	9,852,899
Federal Sources .....	0
 Cost Recovery & Reserves	
Cost Recovery from Social Services-012 .....	890,110
Cost Recovery from Solid Waste-030 .....	502,000
Cost Recovery from Sewer Services-041 .....	<u>382,500</u>
Total Revenues.....	\$72,183,582
 Appropriations:	
General Government:	
City Council .....	196,664
City Clerk.....	240,659
City Attorney .....	788,870
City Manager .....	2,031,896
Information Technology .....	2,394,513
Human Resources .....	764,287
Finance Department .....	2,436,552
Development Department .....	1,641,735
Non-Departmental.....	1,121,844
 Courts:	
Circuit Court .....	133,420
General District Court.....	149,221
Court Services .....	7,000
VJCCCA Grant .....	216,764
Crater Detention Facility.....	331,515
Regional Jail.....	2,753,122
 Constitutional Offices:	
Clerk of Circuit Court .....	708,504
Commonwealth Attorney.....	1,395,339
Commissioner of Revenue.....	793,993
Sheriff .....	2,542,713
Treasurer .....	778,737
Voter Registrar.....	548,687
Victim Witness.....	189,603
Police Department.....	12,060,396
Fire Department .....	8,150,746
Public Works Department.....	6,655,199
Outside Agencies .....	2,295,369
Operating Transfers .....	20,606,234
Contingency .....	<u>250,000</u>

Total General Fund ..... \$72,183,582

Social Services Fund-012:

Estimated Revenues:

From State Sources ..... \$2,315,410  
 From Federal Sources ..... 3,300,000  
 Transfer from General Fund-011 ..... 1,214,563  
 Total Revenues ..... \$6,829,973

Appropriations:

Administration ..... \$1,220,486  
 Eligibility ..... 5,609,487  
 Total Social Services Fund ..... \$6,829,973

Children's Services Act Fund-015:

Estimated Revenues:

From State Sources ..... \$2,738,000  
 Transfer from General Fund-011 ..... 962,000  
 Total Revenues..... \$3,700,000

Appropriations:

Direct Services ..... 3,700,000  
 Total Children's Services Act Fund..... \$3,700,400

Recreation Fund-035:

Estimated Revenues:

Fees & Charges ..... \$94,900  
 Transfer from General Fund-011 ..... 2,557,912  
 Total Revenues..... \$2,652,812

Appropriations:

Recreation Center Div..... 886,274  
 Community Div ..... 257,774  
 Athletics Div ..... 170,819  
 Seniors Div..... 221,258  
 Pool Div ..... 359,575  
 Parks Div..... 757,112  
 Total Recreation Fund..... \$2,652,812

Marina Fund-039:

Estimated Revenues:	
Rentals.....	<u>\$140,000</u>
Total Revenues.....	\$140,000
Appropriations:	
Operating Expenses .....	<u>140,000</u>
Total Marina Fund .....	\$140,000

Self-Insurance Fund-076:

Estimated Revenues:	
Transfer from General Fund-011 .....	<u>\$600,000</u>
Total Revenues.....	\$600,000
Appropriations:	
Property/Liability Insurance Premiums .....	<u>600,000</u>
Total Self Insurance Fund.....	\$600,000

Cemetery Fund-003:

Estimated Revenues:	
Interest Income.....	\$50,000
Grave Site Sales .....	<u>15,000</u>
Total Revenues.....	\$65,000
Appropriations:	
Operating Supplies.....	20,000
Maintenance Supplies .....	12,500
Grass Cutting .....	30,000
Utilities.....	<u>2,500</u>
Total Cemetery Fund .....	\$65,000

School Operating Fund-014:

Estimated Revenues:	
From State Sources .....	\$50,076,357
From Federal Sources .....	5,888,224
Other Revenues .....	537,483
Transfer from General Fund-011 .....	<u>13,580,000</u>
Total Revenues.....	\$70,082,064
Appropriations:	
Non-Categorical.....	<u>70,082,064</u>
Total School Operating Fund.....	\$70,082,064

School Textbook Fund-056:

Estimated Revenues:	
From State Sources .....	<u>\$534,053</u>
Total Revenues.....	\$534,053
Appropriations:	
Textbook Purchases .....	<u>534,053</u>
Total School Textbook Fund .....	\$534,053

School Cafeteria Fund-057:

Estimated Revenues:	
From State Sources .....	\$70,930
From Federal Sources .....	2,700,000
Other Revenues .....	<u>165,800</u>
Total Revenues.....	\$2,936,730
Appropriations:	
Operating Expenses .....	<u>2,936,730</u>
Total School Cafeteria Fund .....	\$2,936,730

School Bldg./Bus Replacement Fund-063:

Estimated Revenues:	
Other Revenues .....	<u>\$18,455</u>
Total Revenues.....	\$18,455
Appropriations:	
Appropriations .....	<u>18,455</u>
Total School Bldg./Bus Replacement Fund.....	\$18,455

Solid Waste Fund-030:

Estimated Revenues:	
Fees & Charges .....	<u>\$3,991,665</u>
Total Revenues.....	\$3,991,665
Appropriations:	
Curb-Side Pickup .....	3,522,429
Convenience Center .....	<u>469,236</u>
Total Solid Waste Fund .....	\$3,991,665

Sewer Operations Fund-040:

Estimated Revenues:	
Charges for Services .....	<u>\$11,210,811</u>
Total Revenues.....	\$11,210,811

Appropriations:	
Transfer to Sewer Maintenance Fund-041 .....	9,574,440
Transfer to Sewer Bond Fund-043 .....	<u>1,636,371</u>
Total Sewer Operations Fund .....	\$11,210,811

Sewer Maintenance Fund-041:

Estimated Revenues:	
Transfer from Sewer Operations Fund-040 .....	\$9,574,440
Interest Income.....	<u>108,459</u>
Total Revenues.....	\$9,682,899

Appropriations:	
Maintenance & Inspections.....	2,294,444
City Pump Stations .....	6,483,062
Capital .....	<u>905,393</u>
Total Sewer Maintenance Fund .....	\$9,682,899

Sewer Bond Fund-043:

Estimated Revenues:	
Transfer from Sewer Operations Fund-040 .....	<u>\$1,636,371</u>
Total Revenues.....	\$1,636,371

Appropriations:	
Bond Principal .....	720,000
Bond Interest.....	<u>916,371</u>
Total Sewer Bond Fund .....	\$1,636,371

Storm Water Fund #1-048:

Estimated Revenues:	
Storm Water Fees.....	<u>\$1,085,068</u>
Total Revenues.....	\$1,085,068

Appropriations:	
Operating Expenses .....	<u>1,085,068</u>
Total Storm Water Fund #1 .....	\$1,085,068

Storm Water Fund #2-049:

Estimated Revenues:

Storm Water Fees.....	<u>\$10,000</u>
Total Revenues.....	\$10,000

Appropriations:

Operating Expenses .....	<u>10,000</u>
Total Storm Water Fund #2 .....	\$10,000

Hopewell Water Renewal Fund-032:

Estimated Revenues:

Industrial User Charges.....	<u>\$28,511,168</u>
Total Revenues.....	\$28,511,168

Appropriations:

Operating Expenses .....	\$22,026,077
Debt Service.....	325,091
Capital .....	<u>6,160,000</u>
Total Hopewell Water Renewal Fund.....	\$28,511,168

Debt Service Fund-070:

Estimated Revenues:

Food Tax .....	\$2,900,000
Lodging Tax.....	1,300,000
Fund 070 Revenue .....	158,424
Transfer from General Fund-011 .....	<u>1,143,099</u>
Total Revenues.....	\$5,501,523

Appropriations:

Debt Service.....	<u>5,501,523</u>
Total Debt Service Fund .....	\$5,501,523

Capital Projects Fund-071:

Estimated Revenues:

Transfer from General Fund-011 .....	<u>100,000</u>
Total Revenues.....	\$100,000

Appropriations:

Capital Projects to be determined by Council.....	<u>100,000</u>
Total Capital Projects Fund .....	\$100,000

Economic Development Fund-075:

Estimated Revenues:	
Transfer from General Fund-011 .....	<u>\$50,000</u>
Total Revenues.....	\$50,000

Appropriations:	
Operating Expenses .....	<u>50,000</u>
Total Economic Development Fund .....	\$50,000

Healthy Families Fund-090:

Estimated Revenues:	
Donations/Grants .....	\$238,900
Transfer from General Fund-011 .....	398,661
From State Sources .....	<u>547,910</u>
Total Revenues.....	\$1,185,471

Appropriations:	
Operating Expenses .....	<u>1,185,471</u>
Total Healthy Families Fund .....	\$1,185,471

Sec. 2 Constitutional Officers and respective Constitutional Office employees shall receive the position salary approved by the Virginia Compensation Board or granted by the Virginia General Assembly. No Constitutional Officer shall be compensated for any vacation, sick, holiday, jury service, military leave, funeral leave or other paid time-off granted to city employees.

Sec. 3 Appropriations in addition to those contained in the general appropriation resolution may be made by the City Council only if there is available in the fund an unencumbered and unappropriated sum sufficient to meet such appropriation.

Sec. 4 Except as set forth in Sections 7, 14, 16, 17, 18, and 19 the City Manager may, as provided herein, authorize the transfer of any unencumbered balance or portion thereof from one classification of expenditure to another within the same department or appropriation function/category. The City Manager may transfer up to \$100,000 from the unencumbered balance of the appropriation of one appropriation function/category to another appropriation function/category. No more than one transfer may be made for the same item causing the need for a transfer.

Sec. 5 The City Manager may make all necessary fund and expense adjustments for the following items of non-budgetary revenue that may occur during the fiscal year:

- a. Insurance recoveries received for damage to City vehicles or other property for which City funds have been expended to make repairs.
- b. Refunds or reimbursements made to the City for which the City has expended funds directly related to that refund or reimbursement.
- c. Any revenue source not to exceed \$100,000.

Sec. 6 All outstanding encumbrances, both operating and capital, at June 30, 2026 shall be re-appropriated to the 2026-27 fiscal year to the same department and account for which they are encumbered in the previous year.

Sec. 7 At the close of the fiscal year, all unencumbered appropriations lapse for budget items other than Capital Projects, reserves, grants, and donations restricted to specific purposes.

Sec. 8 Appropriations for capital projects will not lapse at the end of the fiscal year but shall remain appropriations until the completion of the projects or until the City Council, by appropriate ordinance or resolution, changes or eliminates the appropriation. The City Manager may approve necessary accounting transfers between capital funds to enable the capital projects to be accounted for in the correct manner. Upon completion of a capital project, staff is authorized to close out the projects and transfer to the funding source any remaining balances. This section applies to all existing appropriations for Capital Projects on June 30, 2026, and appropriations in the 2026-27 budget year. The City Manager may approve construction change orders to contracts up to an increase of \$100,000 and approve all change orders for reductions to contracts.

Sec. 9 The City Manager may authorize the transfer of Sewer Services Capital Projects funds that are 20% or up to \$100,000 of the original project cost, whichever is less, from any Sewer Services Capital Project to any other Sewer Services Capital Project or to the original funding source. Should the actual contract price for a project be significantly (over \$100,000) less than the appropriation, the City Manager may approve transfer of excess funds to the funding source prior to completion of the project.

Sec. 10 The City Manager is hereby authorized and directed to apply for and accept all city eligible grants which require no local match money to receive without further City Council action.

City Manager is further authorized to apply for and accept eligible grants of \$50,000 or less and with up to fifty (50) percent or less of the total dollar grant amount match requirement. City Manager is authorized to use current budget appropriated funds towards any local match required. Any grant application/award greater than \$50,000 must be approved by Council prior to the city administration making application.

The City Manager is hereby authorized to sign and execute all necessary documents for the acceptance of any city grant approved by Council.

Sec. 11 City Council approval of any grant of funds to the City constitutes the appropriation of both the revenue to be received from the grant and the city's expenditure required by the terms of the grant, if any. The appropriation of grant funds will not lapse at the end of the fiscal year, but shall remain appropriated until completion of the project or until Council, by appropriate resolution, changes or eliminates the appropriation.

The City Manager may reduce any grant expenditure to the level approved by the granting agency during the fiscal year. The City Manager may approve necessary accounting transfers between accounts to enable the grant to be accounted for in the correct manner. Upon completion of a grant project, staff is authorized to close out the grant and transfer back to the funding source any unspent remaining balances. This applies to appropriations for grants outstanding on June 30, 2026, and appropriations in the 2026-27 budget year.

Sec. 12 The City Manager may account for and utilize both revenue and expenditure for donations made by citizens or citizen groups in support of city programs. Any remaining unencumbered balance of a restricted donation at the end of the fiscal year will be re-appropriated into the subsequent fiscal year for the same purpose.

Sec. 13 The City Manager may reduce revenue and expenditure related to programs funded all or in part by the Commonwealth of Virginia and/or the federal government to the level approved by the responsible state or federal agency.

Sec. 14 The City Manager is authorized to make transfers to the various funds for which there are transfers budgeted. The City Manager shall transfer funds only as needed up to amounts budgeted, or in accordance with any existing bond resolutions that specify the manner in which transfers are to be made.

Sec. 15 The City Treasurer may advance monies to and from the various funds of the City to allow maximum cash flow efficiency. The advances must not violate city bond covenants or other legal restrictions that would prohibit an advance.

Sec. 16 The City Manager is authorized to make expenditures from Trust & Agency Funds for the specified reasons for which the funds were established. In no case shall the expenditure exceed the available balance in the fund.

Sec. 17 The City Manager may utilize revenues and increase expenditures for funds received by the City from asset forfeitures for operating expenditures directly related to drug enforcement. This applies to funds currently on hand on June 30, 2026, and all funds received in the 2026-27 budget year, shall not lapse but be carried forward into the next fiscal year.

Sec. 18 After completion of all necessary audit transactions for the General Fund, the City Manager may reallocate appropriations and/or authorize transfers of existing appropriation on June 30 as follows:

a. Subsequent to all audit adjustments and the ending general fund balance is maintained at maximum of 10% of general fund expenditures, transfer all available current year operation funds to the unassigned fund balance of the Capital Projects Fund for future capital projects.

b. At year-end, any budgeted Fire Department appropriations in excess of actual expenditures for the year shall be transferred to a reserve account for future fire equipment purchases. This applies to funds on hand on June 30, 2026, and all funds received in the 2026-27 budget year.

Sec. 19 The City Manager is authorized to reallocate funding sources for Capital Projects, arbitrage rebates/penalties, and debt services payments and to utilize bond interest earning to minimize arbitrage rebates/penalties. This authority would include the transfers among funds to accomplish such reallocation. Budgets for specific Capital Projects will not be increased beyond the level authorized by sections 4 and 5. This applies to funds currently on hand in on June 30, 2026, and all funds received in the FY 2026-27 budget year.

Sec. 20 The City Manager is authorized to transfer among appropriation categories any amount of funds associated with implementation of the VJCCA Grant to record transactions.

Sec. 21 The City Manager is authorized to transfer among appropriation categories any amount of monies associated with implementation of the Children's Services Act for at-risk youth and families, but the local city match appropriation shall be reduced to the amount required to match the original state approved budget. Any supplemental budget request for funding shall be presented to Council for appropriation.

Sec. 22 The City Manager is authorized, upon approval of Council, to transfer among appropriation categories any amount of monies associated with implementation of the Department of Social Services budget for services, but the local city match appropriation shall be reduced to the amount required to match the original state approved budget. Any supplemental budget request for funding shall be presented to city council for appropriation.

Sec. 23 Effective upon adoption of this resolution, the City Manager is authorized to approve transfers within operating funds as long as total net spending is not exceeded, and all transfer activity is to be reported to Council on a monthly basis.

The City Manager is authorized, only upon the approval of Council, to transfer between funds, from the unassigned fund balance or the “rainy day fund”, should fiscal conditions or circumstances prescribe that the transfer is required. The transfer amount must not result in a deficit balance in the Fund from which the transfer is being made.

