



CITY OF HOPEWELL

Hopewell, Virginia 23860

AGENDA

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CITY COUNCIL

Jackie M. Shornak, Mayor, Ward #7
Jasmine E. Gore, Vice Mayor, Ward #4
Christina J. Luman-Bailey, Ward #1
Arlene Holloway, Councilor, Ward #2
Anthony J. Zevgolis, Councilor, Ward #3
Janice B. Denton, Councilor, Ward #5
Brenda S. Pelham, Councilor, Ward #6

Mark A. Haley, City Manager
Stefan M. Calos, City Attorney
Ross A. Kearney, III, City Clerk

Date: January 24, 2017

MUNICIPAL BUILDING

TIME: Closed Meeting 6:30 p.m.
Regular Meeting 7:30 p.m.

OPEN MEETING

6:30 p.m. Call to order, roll call, and welcome to visitors

MOTION: To amend/adopt agenda.

MOTION: To go into closed meeting for (I) discussion of performance or appointment of specific appointees of City Council (City Manager, City Clerk, Economic Development Authority, Board of Zoning Appeals, Hopewell Redevelopment & Housing Authority, Recreation Commission - Student Appointee, John Tyler Community College Board); (II) discussion concerning a prospective business where no previous announcement has been made of the business' interest in locating its facilities in the community; (III) consultation with legal counsel and briefings by staff members or consultants pertaining to actual litigation (Beacon v. JRF), where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of City Council; and (IV) consultation related thereto and other specific legal matters requiring the provision of legal advice by counsel retained by City Council, in accordance with Virginia Code § 2.2-3711 (A) (1), (5), and (7) (two items), respectively.

Roll Call

CLOSED MEETING

RECONVENE OPEN MEETING

CERTIFICATION PURSUANT TO VIRGINIA CODE § 2.2-3712 (D): WERE ONLY PUBLIC BUSINESS MATTERS (I) LAWFULLY EXEMPTED FROM OPEN-MEETING REQUIREMENTS AND (II) IDENTIFIED IN THE CLOSED-MEETING MOTION DISCUSSED IN CLOSED MEETING?

REGULAR MEETING

7:30 p.m. Call to order, roll call, and welcome to visitors

Prayer by Pastor Joyce Harville of First Christian Church of Hopewell, followed by the Pledge of Allegiance to the Flag of the United States of America.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered routine by 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 Minutes: November 22, 2016 through January 10, 2017
- C-2 Pending List: None
- C-3 Routine Approval of Work Sessions: Neighborhood Assistance and Planning Work Session regarding Certified Local Government
- C-4 Personnel Change Report & Financial Report: Financial Report
- C-5 Ordinances on Second & Final Reading: Adopt rezoning of parcel #023-0230 from R-3 to B-2, effective January 1, 2018
- C-6 Routine Grant Approval: None
- C-7 Public Hearing Announcement: February 14, 2017 – Disposition of real property
- C-8 Information for Council Review: None
- C-9 Resolutions/Proclamations/Presentations: Hopewell-Prince George Chamber of Commerce tourism presentation

PUBLIC HEARINGS

*Each person addressing the Council shall approach the microphone, give name and limit comments to **three (3) minutes** or less. No person shall be permitted to address Council a second time until all others have been heard once, and no one shall speak more than twice on any subject in any one meeting. All remarks shall be addressed to Council as a body and not to any member thereof. No person other than the Council and the person having the floor shall enter into any discussion either directly or through a member of the Council without permission of the presiding officer. No question shall be asked except through the presiding officer (see Council Rule 405).*

PH-1 Request by HF Quail, LLC on behalf of Papi Naidu L.L.C. to amend Zoning Ordinance map to permit Planned Unit Development.

MOTION: To permit a Planned Unit Development on Lots 8, 9, 19, and 20 in Crossing North Subdivision, Section 3, Block C.

Roll Call

COMMUNICATIONS FROM CITIZENS

*Communications from Citizens – A Communications from Citizens period, limited in total time to 30 minutes, shall be part of the Order of Business at each regular Council meeting. **Each speaker** will be limited to **three (3) minutes**. No citizen will be permitted to speak on any item scheduled for consideration on the regular agenda of the meeting (see Council Rule 405).*

REGULAR BUSINESS

Reports of City Manager:

R-1. FY 2014-15 CAFR Update by Lance Wolff, Interim Finance Director.

R-2. City Council retreat dates.

MOTION: To hold a City Council retreat on _____, 2017, with an alternate date of _____, 2017.