Sec. 24 The City Manager is hereby authorized, upon approval of Council, to reassign or reallocate any full-time authorized position within the authorized fund complement of positions to a lower or higher grade after the City Classification and Compensation Study Committee has approved the job evaluation and made its recommendation to the City Manager. This authority is not to be construed as giving the City Manager authority to create or increase the authorized full-time City work force. Council reserves to itself the authority to increase or decrease the authorized full-time employee positions.

Sec. 25 Effective July 1, 2026, the following will be the City share of health care cost from The Local Choice (Anthem):

**Medical, Dental, and Vision Insurance (Bundled) - The Local Choice (TLC) – Anthem**

<b>High Deductible Health Plan (HDHP) with HSA*</b>	<b>Employee Share (per pay)</b>	<b>Employee Share (per month)</b>	<b>City Share (per month)</b>	<b>Total Premium (per month)</b>
Employee Only	\$46.18	\$92.37	\$695.63	\$788.00
Employee + Spouse	\$130.80	\$261.60	\$1,197.40	\$1,459.00
Employee + Child	\$108.06	\$216.13	\$1,242.87	\$1,459.00
Employee + Children	\$108.08	\$216.17	\$1,911.83	\$2,128.00
Employee + Family	\$216.16	\$432.33	\$1,695.67	\$2,128.00
<b>Key Advantage 1000</b>	<b>Employee Share</b>	<b>Employee Share</b>	<b>City Share</b>	<b>Total Premium</b>
Employee Only	\$53.45	\$106.89	\$830.11	\$937.00
Employee + Spouse	\$156.48	\$312.96	\$1,419.04	\$1,732.00
Employee + Child	\$126.82	\$253.65	\$1,478.35	\$1,732.00
Employee + Children	\$126.80	\$253.59	\$2,274.41	\$2,528.00
Employee + Family	\$262.29	\$524.58	\$2,003.42	\$2,528.00
<b>Key Advantage 500</b>	<b>Employee Share</b>	<b>Employee Share</b>	<b>City Share</b>	<b>Total Premium</b>
Employee Only	\$59.28	\$118.56	\$860.44	\$979.00
Employee + Spouse	\$177.49	\$354.99	\$1,455.01	\$1,810.00
Employee + Child	\$141.91	\$283.82	\$1,526.18	\$1,810.00
Employee + Children	\$141.99	\$283.98	\$2,358.02	\$2,642.00
Employee + Family	\$300.60	\$601.19	\$2,040.81	\$2,642.00

\*City of Hopewell’s Health Savings Account (HSA) contribution (24 pays): \$1,400 individual or \$2,700 family  
Please note the rates above may be reduced by \$30 or \$15 per month based on achieving one of our two wellness incentives.

Sec. 26 Council authorizes and directs that the City shall only pay such amount equal to the City contribution share of the premium cost as authorized in Sec. 26, above, and any additional insurance coverage costs selected by employee shall be paid by employee by payroll deduction in the month prior to the premium due date.

For any employee electing to enroll in the HSA plan of record, the city shall contribute the sum of \$1,400.00 for single coverage and \$2,700.00 for family coverage, to be paid monthly into employee HSA account, to include employee and child or employee and spouse, to be paid the second pay period of each month on the basis of 24 pays per year. If employee is hired before 15th of the month credit for that month is given, after 15th of month credit and contribution payments shall begin the following month, to the employee HSA established at the city bank of record for HSA accounts

Sec. 27 City Council authorizes and directs the employee contribution share (5%) of VRS pension contribution rate to be paid by all employees as of July 1, 2026. Employee share of VRS pension contribution shall be deducted on a bi-weekly basis on the basis of 24 pays per year. Contribution will be effective for the month in which it is deducted. Prior to the 15th of the month, credit shall be given for the month and the monthly employee contribution shall be deducted. After the 15th of the month VRS deduction and credit shall begin 1st day the following month. Elected Constitutional Officers shall pay the VRS 5% employee contribution on the same basis as city employees.

Sec. 28 City Council authorizes the VRS retirement multiplier for Hopewell Public Safety positions to change from 1.7% to 1.85%.

--0000--

I, Johnny Partin, Mayor of the City of Hopewell, Virginia, do certify that the foregoing is a true and correct copy of a resolution of the City duly adopted on the 26<sup>th</sup> day of May 2026.

Given under my hand and the Corporate Seal of the City of Hopewell, Virginia, this 26<sup>th</sup> day of May 2026.

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

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

Resolution No: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sade Allen, City Clerk  
City of Hopewell

R-2



# CITY OF HOPEWELL CITY COUNCIL ACTION FORM

**Strategic Operating Plan Vision Theme:**

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

**Order of Business:**

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

**Action:**

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

**COUNCIL AGENDA ITEM TITLE:** Public Hearing (1<sup>st</sup> Reading) regarding a Conditional Use Permit request from Ross Bauschatz, agent for the owner, to construct a residential duplex on nonconforming Parcel #073-0835 in the R-3 Residential High-Density District located on Dublin St.

**ISSUE:** City Zoning Ordinance allows for the construction of duplex dwellings in the R-3 District with the approval of a CUP. Conditions of approval can be set.

**RECOMMENDATION:** Staff and Planning Commission recommend approval of the CUP request with conditions.

**TIMING:** Staff requests action on either the 1<sup>st</sup> or 2<sup>nd</sup> reading.

**BACKGROUND:** This CUP application was presented at a Planning Commission public hearing held on April 2, 2026. Planning Commission recommends approval (3-0) with staff's recommended conditions.

**ENCLOSED DOCUMENTS:** CUP application and supporting documents, staff report

**STAFF:** Christopher Ward, Director of Development

**FOR IN MEETING USE ONLY**

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

**SUMMARY:**

- | Y                        | N                        |                                   | Y                        | N                        |                                   |
|--------------------------|--------------------------|-----------------------------------|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Vice Mayor Rita Joyner, Ward #1   | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5     |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Malik Wheat, Ward #6    |
| <input type="checkbox"/> | <input type="checkbox"/> | Mayor John B. Partin, Ward #3     | <input type="checkbox"/> | <input type="checkbox"/> | Councilor Lovena Rapole., Ward #7 |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4   |                          |                          |                                   |

# Roll Call

---

**SUMMARY:**

- | Y                        | N                        |                                   |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Vice Mayor Rita Joyner, Ward #1   |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Michael Harris, Ward #2 |
| <input type="checkbox"/> | <input type="checkbox"/> | Mayor John B. Partin, Ward #3     |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Ronnie Ellis, Ward #4   |

- | Y                        | N                        |                                   |
|--------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Susan Daye, Ward #5     |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Malik Wheat, Ward #6    |
| <input type="checkbox"/> | <input type="checkbox"/> | Councilor Lovena Rapole., Ward #7 |



Ross Bauschatz  
The PMT Group  
119 Watercress Ct  
Colonial Heights, Va. 23834

March 5, 2026

Christopher Ward  
City of Hopewell  
Director of Planning and Development  
300 N Main St  
Hopewell, Va. 23860

Dear Mr Ward,

Please accept this project narrative as required to submit a conditional use permit for Parcel # 0730835. I am requesting a deviation from the square footage requirement regarding the lot size as discussed in our meeting. The requested dwelling will fit in nicely in the neighborhood and and enhance the neighborhood by bringing in new construction property where a variety of older homes exist. This will rent at market rent.

Requested finishes and colors as follows:

The duplex will have a brick front porch with a brick foundation. It will have vinyl siding in a neutral earth tone to match / accommodate the surrounding homes. I havent identified the exact color yet however. It will have a dimensional asphalt shingle dimensional roof with 30 year shingles and the windows will be white vinyl tilt in windows.

I appreciate your consideration in this project.

Respectfully,

R.A.Bauschatz, Builder



# City of Hopewell

APPLICATION # 20260156  
(Completed by City Staff)

Planning & Development · 300 N. Main Street, Hopewell, VA 23860 · 804-541-2220

## SPECIAL/LIMITED POWER OF ATTORNEY LAND USE APPLICATION

### KNOW ALL BY THESE PRESENTS:

1. That I Anthony R, Bennett am the owner of the property described by the Tax ID  
Print Property Owner Name  
number(s) below, and I am authorized to take the action indicated herein and sign this Special Limited  
Power of Attorney:  
0730835

### NOTES:

(A) IN CASE WHERE THE APPLICANT IS NOT THE SOLE PROPERTY OWNER, THE APPLICANT MUST OBTAIN POWER OF ATTORNEY FROM THE OTHER PROPERTY OWNER(S) EVEN IF AN AGENT IS TO REPRESENT THE APPLICATION.

(B) IF AN AGENT IS TO REPRESENT THE CASE AND SIGN ALL DOCUMENTS, THE AGENT MUST ALSO OBTAIN POWER OF ATTORNEY FROM THE PROPERTY OWNER(S).

2. I do hereby make, constitute and appoint:

Name: Ross Bauschatz

OR

Name: \_\_\_\_\_

to act as my/our true and lawful attorney-in-fact for and in my name, place and stead with full power and authority I would have if acting personally to seek rezoning, conditional use, street/alley vacation, zoning ordinance amendment, modification to development standards, special exception, variance, site plan, subdivision, and/or substantial accord determination and to complete a zoning disclosure affidavit and to set forth and offer such legally acceptable voluntarily proffered conditions including any additions, amendments, modifications or deletions thereto that in their discretion are deemed reasonable, appropriate and necessary except as follows:

N/A

3. This special limited power of attorney shall expire upon final action or withdrawal of the application to which this form applies.

(NOTE: EACH PROPER OWNER MUST SIGN AND HAVE THE SIGNATURE NOTARIZED.)

4. WITNESS the following signature:

Print: Anthony R. Bennett  
Property Owner Name

*Anthony R. Bennett*  
Property Owner Signature

STATE OF Virginia

COUNTY CITY OF Hopewell to-wit:

This 10 day of March, 2026 personally appeared before me,  
Anthony R. Bennett, a Notary Public in and for the County/City and State aforesaid, and swore or affirmed that the matters state in the foregoing Zoning Disclosure Affidavit are true to the best of his knowledge and belief.

Given under my hand this 10<sup>th</sup> day of March, 2026.

*Kimberly Kinker*  
Notary Public



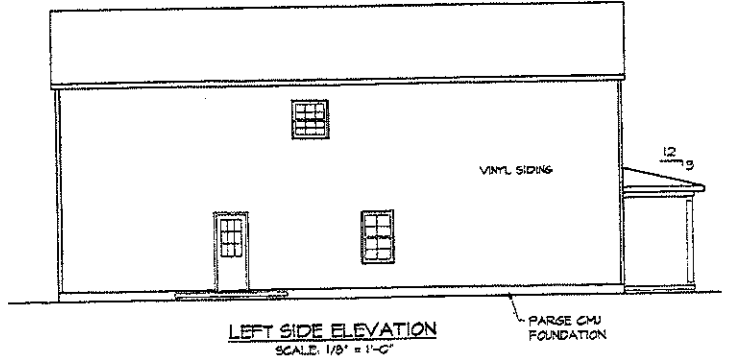
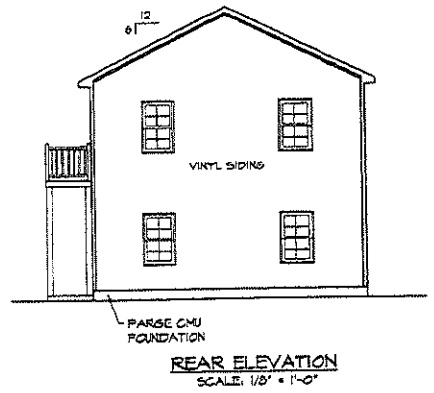
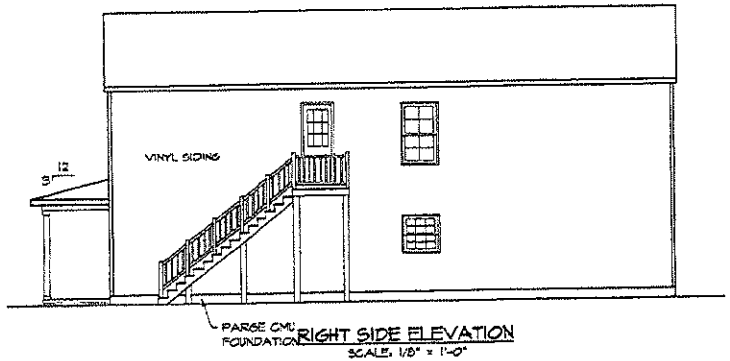
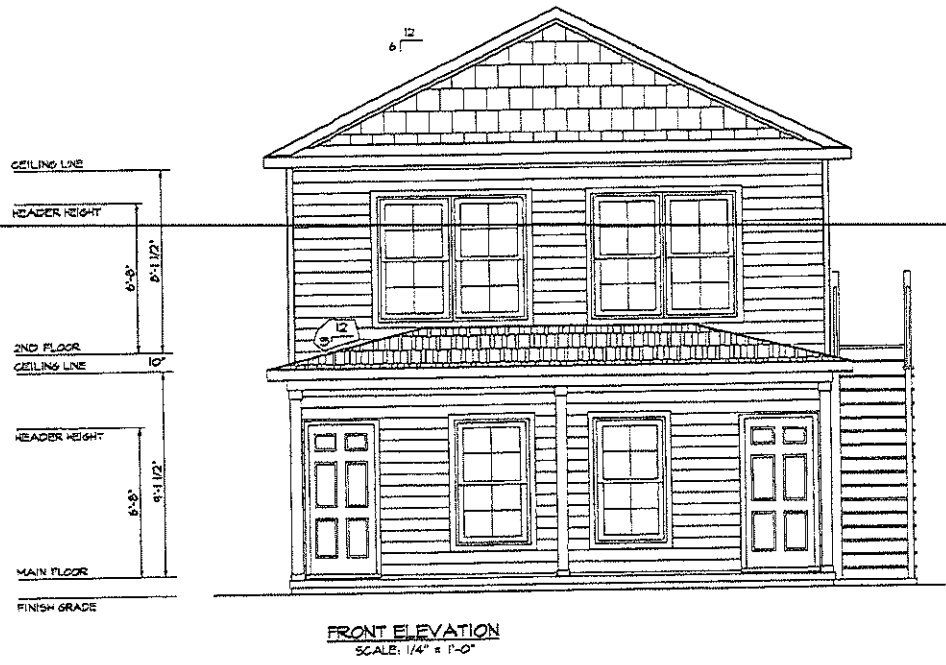
My Commission Expires: 8-31-2026 Notary's Registration Number: 318565

SHEET NO.  
1 OF 4

SCALE  
as noted

DRAWN BY  
FDS

DATE  
1-25-2026

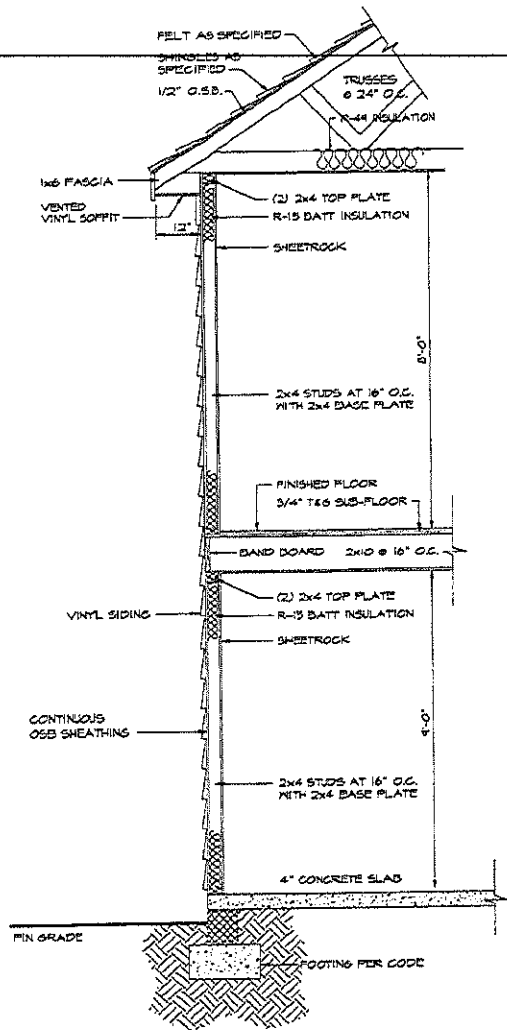


professional  
drafting  
services, LLC  
8421 NORTH GARZER LANE  
NOVAHNS, VA 24014  
(840) 682-8840  
DRAWN BY - K.B. DALDGE

DUPLEX - OLD IRON ROAD  
ELEVATIONS

2026

804-283-0452  
THE PIVT GROUP LLC



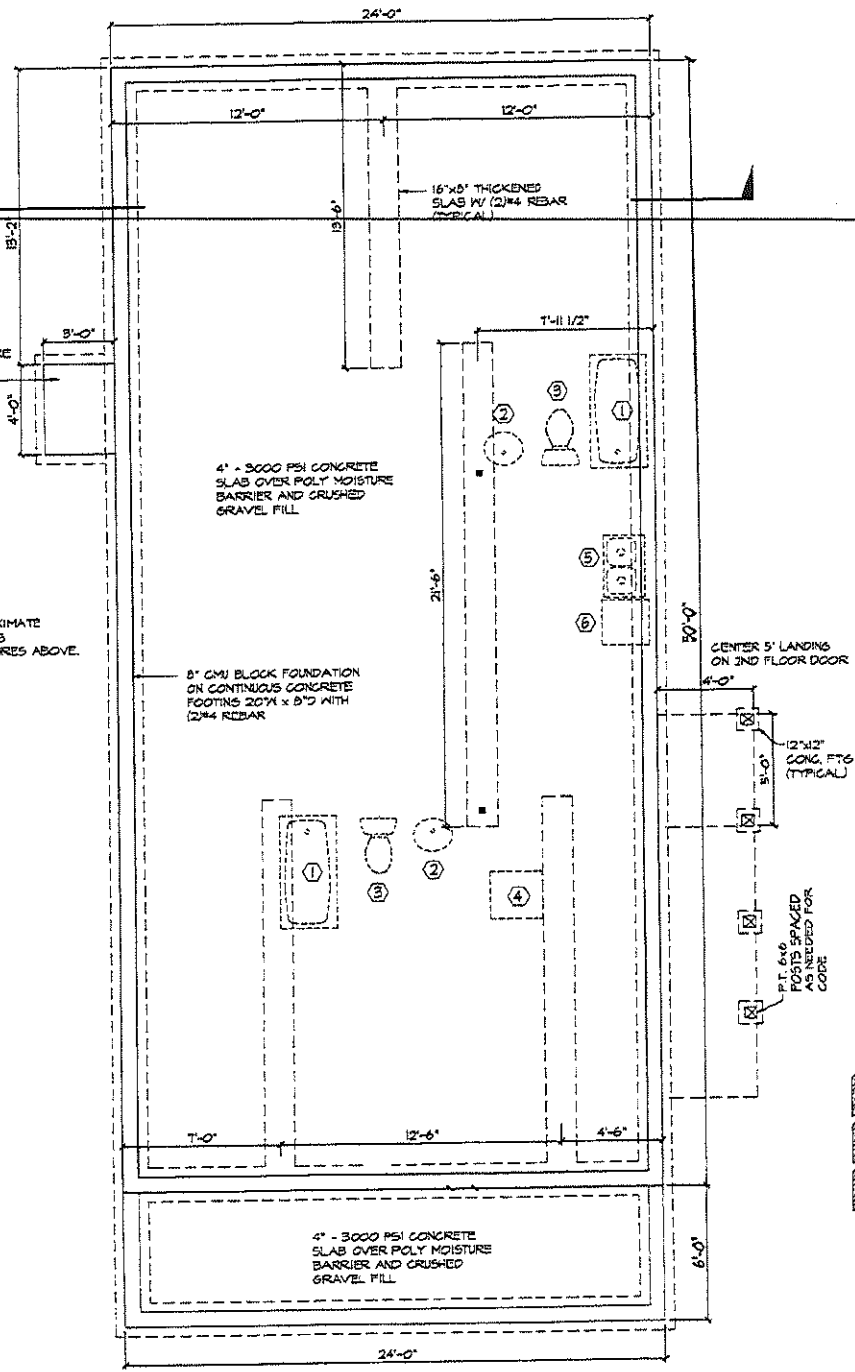
- NOTE:  
DASHED LINES INDICATE APPROXIMATE LOCATION OF PLUMBING FIXTURES POUR SLAB ALLOWING FOR FIXTURES ABOVE.
- ① TUB/SHOWER
  - ② VANITY SINK
  - ③ TOILET
  - ④ WASHER
  - ⑤ KITCHEN SINK
  - ⑥ DISHWASHER

4" - 3000 PSI CONCRETE SLAB OVER POLY MOISTURE BARRIER AND CRUSHED GRAVEL FILL

4" - 3000 PSI CONCRETE SLAB OVER POLY MOISTURE BARRIER AND CRUSHED GRAVEL FILL

8" CMU BLOCK FOUNDATION ON CONTINUOUS CONCRETE FOOTING 20"x 8" WITH (2) 4 REBAR

4" - 3000 PSI CONCRETE SLAB OVER POLY MOISTURE BARRIER AND CRUSHED GRAVEL FILL



NOTE  
PARGE FOUNDATION WALLS

FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

BEAM/HEADER SIZES PROVIDED BY: BUILDERS FIRST SOURCE  
 ALL STRUCTURAL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.  
 VERIFICATION OF BEAM SIZES FROM LUMBERYARD SUPPLIER OR A  
 STRUCTURAL ENGINEER RECOMMENDED.

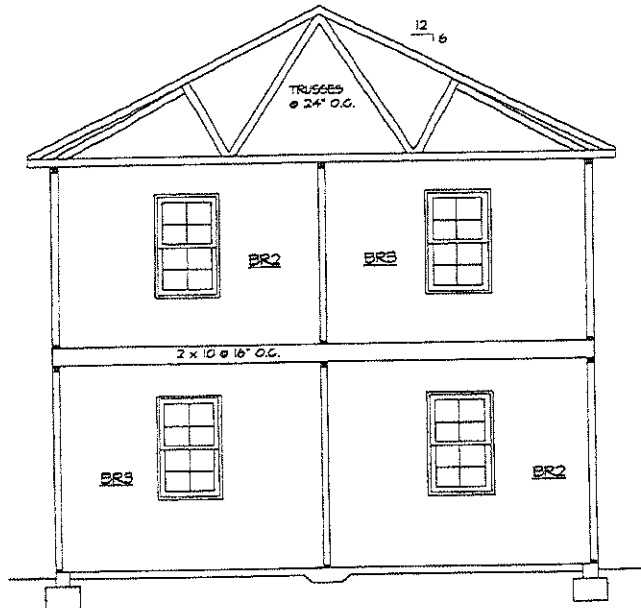
ALL HEADERS ARE AS FOLLOWS:  
 (UNLESS OTHERWISE NOTED)

- UNDER 45' — (2) 2x6
  - 45' TO 60' — (2) 2x10
  - 60' TO 72' — (2) 2x12
- FOR ALL BEARING WALLS

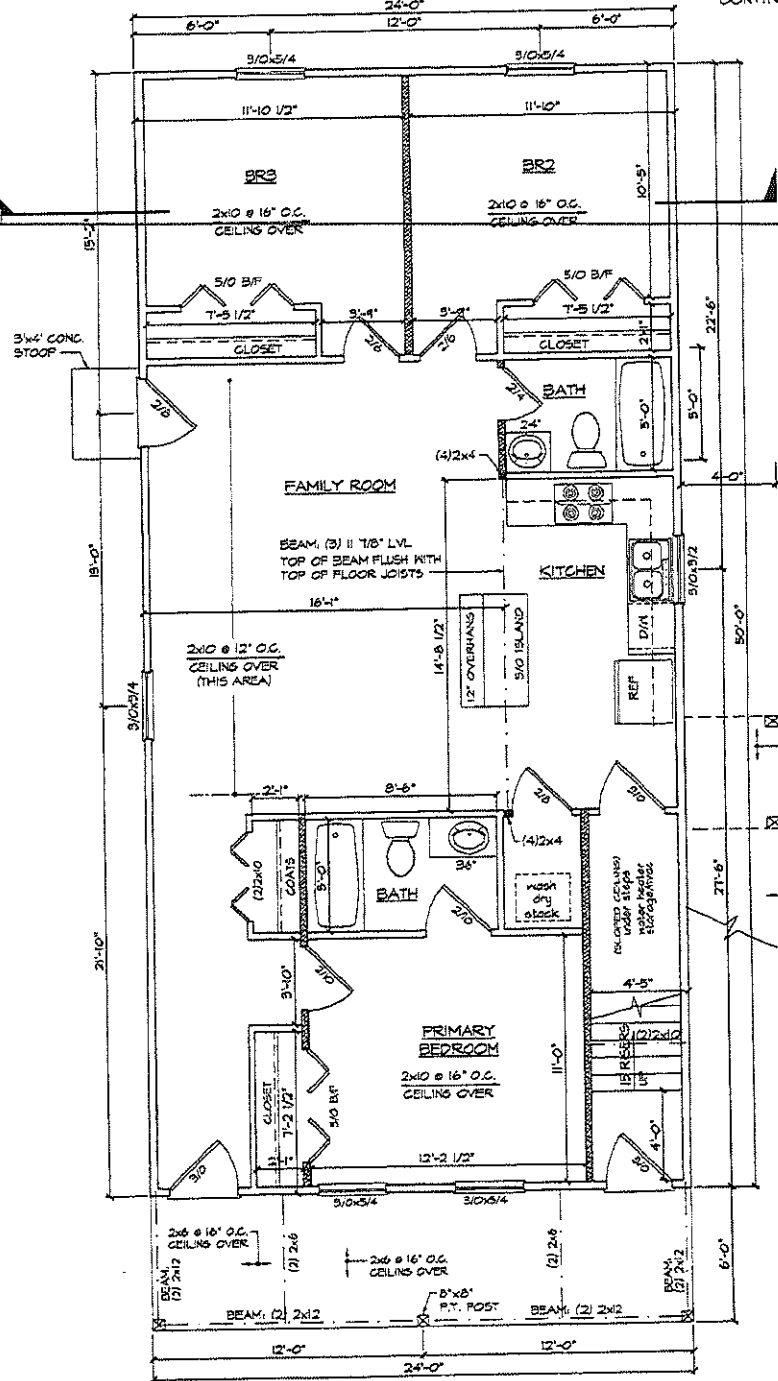
**NOTES:**

ALL DIMENSIONAL LUMBER SPECIES IS AS FOLLOWS  
 (UNLESS OTHERWISE NOTED):

- 2 x 4 STUDS WILL BE #2 SPF (SPRUCE PINE FUR)
- 2 x 6, 2 x 8 OR 2 x 10 RAFTERS WILL BE #2 SYP (SOUTHERN YELLOW PINE)
- ALL LVL E-VALUES 1.2



**SECTION "A"**  
 SCALE: 1/4" = 1'-0"



**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

HATCHING INDICATES  
 BEARING WALLS

BWF METHOD  
 CONTINUOUS SHEATHING

SHEET NO.	3 OF 4
SCALE:	as noted
DRAWN BY:	PDS
DATE:	1-23-2026

professional  
 drafting  
 services, LLC  
 5014 GARDNER LANE  
 ROANOKE VA 24061  
 (804) 883-5549  
 DRAWN BY - K.B. DELONG

**DUPLEX - OLD IRON ROAD**  
 FIRST FLOOR PLAN  
 SECTION "A"

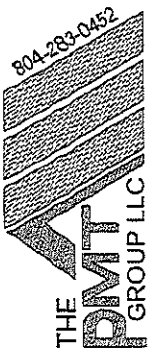
2026

804-283-0452  
**PMT**  
 GROUP LLC

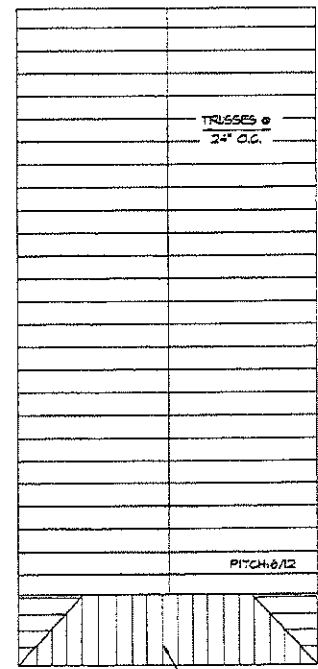
professional  
drafting  
services, LLC  
5423 NORTH GARDEN LANE  
HOUSTON, TX 77049  
(832) 687-8940  
DRAWN BY: K.B. DILLON

DUPLEX - OLD IRON ROAD  
SECOND FLOOR PLAN  
ROOF FRAMING PLAN

2026



SEE MANUFACTURERS TRUSS  
DRAWINGS FOR ADDITIONAL  
INFORMATION.

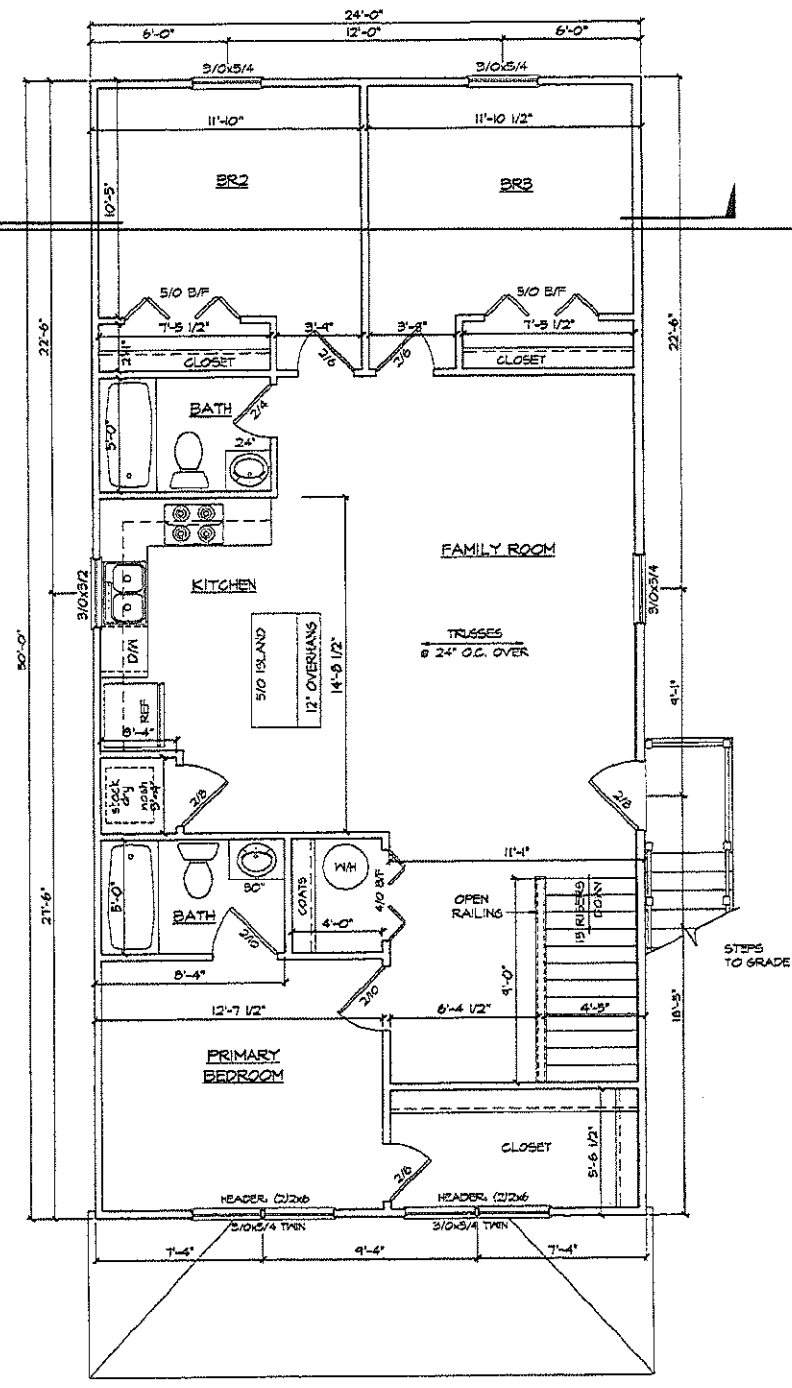


ROOF FRAMING PLAN  
SCALE: 1/8" = 1'-0"

THE DRAWINGS ARE DIAGRAMMATIC, INTENDING TO OUTLINE GENERAL DESIGN REQUIREMENTS ONLY AND NOT INTENDED TO BE COMPLETE IN ALL DETAILS. SPECIFIC IMPLEMENTATION OF THE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PROFESSIONAL DRAFTING SERVICES, LLC, PROVIDES DRAFTING SERVICES ONLY. WE DO NOT REPRESENT OURSELVES AS ARCHITECTS OR STRUCTURAL ENGINEERS. IT IS RECOMMENDED THAT THESE PLANS BE REVIEWED BY A STRUCTURAL ENGINEER, ARCHITECT OR LOCAL BUILDING OFFICIAL. ANY STRUCTURAL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

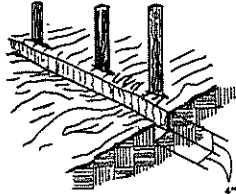
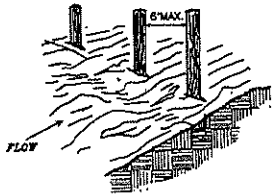
PROFESSIONAL DRAFTING SERVICES IS NOT RESPONSIBLE FOR ANY CHANGES MADE BY THE HOMEOWNER OR THE CONTRACTOR AFTER THE BUILDING PERMIT IS APPROVED. ANY STRUCTURAL DEVIATIONS FROM THESE ORIGINAL PLANS ARE THE RESPONSIBILITY OF THE LUMBERYARD TO MAKE SURE PROPER BEAMS AND STRUCTURAL ELEMENTS ARE SIZED AND LOCATED CORRECTLY.



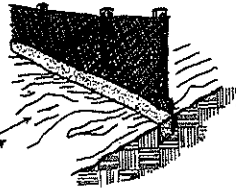
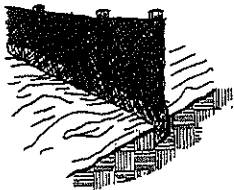
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

### CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

1. SET THE STAKES.
2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.

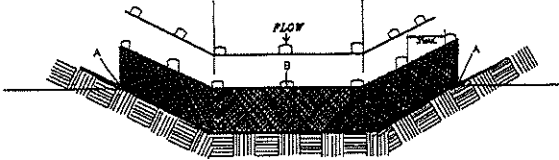


STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

SHEET FLOW INSTALLATION  
(PERSPECTIVE VIEW)

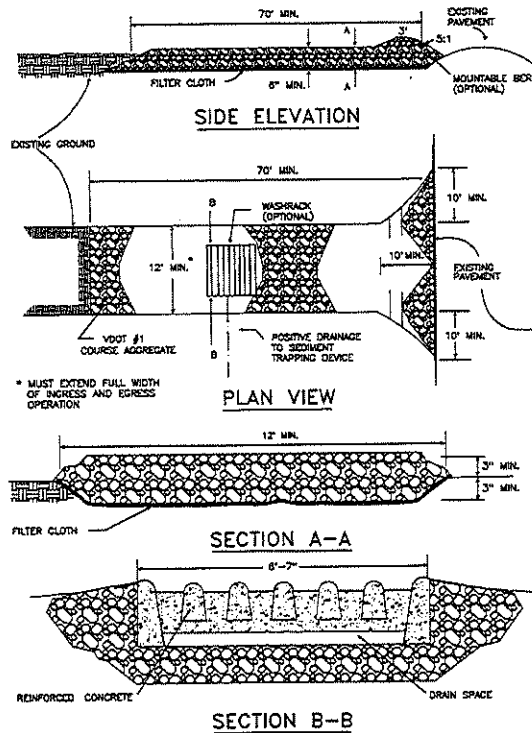


POINTS A SHOULD BE HIGHER THAN POINT B.

DRAINAGEWAY INSTALLATION  
(FRONT ELEVATION)

(SF)

### STONE CONSTRUCTION ENTRANCE



\* MUST EXTEND FULL WIDTH OF BAGGESS AND EGRESS OPERATION

Plate 3.02-1

### Erosion & Sediment Control Notes:

1. Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook (3rd edition, 1992).
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3. Permanent or temporary soil stabilization shall be applied to denuded areas within 7 days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within 7 days to denuded areas that may not be at final grade but will remain dormant (undisturbed) for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year. Soil stabilization measures include vegetative establishment, mulching and the early application of gravel base material on areas to be paved.
4. All erosion and sediment control measures are to be placed prior to or as the first step in land disturbance.
5. The Contractor shall inspect all erosion control measures periodically and after each runoff producing rainfall event. Any necessary repairs to maintain the effectiveness of the erosion control devices and cleanup of sedimentation are the responsibility of the Contractor and shall be made immediately.
6. The Contractor shall limit site access by construction vehicles to entrances designated as construction entrance and protected by stone. Sediment shall be removed from paved areas on a daily basis.
7. Stock piles of soil and other erodible materials shall be stabilized or protected with sediment trapping measures. The Contractor is responsible for the temporary protection and permanent stabilization for stockpiles on site as well as for materials transported from the project site.
8. The Contractor shall monitor and take precautions to control dust including (but not limited to) use of water, mulch, or chemical dust adhesives and control of construction site traffic.
9. The contractor is responsible for installation and maintenance of any additional control measures necessary to prevent erosion and sedimentation as determined necessary by the plan approving authority.
10. Temporary erosion and sediment control measures are not to be removed until all disturbed areas are stabilized. After stabilization is complete, all measures shall be removed within 30 days. Trapped sediment shall be spread and seeded.

Adapted from Installation of Stone and Fabric Filter Barriers for Sediment Control, VA. DSWC 1 and Ryan

PLATE 3.05-2

SOURCE: ADAPTED from 1985 Maryland Standards for Soil Erosion and Sediment Control and Va. DSWC

### Permanent Seeding and Mulching Notes:

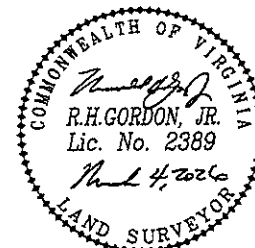
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2. All seeded areas shall be first, top dressed with top soil and amended with pulverized agricultural limestone @ 2 tons per acre (80# per 1,000 sf) and 10-10-10 fertilizer @ 1/2 ton per acre (25# per 1,000 sf).
3. After seeding the soil shall be worked to cover seeds with a layer of soil. All seeded areas shall then be mulched with straw or hay @ 2 tons per acre (70 to 90# per 1,000 square feet).
4. Slopes 4:1 and steeper shall be stabilized with netting, such as "Tensar Radis", secured over the mulch with wire staples.
5. Ditches and swales shall be stabilized with erosion blankets / matting such as "Excelsior" fabric or "Jute" mesh per VDOT's EC-2 Standard.
6. Contractor is responsible for obtaining a good stand of grass. If rill, gully or channel erosion occurs, Contractor shall be responsible for repairing same.
7. Contractor shall add organic matter to topsoil as needed to enhance re-vegetation.

PLAT SHOWING A PROPOSED HOUSE  
LOCATION ON LOTS 13 & 14, BLOCK 27,  
VIRGINIA HEIGHTS SUBDIVISION  
FOR ROSS BAUSCHATZ  
IN THE CITY OF  
HOPEWELL, VIRGINIA

SCALE 1"=30' DATE: MARCH 4, 2026

RONALD H. GORDON & ASSOCIATES, LLC.  
LAND SURVEYORS  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23841  
(804)469-3251

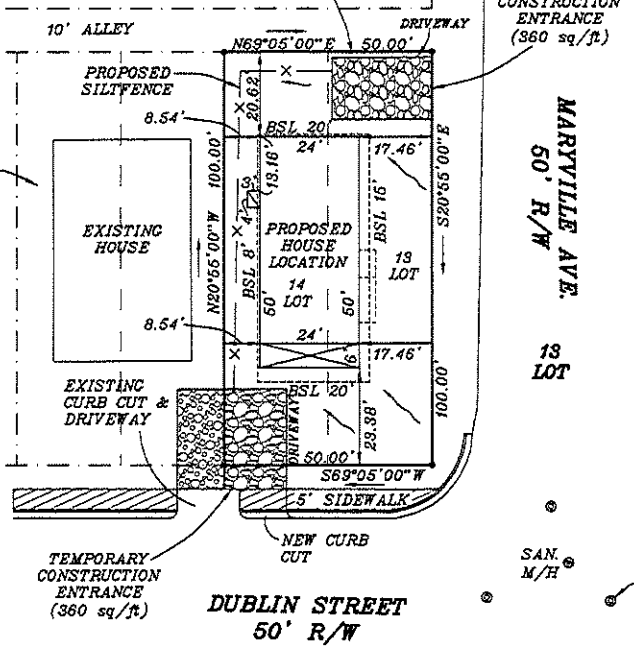
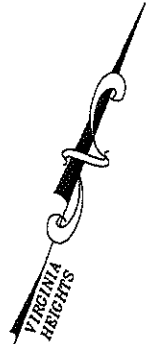
SHEET 2 OF 2 F.B. FILE FILE: 26-BAUSCHATZ, ROSS  
(PHL DUBLIN ST)



This plat is made without the benefit of a title binder and therefore is subject to any easements or other pertinent facts of record in prior claim of title to the extent they may lawfully apply to the property herewith surveyed.

LOTS 13 & 14  
BLOCK 27  
5,000 Sq/Ft  
PARCEL# 0790835

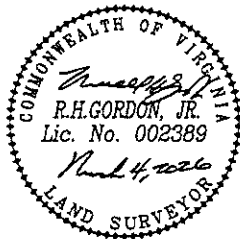
LOTS 15 & 16  
BLOCK 27  
VIRGINIA HEIGHT  
SUBDIVISION  
PARCEL# 0790840



**NOTES:**

1. THIS PROPERTY IS IN ZONE "X" AS PER FIRM COMMUNITY PANEL# 5100800016E, EFFECTIVE 12-15-2022.
2. SILTFENCE IS TO BE PLACED ON THE DOWNHILL SIDE OF LAND DISTURBANCE.
3. FRONT BUILDING SETBACK IS 20'. SIDE BUILDING SETBACK IS 8' REAR BUILDING SETBACK IS 15'.
4. PERMANENT DRIVEWAYS TO BE CONSTRUCTED OF ASPHALT OR CONCRETE AND INSTALLED IN ACCORDANCE WITH THE CITY DRIVEWAY POLICY. ALL REQUIRED NOTES ARE HEREBY INCORPORATED BY REFERENCE. (SEE DRIVEWAY POLICY ATTACHED)
5. WATER AND SEWER TO BE INSTALLED AT DEVELOPER'S EXPENSE ACCORDING TO VA AMERICAN WATER AND HOPEWELL RENEWAL REQUIREMENTS.
6. IMPERVIOUS AREA IN EACH HOUSE, PORCHES AND DRIVEWAY IS 2064 s.f., WHICH IS 41% OF THE TOTAL SQUARE FOOTAGE AREA IN THE PARCEL.
7. EXISTING ZONING IS R-3, HIGH DENSITY.
8. RODS FOUND OR SET AT ALL CORNERS.
9. CONTRACTOR IS TO CREATE POSITIVE DRAINAGE AWAY FROM THE HOUSE BY RAISING THE FINISHED GRADE BY 0.5'.

I hereby certify that this boundary survey to the best of my knowledge and belief is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



**PLAT SHOWING A PROPOSED HOUSE LOCATION ON LOTS 13 & 14, BLOCK 27, VIRGINIA HEIGHTS SUBDIVISION FOR ROSS BAUSCHATZ IN THE CITY OF HOPEWELL, VIRGINIA**

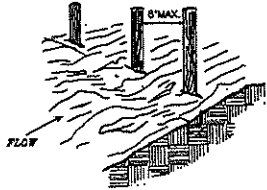
SCALE 1"=30' DATE: MARCH 4, 2026

RONALD H. GORDON & ASSOCIATES, LLC.  
LAND SURVEYORS  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23841  
(804)469-3251

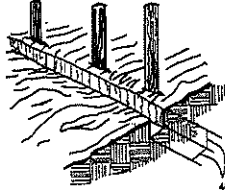
SHEET 1 OF 2 F.B. FILE FILE: 26-BAUSCHATZ, ROSS (PHL DUBLIN ST)

### CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

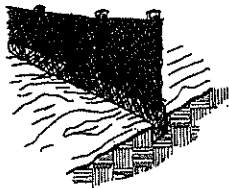
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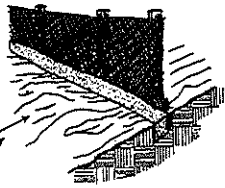
2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



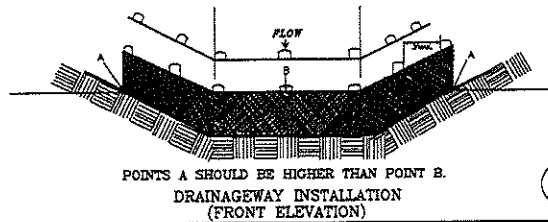
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

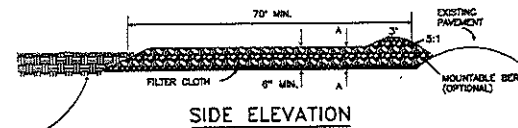


SHEET FLOW INSTALLATION  
(PERSPECTIVE VIEW)

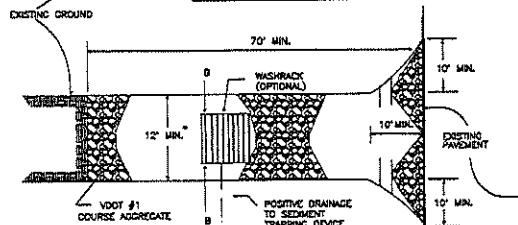


(SF)

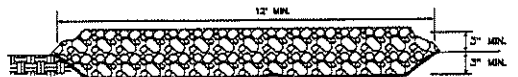
### STONE CONSTRUCTION ENTRANCE



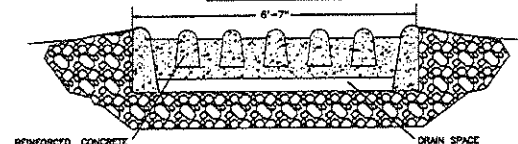
SIDE ELEVATION



PLAN VIEW



SECTION A-A



SECTION B-B

(CE)

SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA, DSWC Wood and Wynn.

PLATE 3.05-2

SOURCE: ADAPTED FROM 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC

Plate 3.02-1

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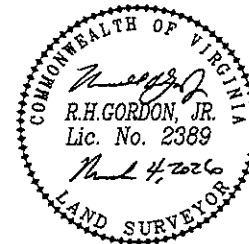
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PLAT SHOWING A PROPOSED HOUSE  
LOCATION ON LOTS 13 & 14, BLOCK 27,  
VIRGINIA HEIGHTS SUBDIVISION  
FOR ROSS BAUSCHATZ  
IN THE CITY OF  
HOPEWELL, VIRGINIA

SCALE 1"=30' DATE: MARCH 4, 2026

RONALD H. GORDON & ASSOCIATES, LLC.  
LAND SURVEYORS  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23841  
(804)469-3251

SHEET 2 OF 2 F.B. FILE FILE: 26-BAUSCHATZ, ROSS  
(PHL DUBLIN ST)



This plat is made without the benefit of a title binder and therefore is subject to any easements or other pertinent facts of record in prior claim of title to the extent they may lawfully apply to the property herewith surveyed.

**LOTS 13 & 14  
BLOCK 27  
5,000 Sq/Ft  
PARCEL# 0730835**

SAN.  
M/H

TEMPORARY  
CONSTRUCTION  
ENTRANCE  
(360 sq./ft.)

MARYVILLE AVE.  
60' R/W  
13  
LOT

SAN.  
M/H

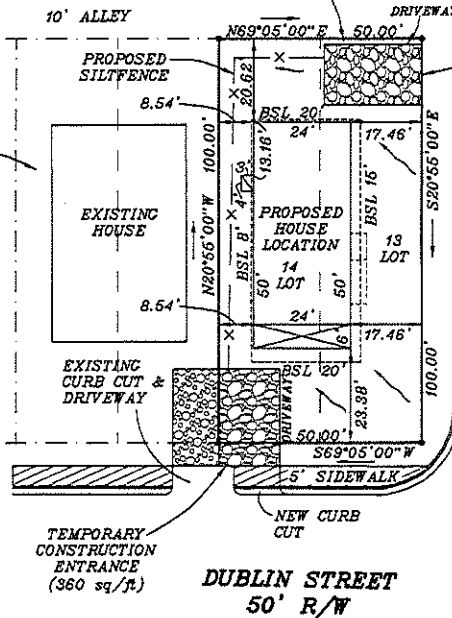
WATER  
VALVE  
(TYP.)

**NOTES:**

1. THIS PROPERTY IS IN ZONE "X" AS PER FIRM COMMUNITY PANEL# 51008000016E, EFFECTIVE 12-15-2022.
2. SILTFENCE IS TO BE PLACED ON THE DOWNHILL SIDE OF LAND DISTURBANCE.
3. FRONT BUILDING SETBACK IS 20'. SIDE BUILDING SETBACK IS 8' REAR BUILDING SETBACK IS 15'.
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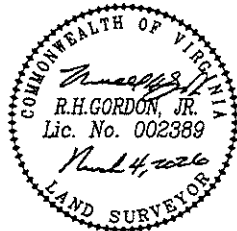


LOTS 15 & 16  
BLOCK 27  
VIRGINIA HEIGHT  
SUBDIVISION  
PARCEL# 0730840



I hereby certify that this boundary survey to the best of my knowledge and belief is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.

*Ronald H. Gordon*



**PLAT SHOWING A PROPOSED HOUSE  
LOCATION ON LOTS 13 & 14, BLOCK 27,  
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FOR ROSS BAUSCHATZ  
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SCALE 1"=30' DATE: MARCH 4, 2026

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LAND SURVEYORS  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23841  
(804)463-3251

SHEET 1 OF 2 F.B. FILE FILE: 26-BAUSCHATZ, ROSS  
(PHL DUBLIN ST)



Overview



Legend

-  Parcels
-  Roads
-  Water

Server unavailable

Date created: 3/12/2025

Last Data Uploaded: 3/12/2025 5:31:12 AM

Developed by  COUNTESS



**REQUEST FOR CONDITIONAL USE PERMIT  
TO CONSTRUCT A RESIDENTIAL DUPLEX ON  
NONCONFORMING PARCEL #073-0835 IN THE R-3  
DISTRICT, LOCATED ON DUBLIN ST.**



CITY COUNCIL

**STAFF REPORT**

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

**I. EXECUTIVE SUMMARY**

The applicant, Ross Bauschatz, agent for the owner, requests a Conditional Use Permit to construct a residential duplex on nonconforming Parcel #073-0835 in the R-3 District located on Dublin St. **Staff and Planning Commission recommend approval with conditions.**

**II. TENTATIVE SCHEDULE OF MEETINGS**

BODY	DATE	TYPE	RESULT
Planning Commission	April 2, 2026	Public Hearing	Rec. Appr. 3-0
City Council	May 12, 2026	1 <sup>st</sup> Reading/PH	Pending
City Council	May 26, 2026	2 <sup>nd</sup> Reading	Pending

**III. IDENTIFICATION AND LOCATIONAL INFORMATION**

<b>Applicant</b>	Ross Bauschatz
<b>Owner</b>	Anthony R. Bennett
<b>Existing Zoning</b>	R-3 Residential High Density
<b>Requested Zoning</b>	N/A
<b>Acreage</b>	0.115 acres / 5,000 sf
<b>Legal Description</b>	LOTS 13-14 BLK 27 SUBDIVISION: VIRGINIA HEIGHTS
<b>Resubdivision Required?</b>	Yes
<b>Election Ward</b>	2
<b>Future Land Use</b>	Urban Residential
<b>Strategic Plan Goal</b>	Housing
<b>Approval Method</b>	City Council Resolution
<b>Can Conditions be Set?</b>	Yes
<b>Parcel/Tax ID</b>	Parcel #073-0835

**IV. PUBLIC NOTIFICATION**

<b>PUBLIC HEARING</b>	<b>NOTIFICATION TYPE</b>	<b>DATE</b>	<b>DATE</b>
Planning Commission	Progress-Index Ad	3/19/2026	3/26/2026
	Letter to Adj. Properties	3/19/2026	
City Council	Progress-Index Ad	4/28/2026	5/5/2026
	Letter to Adj. Properties	4/29/2026	

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

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

Within each zoning district some uses are permitted as a matter of right and others are only conditionally permitted. The theory behind the conditional use approach is that the particular use has a certain level of negative externality which, if properly managed, could allow the use to be established in the district. Absent proper management, the use is most likely unacceptable. The Conditional Use Permit process affords a case-by-case review. It is up to the local governing body to establish the conditions under which the Conditional Use Permit is to be approved; applicants/property owners are not required to agree to the conditions imposed for them to be valid and binding on the property. The question being considered is whether the proposed use in the proposed location can be conditioned in such a way as to prevent negative externalities from being imposed on adjacent and nearby properties. Possible negative externalities can comprise a long list that are often spelled out in the ordinance – smoke, dust, noise, trash, light, traffic, incompatible activity levels or hours of operation, likelihood of trespass on adjoining properties, stormwater runoff, inadequate public infrastructure, and many more.

Conditional Use Permits in Hopewell run with the land, not the owner.

**VI. APPLICABLE CODE SECTIONS**

1. [Article XVII, Nonconforming Uses, Section F, Nonconforming Lots of Record](#)
2. [Article V, Residential High Density \(R-3\)](#)

**VII. SUBJECT PROPERTY**

The subject property, Parcel #073-0835, is a nonconforming lot at the corner of Dublin St. and Maryville Ave. The parcel is 50 feet wide and 100 feet deep totaling 5,000 square feet. The R-3 District sets the minimum lot width for a duplex at 50 feet and the minimum lot size at 7,500 square feet. The total square footage is less than the required minimum, making the parcel nonconforming to the R-3 District for a duplex.

## **VIII. APPLICANT POSITION**

The applicant proposes to construct a 2-story duplex with each unit containing 3-bedrooms and 2 full baths totaling 1,200sf (2,400sf total for both units). The duplex will have a brick front porch, brick foundation and vinyl siding that will meet district setbacks. The applicant contends the proposed residential dwelling achieves the following:

- The proposed duplex will fit nicely in the neighborhood.
- The new structure will enhance the neighborhood by bringing new construction to a neighborhood of older homes.

## **IX. STAFF ANALYSIS**

When considering a conditional use permit, one must consider the seven conditions outlined in Article XXI of the Zoning Ordinance. Conditions may be mandated to ensure the character of the neighborhood and zoning district in which the use is locating will not be adversely affected. Such conditions may address architectural style, materials, landscaping, enhanced storm water management, or any other required condition that mitigates any potential negative impact with the goal of maintaining or enhancing the surrounding neighborhood.

This property is located at the end of a block containing other duplexes that were constructed in the mid-1970s. In fact, seven of the eleven surrounding properties are duplexes. The existing duplexes are on lots of the same dimensions as the subject property (50' x 100') except for one located across the street (conforming at 75' x 100').

The surrounding properties vary between 1-story vernacular homes with Masonite siding to 2-story brick units. The proposed duplex will be larger than the average unit size in this area and the proposed exterior material (vinyl) will be an upgrade to the Masonite siding common in the neighborhood.

The proposed new residential duplex will meet all district setbacks, as required by the ordinance.

## **X. RELATIONSHIP TO THE COMPREHENSIVE PLAN**

### **AGE OF HOUSING**

Hopewell has seen lower levels of new development in recent decades when compared to other cities in the region and state, with a drastic slowdown beginning in the 1980s. For this reason, the city now has an aging stock of housing units, with nearly

80% of all units built in the 1970s or earlier (Hopewell Comprehensive Plan 2018, pg. 202).

#### THE FUTURE LAND USE PLAN

Stable areas are fully built-out and are not viewed as available strategic opportunity areas for future growth. This leaves infill development and redevelopment employing Traditional Neighborhood Design (TND) and Urban Development Area (UDA) principles as the land use form upon which City leaders must focus. It is important to distinguish between the two. Infill attempts to “seed” (or catalyze) a progressive movement to gradually upgrade the value and attractiveness of a given neighborhood or commercial area. Redevelopment focuses on larger properties or groups of properties that are substantially deteriorated or vacant, with potential economic value for the entire community.

Infill development and redevelopment projects can have substantial benefits for Hopewell. This will not occur without City guidance and planning initiatives. Communities that have pursued active infill and redevelopment programs have realized a strengthening of their real estate market by renewing housing stock and readapting sub-standard neighborhoods and sub-par commercial areas. (Hopewell Comprehensive Plan 2018, pg. 117).

#### **XI. STAFF RECOMMENDATION**

Analysis of the area reveals that a residential duplex would be consistent with the housing types in the neighborhood. The larger size, modern design, and upgraded exterior finishes of the proposed duplex will improve the aesthetic of the neighborhood.

From Article XXI-Amendments, of the Hopewell Zoning Ordinance:

“As may be specified within each zoning district, uses permitted subject to conditional use review criteria shall be permitted only after review by the Planning Commission and approval by the City Council only if the applicant demonstrates that:

4. The proposed conditional use conforms to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety or comfort of persons living or working in or driving through the neighborhood, and shall be no more injurious to property or improvements in the neighborhood, than would any other use generally permitted in the same district. In making such a determination, consideration shall be given to location, type, size, and height of buildings or

structures, type and extent of landscaping and screening on the site, and whether the proposed use is consistent with any theme, action, policy or map of the Comprehensive Plan.”

For these reasons, Staff supports the approval of this application with the following conditions:

1. The new residential duplex will have 12-inch minimum eaves along all roof edges including gable ends.
2. Driveways of asphalt or concrete will be installed in accordance with the City’s driveway policy.
3. The residential duplex will have brick or stone foundation on all four sides.
4. The new residential duplex will have foundation plantings along the front foundation.
5. The new residential duplex will be in substantial conformance with the set of house plans presented to the Planning Commission on April 2, 2026, with any modifications as conditioned at final approval.

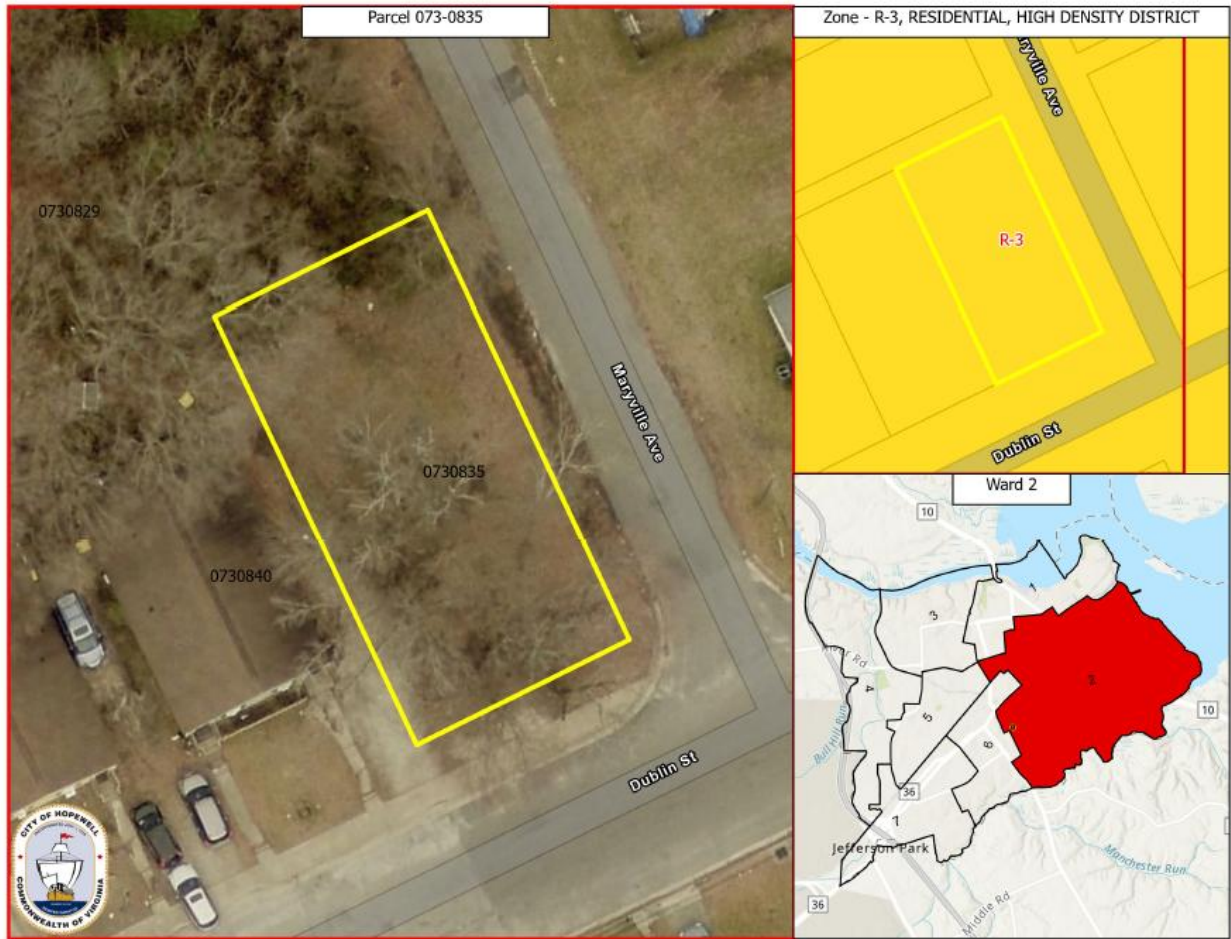
**XII. PUBLIC COMMENT**

No public comment has been received.

**XIII. PLANNING COMMISSION RECOMMENDATION**

The Hopewell Planning Commission voted 3-0 to recommend approval of the CUP request from Ross Bauschatz to construct a residential duplex on nonconforming Parcel #073-0835 in the R-3 District located on Dublin St with staff’s recommended conditions.

# APPENDIX A - MAP



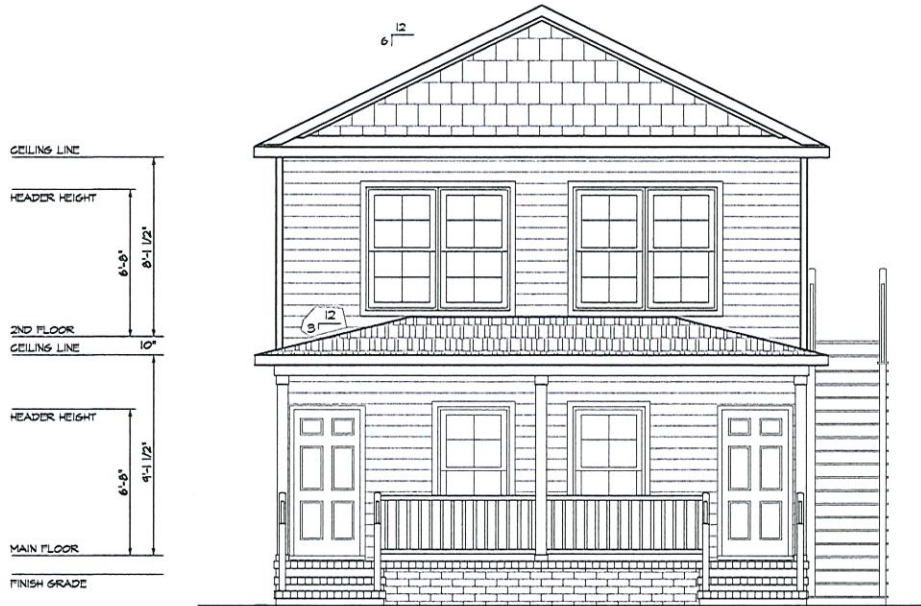
**APPENDIX B – SURROUNDING AREA DATA**

**SURROUNDING PROPERTIES - PARCEL #073-0835**

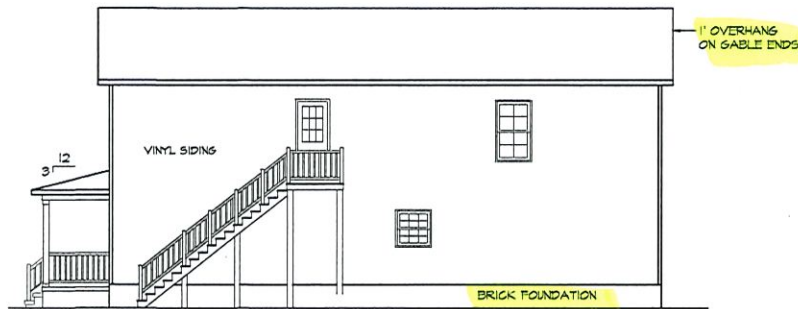
Dublin  
St.

	ADDRESS	STORIES	HOUSE SQ FT	LOT WIDTH	LOT DEPTH	LOT SQ FT	EXT. MATERIAL	YR BUILT	TYPE
<b>1</b>	2213 DUBLIN	1	1305	75	100	7,500	VINYL	2006	SF
<b>2</b>	2303 DUBLIN	1	1759	50	100	5,000	MSNTE	1976	DUP
<b>3</b>	2305 DUBLIN	1	1759	50	100	5,000	MSNTE	1976	DUP
<b>4</b>	2307 DUBLIN	1	1759	50	100	5,000	MSNTE	1976	DUP
<b>5</b>	2309 DUBLIN	1	1759	50	100	5,000	MSNTE	1976	DUP
<b>6</b>	2311 DUBLIN	1	1759	50	100	5,000	VINYL	1976	DUP
<b>7</b>	2310 DUBLIN	2	1152	75	100	7,500	MSNTE	1975	SF
<b>8</b>	2308 DUBLIN	1.5	1468	75	100	7,500	VINYL	1976	SF
<b>9</b>	2306 DUBLIN	1.5	1421	75	100	7,500	VINYL	2004	SF
<b>10</b>	2300 DUBLIN	1	1458	75	100	7,500	BRICK	1969	DUP
<b>11</b>	2212 DUBLIN	2	2319	50	100	5,000	BRICK	1971	DUP
	AVERAGE	1	1,020	55	95	4,739	VINYL		SF
	DUBLIN ST	2	2,400	50	100	5,000	VINYL		DUP

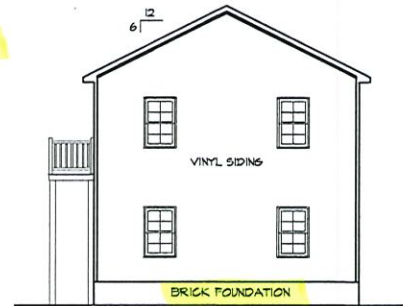
BLUE = Proposed house



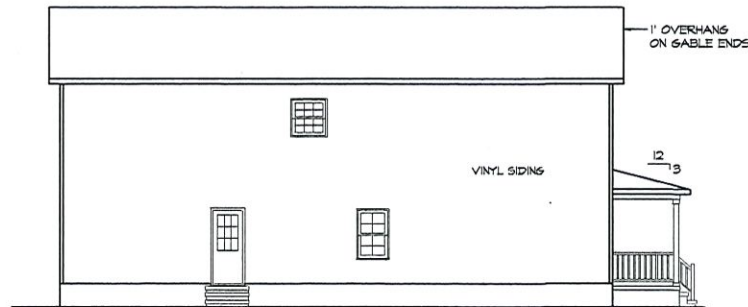
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"

SHEET NO.  
1 OF 4

SCALE:  
as noted

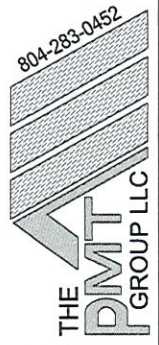
DRAWN BY:  
PDS

DATE:  
3-30-2026

professional  
drafting  
services, llc  
5421 NORTH GARDEN LANE  
ROANOKE, VA 24018  
(540) 682-9510  
DRAWN BY - K.B. DeLOV

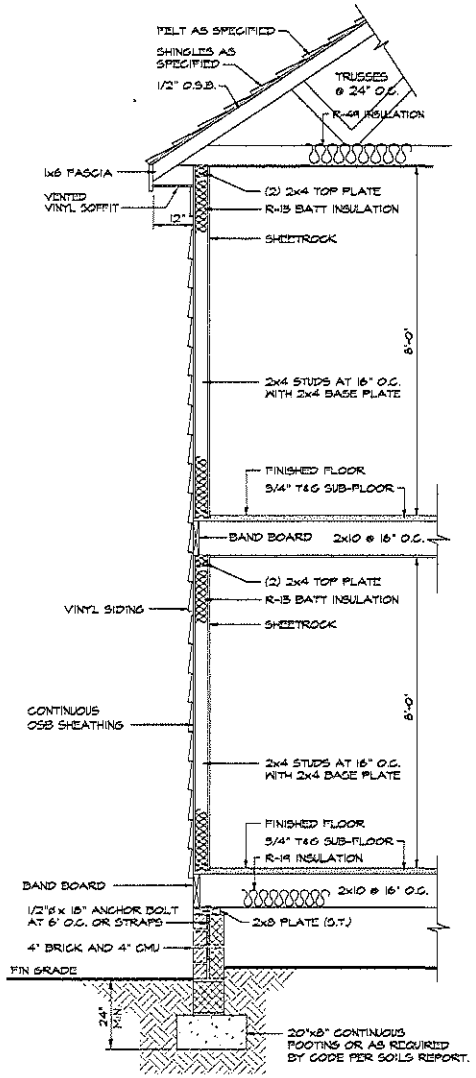
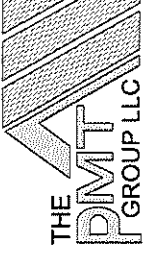
DUBLIN ST / MARYVILLE  
ELEVATIONS

DUPLEX

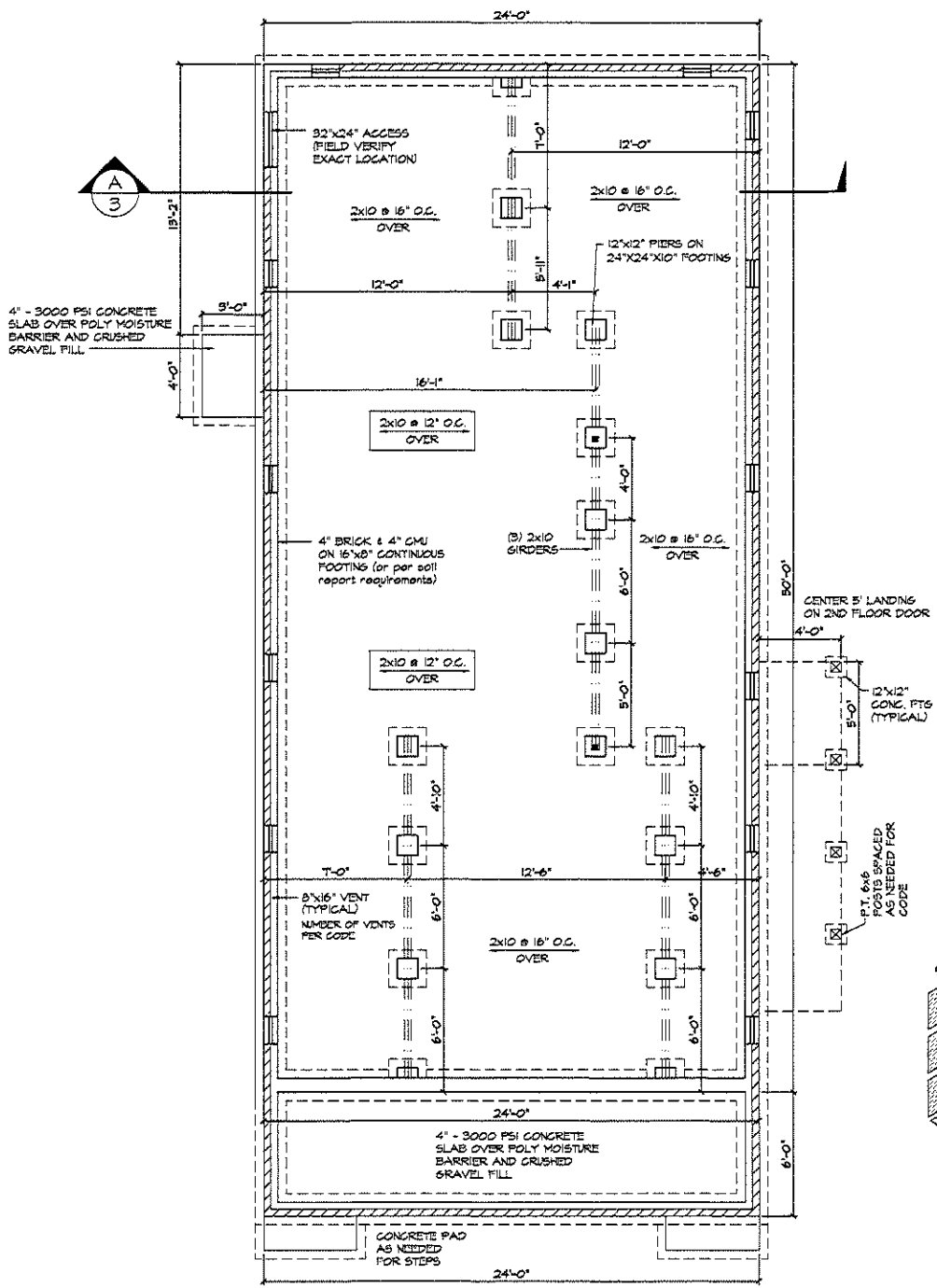


DUBLIN ST / MARYVILLE  
FOUNDATION PLAN  
TYPICAL WALL SECTION  
DUPLEX

804-283-0452



TYPICAL WALL SECTION  
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

BEAM/HEADER SIZES PROVIDED BY: BUILDERS FIRST SOURCE  
 ALL STRUCTURAL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.  
 VERIFICATION OF BEAM SIZES FROM LUMBERYARD SUPPLIER OR A  
 STRUCTURAL ENGINEER RECOMMENDED.

ALL HEADERS ARE AS FOLLOWS:  
 (UNLESS OTHERWISE NOTED)

UNDER 48" — (2) 2x8  
 48" TO 60" — (2) 2x10  
 60" TO 72" — (2) 2x12

FOR ALL BEARING WALLS

**NOTES:**

ALL DIMENSIONAL LUMBER SPECIES IS AS FOLLOWS  
 (UNLESS OTHERWISE NOTED):

- 2 x 4 STUDS WILL BE #2 SPF (SPRUCE PINE FUR)
- 2 x 6, 2 x 8 OR 2 x 10 RAFTERS WILL BE #2 SYP (SOUTHERN YELLOW PINE)
- ALL LVL E-VALUES 1.4

BWP METHOD  
 CONTINUOUS SHEATHING

SHEET NO:  
**3 OF 4**

SCALE:  
 as noted

DRAWN BY:  
**PDS**

DATE:  
**3-30-2026**

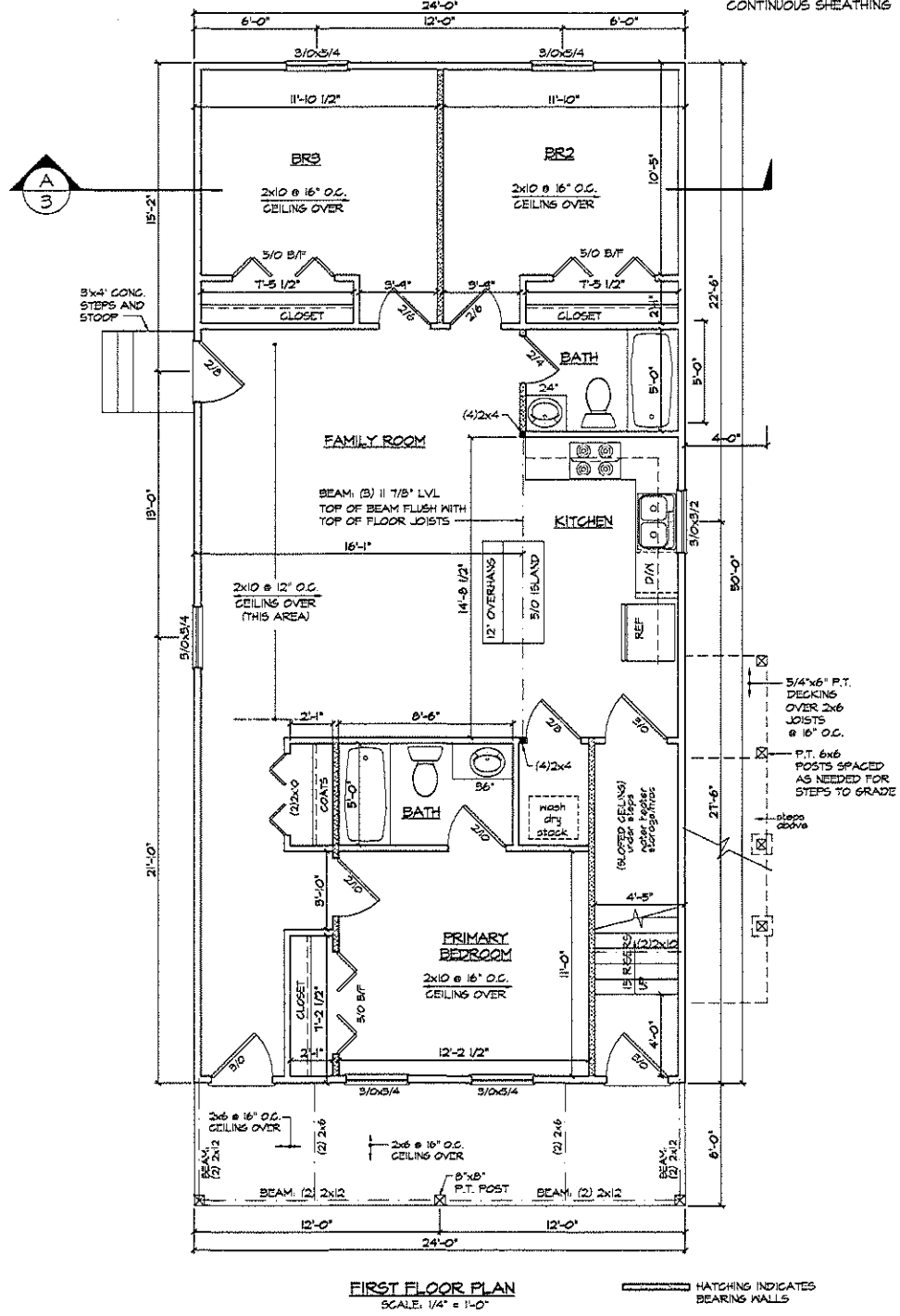
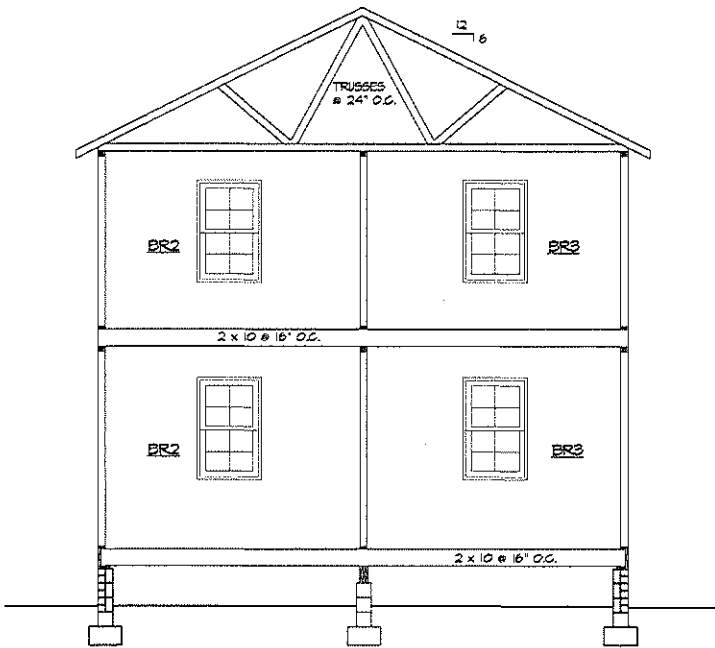
professional  
 drafting  
 services, LLC  
 5421 NORTH SANDY LANE  
 ROANOKE, VA 24058  
 (804) 682-5590  
 DRAWN BY - K.B. DALOJO

DUBLIN ST / MARYVILLE  
 FIRST FLOOR PLAN  
 SECTION "A"  
 DUPLEX

804-283-0452

THE  
**PMT**  
 GROUP LLC

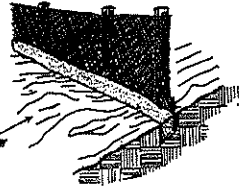
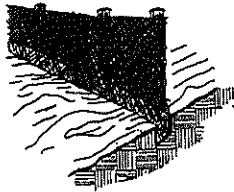
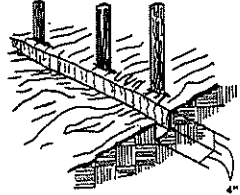
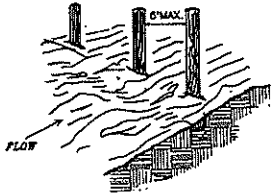
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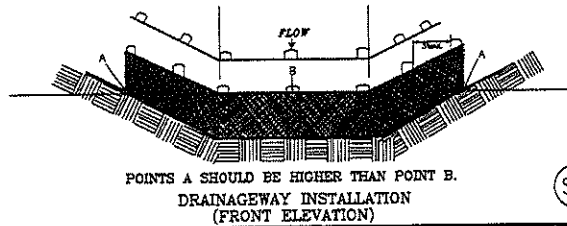


### CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

1. SET THE STAKES.
2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



SHEET FLOW INSTALLATION  
(PERSPECTIVE VIEW)

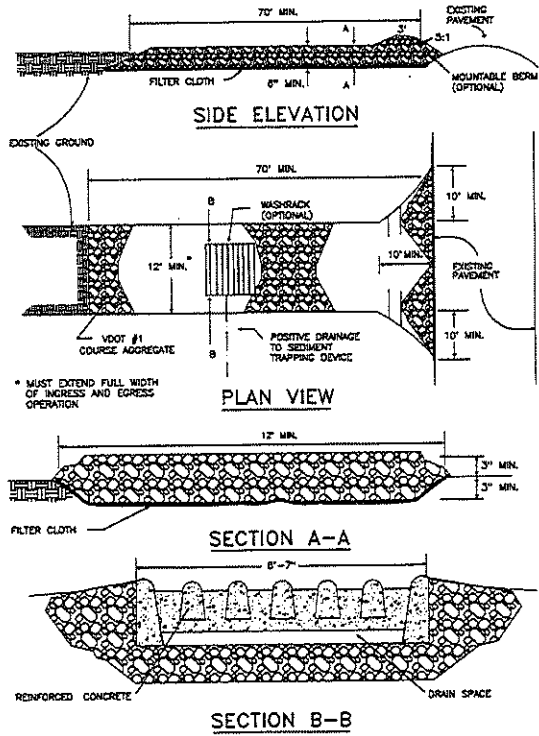


POINTS A SHOULD BE HIGHER THAN POINT B.  
DRAINAGEWAY INSTALLATION  
(FRONT ELEVATION)

(SF)

SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA. DSWC Plate 3.06-2 Sherwood and Wyatt

### STONE CONSTRUCTION ENTRANCE



(CE)

SOURCE: ADAPTED FROM 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC Plate 3.02-1

### Erosion & Sediment Control Notes:

1. Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook (3rd edition, 1992).
2. All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.
3. Permanent or temporary soil stabilization shall be applied to denuded areas within 7 days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within 7 days to denuded areas that may not be at final grade but will remain dormant (undisturbed) for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year. Soil stabilization measures include vegetative establishment, mulching and the early application of gravel base material on areas to be paved.
4. All erosion and sediment control measures are to be placed prior to or as the first step in land disturbance.
5. The Contractor shall inspect all erosion control measures periodically and after each runoff producing rain/fall event. Any necessary repairs to maintain the effectiveness of the erosion control devices and cleanup of sedimentation are the responsibility of the Contractor and shall be made immediately.
6. The Contractor shall limit site access by construction vehicles to entrances designated as construction entrance and protected by stone. Sediment shall be removed from paved areas on a daily basis.
7. Stock piles of soil and other erodible materials shall be stabilized or protected with sediment trapping measures. The Contractor is responsible for the temporary protection and permanent stabilization for stockpiles on site as well as for materials transported from the project site.
8. The Contractor shall monitor and take precautions to control dust including (but not limited to) use of water, mulch, or chemical dust adhesives and control of construction site traffic.
9. The contractor is responsible for installation and maintenance of any additional control measures necessary to prevent erosion and sedimentation as determined necessary by the plan approving authority.
10. Temporary erosion and sediment control measures are not to be removed until all disturbed areas are stabilized. After stabilization is complete, all measures shall be removed within 30 days. Trapped sediment shall be spread and seeded.

### Permanent Seeding and Mulching Notes:

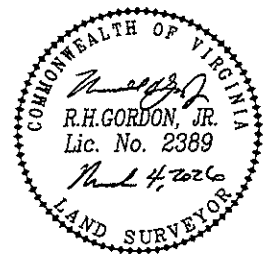
1. Disturbed areas shall be filled and permanently seeded with a mixture of 75% turf type tall fescue and 25% perennial ryegrass @ 200# per acre (5# per 1,000 sf).
2. All seeded areas shall be first, top dressed with top soil and amended with pulverized agricultural limestone @ 2 tons per acre (90# per 1,000 sf) and 10-10-10 fertilizer @ 1/2 ton per acre (23# per 1,000 sf).
3. After seeding the soil shall be worked to cover seeds with a layer of soil. All seeded areas shall then be mulched with straw or hay @ 2 tons per acre (70 to 90# per 1,000 square feet).
4. Slopes 4:1 and steeper shall be stabilized with netting, such as "Tenax Radix", secured over the mulch with wire staples.
5. Ditches and swales shall be stabilized with erosion blankets / matting such as "Erosalor" fabric or "Jude" mesh per VDOT's EC-2 Standard.
6. Contractor is responsible for obtaining a good stand of grass. If rill, gully or channel erosion occurs, Contractor shall be responsible for repairing same.
7. Contractor shall add organic matter to topsoil as needed to enhance re-vegetation.

PLAT SHOWING A PROPOSED HOUSE  
LOCATION ON LOTS 13 & 14, BLOCK 27,  
VIRGINIA HEIGHTS SUBDIVISION  
FOR ROSS BAUSCHATZ  
IN THE CITY OF  
HOPEWELL, VIRGINIA

SCALE 1"=30' DATE: MARCH 4, 2026

RONALD H. GORDON & ASSOCIATES, LLC.  
LAND SURVEYORS  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23841  
(804)469-3251

SHEET 2 OF 2 F.B. FILE FILE: 26-BAUSCHATZ, ROSS  
(PHL DUBLIN ST)



This plat is made without the benefit of a title binder and therefore is subject to any easements or other pertinent facts of record in prior claim of title to the extent they may lawfully apply to the property herewith surveyed.

**LOTS 13 & 14  
BLOCK 27  
5,000 Sq/Ft  
PARCEL# 0730835**

SAN.  
M/H

TEMPORARY  
CONSTRUCTION  
ENTRANCE  
(360 sq./ft.)

MARYVILLE AVE.  
50' R/W  
13  
LOT

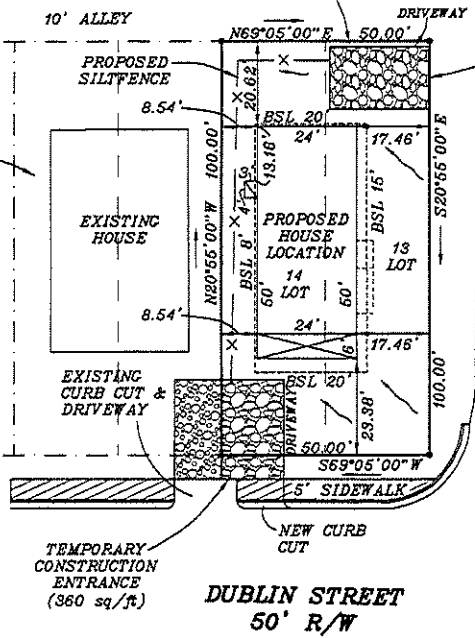
SAN.  
M/H

WATER  
VALVE  
(TYP.)

**NOTES:**

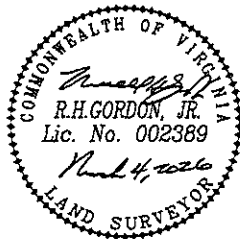
1. THIS PROPERTY IS IN ZONE "X" AS PER FIRM COMMUNITY PANEL# 51008000016E, EFFECTIVE 12-15-2022.
2. SILTFENCE IS TO BE PLACED ON THE DOWNHILL SIDE OF LAND DISTURBANCE.
3. FRONT BUILDING SETBACK IS 20'. SIDE BUILDING SETBACK IS 8' REAR BUILDING SETBACK IS 15'.
4. PERMANENT DRIVEWAYS TO BE CONSTRUCTED OF ASPHALT OR CONCRETE AND INSTALLED IN ACCORDANCE WITH THE CITY DRIVEWAY POLICY. ALL REQUIRED NOTES ARE HEREBY INCORPORATED BY REFERENCE. (SEE DRIVEWAY POLICY ATTACHED)
5. WATER AND SEWER TO BE INSTALLED AT DEVELOPER'S EXPENSE ACCORDING TO VA AMERICAN WATER AND HOPEWELL RENEWAL REQUIREMENTS.
6. IMPERVIOUS AREA IN EACH HOUSE, PORCHES AND DRIVEWAY IS 2064 s.f., WHICH IS 41% OF THE TOTAL SQUARE FOOTAGE AREA IN THE PARCEL.
7. EXISTING ZONING IS R-3, HIGH DENSITY.
8. RODS FOUND OR SET AT ALL CORNERS.
9. CONTRACTOR IS TO CREATE POSITIVE DRAINAGE AWAY FROM THE HOUSE BY RAISING THE FINISHED GRADE BY 0.5'.

LOTS 15 & 16  
BLOCK 27  
VIRGINIA HEIGHTS  
SUBDIVISION  
PARCEL# 0730840



I hereby certify that this boundary survey to the best of my knowledge and belief is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.

*Ronald H. Gordon*



**PLAT SHOWING A PROPOSED HOUSE  
LOCATION ON LOTS 13 & 14, BLOCK 27,  
VIRGINIA HEIGHTS SUBDIVISION  
FOR ROSS BAUSCHATZ  
IN THE CITY OF  
HOPEWELL, VIRGINIA**

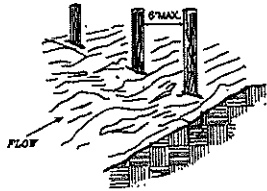
SCALE 1"=30' DATE: MARCH 4, 2026

RONALD H. GORDON & ASSOCIATES, LLC.  
LAND SURVEYORS  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23841  
(804)469-3261

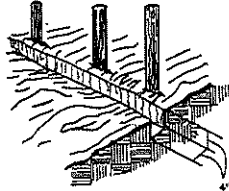
SHEET 1 OF 2 F.B. FILE FILE: 26-BAUSCHATZ, ROSS  
(PHL DUBLIN ST)

### CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

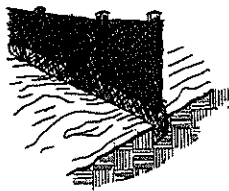
1. SET THE STAKES.



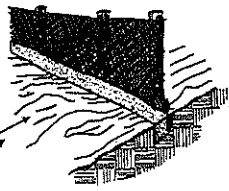
2. EXCAVATE A 4" X 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



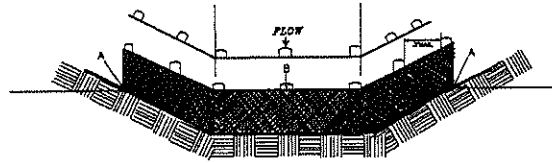
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



SHEET FLOW INSTALLATION  
(PERSPECTIVE VIEW)



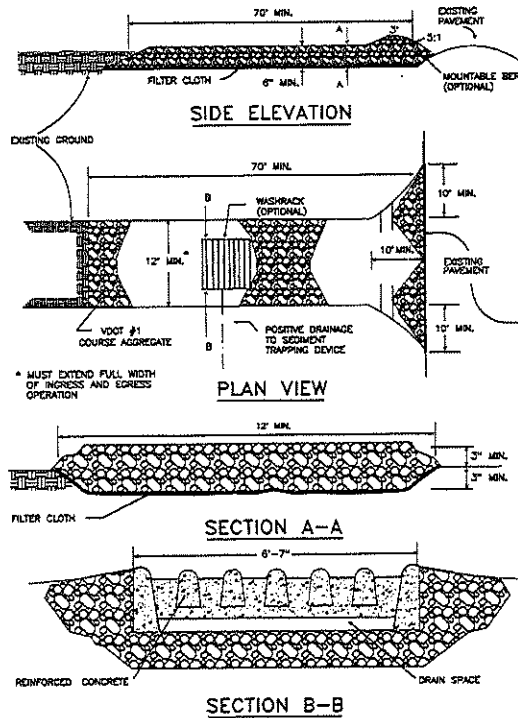
POINTS A SHOULD BE HIGHER THAN POINT B.  
DRAINAGEWAY INSTALLATION  
(FRONT ELEVATION)

(SF)

SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA DSWC Sherwood and Nyant.

PLATE 3.05-2

### STONE CONSTRUCTION ENTRANCE



SOURCE: ADAPTED FROM 1983 Kentucky Standards for Soil Erosion and Sediment Control, and Va. DSWC

PLATE 3.02-1

### Erosion & Sediment Control Notes:

1. Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook (3rd edition, 1992).
2. All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.
3. Permanent or temporary soil stabilization shall be applied to denuded areas within 7 days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within 7 days to denuded areas that may not be at final grade but will remain dormant (undisturbed) for longer than 30 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year. Soil stabilization measures include vegetative establishment, mulching and the early application of gravel base material on areas to be paved.
4. All erosion and sediment control measures are to be placed prior to or as the first step in land disturbance.
5. The Contractor shall inspect all erosion control measures periodically and after each runoff producing rain/fall event. Any necessary repairs to maintain the effectiveness of the erosion control devices and cleanup of sedimentation are the responsibility of the Contractor and shall be made immediately.
6. The Contractor shall limit site access by construction vehicles to entrances designated as construction entrance and protected by stone. Sediment shall be removed from paved areas on a daily basis.
7. Stock piles of soil and other erodible materials shall be stabilized or protected with sediment trapping measures. The Contractor is responsible for the temporary protection and permanent stabilization for stockpiles on site as well as for materials transported from the project site.
8. The Contractor shall monitor and take precautions to control dust including (but not limited to) use of water, mulch, or chemical dust adhesives and control of construction site traffic.
9. The contractor is responsible for installation and maintenance of any additional control measures necessary to prevent erosion and sedimentation as determined necessary by the plan approving authority.
10. Temporary erosion and sediment control measures are not to be removed until all disturbed areas are stabilized. After stabilization is complete, all measures shall be removed within 30 days. Trapped sediment shall be spread and seeded.

### Permanent Seeding and Mulching Notes:

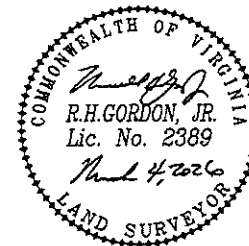
1. Disturbed areas shall be tilled and permanently seeded with a mixture of 75% turf type tall fescue and 25% perennial ryegrass @ 200# per acre (5# per 1,000 sf).
2. All seeded areas shall be first, top dressed with top soil and amended with pulverized agricultural limestone @ 2 tons per acre (90# per 1,000 sf) and 10-10-10 fertilizer @ 1/2 ton per acre (23# per 1,000 sf).
3. After seeding the soil shall be worked to cover seeds with a layer of soil. All seeded areas shall then be mulched with straw or hay @ 2 tons per acre (70 to 90# per 1,000 square feet).
4. Slopes 4:1 and steeper shall be stabilized with netting, such as "Tenax Radis", secured over the mulch with wire staples.
5. Ditches and swales shall be stabilized with erosion blankets / matting such as "Ecolester" fabric or "Jute" mesh per VDOT's EC-2 Standard.
6. Contractor is responsible for obtaining a good stand of grass. If rill, gully or channel erosion occurs, Contractor shall be responsible for repairing same.
7. Contractor shall add organic matter to topsoil as needed to enhance re-vegetation.

PLAT SHOWING A PROPOSED HOUSE  
LOCATION ON LOTS 13 & 14, BLOCK 27,  
VIRGINIA HEIGHTS SUBDIVISION  
FOR ROSS BAUSCHATZ  
IN THE CITY OF  
HOPEWELL, VIRGINIA

SCALE 1"=30' DATE: MARCH 4, 2026

RONALD H. GORDON & ASSOCIATES, LLC.  
LAND SURVEYORS  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23841  
(804)469-8251

SHEET 2 OF 2 F.B. FILE FILE: 26-BAUSCHATZ, ROSS  
(PHL DUBLIN ST)



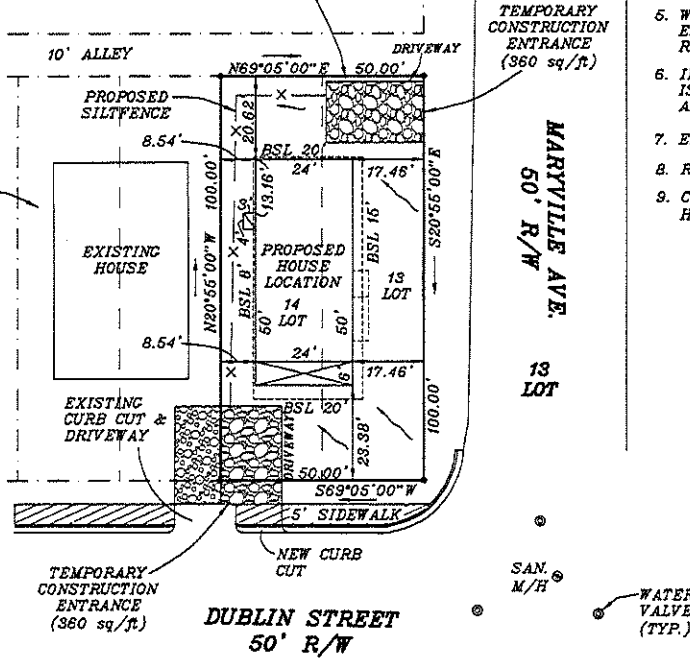
This plat is made without the benefit of a title binder and therefore is subject to any easements or other pertinent facts of record in prior claim of title to the extent they may lawfully apply to the property herewith surveyed.

**NOTES:**

1. THIS PROPERTY IS IN ZONE "X" AS PER FIRM COMMUNITY PANEL# 51008000016E, EFFECTIVE 12-15-2022.
2. SILTFENCE IS TO BE PLACED ON THE DOWNHILL SIDE OF LAND DISTURBANCE.
3. FRONT BUILDING SETBACK IS 20'. SIDE BUILDING SETBACK IS 8' REAR BUILDING SETBACK IS 15'.
4. PERMANENT DRIVEWAYS TO BE CONSTRUCTED OF ASPHALT OR CONCRETE AND INSTALLED IN ACCORDANCE WITH THE CITY DRIVEWAY POLICY. ALL REQUIRED NOTES ARE HEREBY INCORPORATED BY REFERENCE. (SEE DRIVEWAY POLICY ATTACHED)
5. WATER AND SEWER TO BE INSTALLED AT DEVELOPER'S EXPENSE ACCORDING TO VA AMERICAN WATER AND HOPEWELL RENEWAL REQUIREMENTS.
6. IMPERVIOUS AREA IN EACH HOUSE, PORCHES AND DRIVEWAY IS 2064 s.f. WHICH IS 41% OF THE TOTAL SQUARE FOOTAGE AREA IN THE PARCEL.
7. EXISTING ZONING IS R-3, HIGH DENSITY.
8. RODS FOUND OR SET AT ALL CORNERS.
9. CONTRACTOR IS TO CREATE POSITIVE DRAINAGE AWAY FROM THE HOUSE BY RAISING THE FINISHED GRADE BY 0.5'.

**LOTS 13 & 14  
BLOCK 27  
5,000 Sq/Ft  
PARCEL# 0730835**

**LOTS 15 & 16  
BLOCK 27  
VIRGINIA HEIGHT  
SUBDIVISION  
PARCEL# 0730840**



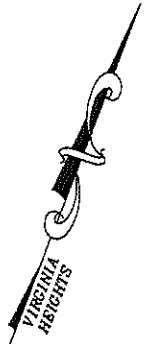
SAN. M/H

TEMPORARY CONSTRUCTION ENTRANCE (360 sq./ft.)

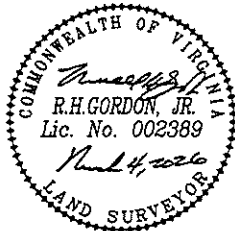
MARYVILLE AVE.  
50' R/W  
13 LOT

SAN. M/H

WATER VALVE (TYP.)



I hereby certify that this boundary survey to the best of my knowledge and belief is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects.



**PLAT SHOWING A PROPOSED HOUSE LOCATION ON LOTS 13 & 14, BLOCK 27, VIRGINIA HEIGHTS SUBDIVISION FOR ROSS BAUSCHATZ IN THE CITY OF HOPEWELL, VIRGINIA**

SCALE 1"=30' DATE: MARCH 4, 2026

RONALD H. GORDON & ASSOCIATES, LLC.  
LAND SURVEYORS  
14100 BOYDTON PLANK ROAD  
DINWIDDIE, VIRGINIA 23841  
(804)469-3251

SHEET 1 OF 2 P.B. FILE FILE: 26-BAUSCHATZ, ROSS (PHL DUBLIN ST)

**RESOLUTION FOR CONDITIONAL USE PERMIT FOR  
PARCEL #073-0835**

**WHEREAS**, Va. Code §15.2-2286 and § 15.2-2303 gives localities authority to approve subdivisions, plats, site plans or plans of development along with the authority to permit special exceptions, special uses or conditional uses in its local zoning ordinances;

**WHEREAS**, the applicant, Ross Bauschatz, seeks approval for a conditional use permit application for the property identified as Parcel #073-0835, located on Dublin St., Hopewell, Virginia; and

**WHEREAS**, the applicant’s anticipated use of the property does not adhere to existing zoning local ordinances and therefore requires additional approval from the City Council of Hopewell, Virginia to ensure that the proposed use is appropriate; Now Therefore

**BE IT RESOLVED**, that Council approves the conditional use permit application to construct a residential duplex on nonconforming Parcel #073-0835 with the following conditions:

- 1) The new residential duplex will have 12-inch minimum eaves along all roof edges, including gable ends.
- 2) The lot will have a minimum coverage of 15% tree canopy at full maturity.
- 3) Driveways of asphalt or concrete will be installed in accordance with the City’s driveway policy.
- 4) The residential duplex will have a brick or stone foundation on all four sides.
- 5) The new residential duplex will have foundation plantings along the front foundation.
- 6) The new residential duplex will be in substantial conformance with the set of house plans presented to the Planning Commission on April 2, 2026, with any modifications as conditioned at final approval.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF HOPEWELL** on May 12, 2026

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

VOTING AYE:

VOTING NAY:

ABSENT:

ABSTAINING:

Resolution No: \_\_\_\_\_

Witness this signature and seal

ATTEST:

\_\_\_\_\_

Sade' Allen, City Clerk

R-3



# CITY OF HOPEWELL CITY COUNCIL ACTION FORM

**Strategic Operating Plan Vision Theme:**

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

**Order of Business:**

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

**Action:**

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

**COUNCIL AGENDA ITEM TITLE:** Public hearing to solicit public comments on the City’s Community Development Block Grant (CDBG) program and funding priorities.

**ISSUE:** The City’s CDBG Citizen Participation Plan requires two public hearings each year to solicit public comment. This is the first public hearing. The second public hearing is tentatively scheduled for June 9, 2026.

**RECOMMENDATION:** The public hearing is to solicit public comments only – no action required from City Council

**TIMING:** N/A

**BACKGROUND:** The City’s Citizen Participation Plan requires two public hearings each year. This is the first public hearing.

**ENCLOSED DOCUMENTS:** Presentation

**STAFF:** Christopher Ward, Director of Development

### FOR IN MEETING USE ONLY

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

### Roll Call

**SUMMARY:**

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

**The City of Hopewell**  
**PUBLIC NOTICE**  
**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**  
**30-DAY COMMENT PERIOD ON HOUSING AND COMMUNITY DEVELOPMENT NEEDS**

The City of Hopewell will hold a public hearing at the City Council meeting scheduled for Tuesday, May 12, 2026, at 7:00 p.m. in City Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia 23860. Hopewell citizens, non-profit organization, for-profit developers, government agencies and authorities, economic development, housing and human service agencies and organizations are all invited to attend the public hearing and provide comment on Hopewell's housing and community development needs. The public comment period will commence on May 12, 2026, and end on June 15, 2026.

The overall purpose of the CDBG program is to develop viable communities by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons and households of low and moderate income. The public hearing solicits citizen suggestions and input on how the City of Hopewell should appropriate CDBG funds for fiscal year 2026-2027.

The goals and objectives for the CDBG program over a five-year span are located in the 2025-2030 Consolidated Plan document available on the CDBG webpage. You may contact Yvonne Jackson, CDBG Program Manager, at [yjackson@hopewellva.gov](mailto:yjackson@hopewellva.gov) or call (804) 896-8667 for more information.

The City of Hopewell does business in accordance with the federal fair housing law and Section 504 program accessibility requirements. The department complies with the Fair Housing Act and provides reasonable accommodations and modifications to persons with disabilities. The City of Hopewell does not discriminate on the basis of race, color, religion, sex, disability, familial status, national origin, sexual orientation or gender identity in admission or access to its programs.



**R-4**



# CITY OF HOPEWELL CITY COUNCIL ACTION FORM

**Strategic Operating Plan Vision Theme:**

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

**Order of Business:**

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

**Action:**

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

**COUNCIL AGENDA ITEM TITLE:** Hopewell Economic Development Authority request to reallocate restricted funds

**ISSUE:** The Hopewell EDA has several restricted funds as a result of previous funding provided by The City of Hopewell. The EDA would like to move those funds to the Legacy Business Grant Program Fund.

**RECOMMENDATION:** Approve request to enable EDA to provide more grant funding to existing businesses in Hopewell.

**TIMING:** Proposed agenda item for May 12<sup>th</sup> City Council Meeting

**BACKGROUND:** The City of Hopewell previously entered into Support Agreements with the Hopewell Economic Development Authority (“EDA”) to provide funding for the acquisition of the properties located at 509 3-1/2 Street and 15 Rev. C.W. Harris Street. The EDA has successfully completed both acquisitions and, after payment of all associated acquisition costs, surplus restricted funds remain in the amounts of \$3,481.00 and \$16,459.57 respectively. The EDA has requested that City Council authorize the release of the original funding restrictions so that the remaining balance may be reallocated to the EDA’s Legacy Business Grant Program to support ongoing business development and retention efforts within the City.

**ENCLOSED DOCUMENTS:**

- **Draft resolution**

**STAFF:** Charles Bennett

**FOR IN MEETING USE ONLY****SUMMARY:**

Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Vice Mayor Rita Joyner, Ward #1	<input type="checkbox"/>	<input type="checkbox"/>	Councilor Susan Daye, Ward #5
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Michael Harris, Ward #2	<input type="checkbox"/>	<input type="checkbox"/>	Councilor Malik Wheat, Ward #6
<input type="checkbox"/>	<input type="checkbox"/>	Mayor John B. Partin, Ward #3	<input type="checkbox"/>	<input type="checkbox"/>	Councilor Lovena Rapole., Ward #7
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Ronnie Ellis, Ward #4			

**MOTION: \_\_ Move to approve the resolution to release the original funding restrictions so that the remaining balance may be reallocated to the EDA's Legacy Business Grant Program**

**Roll Call**

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**SUMMARY:**

**Y N**

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

**Y N**

- Councilor Susan Daye, Ward #5
- Councilor Malik Wheat, Ward #6
- Councilor Lovena Rapole., Ward #7

Resolution No: \_\_\_\_\_

**RESOLUTION TO UNRESTRICT FUNDS PROVIDED TO THE HOPEWELL  
ECONOMIC DEVELOPMENT AUTHORITY (EDA) AND REALLOCATE TO THE  
LEGACY BUSINESS GRANT PROGRAM**

**WHEREAS**, the City of Hopewell entered into Support Agreements with the Hopewell Economic Development Authority (EDA) for the acquisition of the following real properties:

509 3-1/2 Street (support agreement dated April 26, 2023)  
15 Rev. C.W. Harris Street (support agreement dated September 7, 2023)

**WHEREAS**, the EDA has successfully completed the acquisitions of both properties and has a surplus of funds totaling \$19,940.57;

**WHEREAS**, the EDA would like to reallocate these surplus funds to the Legacy Business Grant Program that serves to support business retention and revitalization within the City;

**WHEREAS**, these surplus funds are subject to restrictions set forth in the Support of Agreements that can only be released by the City Council of Hopewell, Virginia; and

**WHEREAS**, Council remains committed to supporting economic development by strengthening local businesses and providing essential grant programming to promote business retention; and Now Therefore,

**BE IT RESOLVED** that Council hereby allows for the reallocation of EDA surplus funds accordingly:

Budget Origins:	
Surplus Funds associated with 509 3-1/2 St.	\$ 3,481.00
Surplus Funds associated with 15 Rev. C.W. Harris St.	\$16,459.57
Total Funds:	\$19,940.57
Reallocated into:	
Legacy Business Grant Program	\$19,940.57

Adopted at the regular meeting of the City Council of Hopewell, Virginia held on May 12, 2026.

Witness this signature and seal

—

\_\_\_\_\_  
Johnny Partin, Mayor  
Hopewell City Council, Ward 3

VOTING AYE:

VOTING NAY:

ABSTAINING:

ABSENT:

ATTEST:

---

Sade' Allen, City Clerk

ADJOURNMENT