Roll Call

Reports of the City Attorney

Reports of the City Clerk:

Accepting Talent Bank Resumes (TBRs) for Hopewell Redevelopment & Housing Authority (HRHA), Hopewell Youth Commission, John Tyler Community College Board (JTCC), and ALL other Boards and Commissions. Applications can be found at www.hopewellva.gov.

Reports of City Council:

Committees

Individual Requests

Any Other Councilor

CITIZEN/COUNCILOR REQUESTS

OTHER COUNCIL COMMUNICATIONS

ADJOURNMENT

CITY OF HOPEWELL * 300 N. MAIN ST. * HOPEWELL, VA 23860

MEETING NOTICE



Hopewell City Council Regular Meeting

Tuesday

January 24, 2017

6:30 P.M. – Closed Meeting

7:30 P.M. – Regular Meeting

**COUNCIL CHAMBERS
300 N MAIN STREET
HOPEWELL, VA 23860**

Ross A. Kearney, III, City Clerk

Inquiries: 541-2249

**CLOSED
MEETING**

6:30-7:30

REGULAR MEETING

CONSENT AGENDA

MINUTES

November 22, 2016

To

January 10, 2017

November 22, 2016
Regular Meeting

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MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD NOVEMBER 22, 2016

A Regular Meeting of the City Council of the City of Hopewell, Virginia, was held Tuesday, November 22, 2016, at 6:00 p.m. in the City Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia.

PRESENT: Brenda S. Pelham, Mayor
Christina J. Luman-Bailey, Vice Mayor
Arlene Holloway, Councilor
Anthony J. Zevgolis, Councilor
Jasmine E. Gore, Councilor
K. Wayne Walton, Councilor
Jackie M. Shornak, Councilor

Mark A. Haley, City Manager
Stefan M. Calos, City Attorney
Ross A. Kearney III, City Clerk

ROLL CALL

Mayor Pelham opened the meeting at 6:00 p.m. Roll call was taken as follows:

Mayor Pelham	-	present
Vice Mayor Luman-Bailey	-	present
Councilor Holloway	-	present
Councilor Zevgolis	-	present
Councilor Gore	-	present
Councilor Walton	-	present
Councilor Shornak	-	present

MOTION TO AMEND AGENDA/CLOSED SESSION:

At 6:06 p.m. motion was made by Councilor Walton, and seconded by Councilor Gore to amend the November 22, 2016 agenda under Closed Session Motion and replace the word donation with purchase and then to go into closed session for (I) discussion concerning (A) the acquisition (by purchase) of real property for a public purpose, and (B) the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of City Council; (II) discussion concerning the expansion of an existing business where no previous announcement has been made of the business' interest in expanding its facilities in the community; (III) consultation with legal counsel and briefings by staff members or consultants pertaining to actual litigation (John Randolph Foundation adv. Beacon), where such consultation or briefing in open meeting would adversely affect the negotiation or litigation posture of City Council; and (IV) consultation related thereto and other specific legal matters requiring the provision of legal advice by counsel retained by City Council, in accordance with Virginia Code § 2.2-3711 (A) (3), (5) and (7), respectively. Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes

November 22, 2016

Regular Meeting

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Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 Amended Agenda Adopted/Closed Meeting

REGULAR MEETING

A motion was made by Councilor Zevgolis, and seconded by Councilor Walton, to add R-4 under Regular Business, Purchase of Real Estate Property parcel #031—1365 on North 21st Ave. Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 Agenda Amended to add to Regular Business R-4 - Purchase of Real Estate Property parcel #031—1365 on North 21st Ave.

Mayor Pelham opened the regular meeting at 7:30 p.m. No Roll call was taken:

PRAYER AND PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

Prayer was led by Rev. David Woods, followed by the Pledge of Allegiance to the Flag of the United States of America.

CONSENT AGENDA

Motion was made by Councilor Gore, and seconded by Vice Mayor Luman-Bailey, to approve the Consent Agenda, Minutes: None; Pending List: None; Routine Approval of Work Session: None; Personnel Change Report & Financial Report: None; Ordinance on 2nd and Final Reading: None; Routine Grant Approval: None; Public Hearing Announcement: November 29, 2016 Proposed Charter Amendment; December 13, 2016 Budget Amendment and VDOT Appropriation; Information for Council Review; Proclamations/Resolutions/Presentation: Proclamation of Small Business Saturday; Keep Hopewell Beautiful presentation by Johnny Partin; VML Go Green Platinum Award, presented by Go Green Committee; Update on Hopewell Downtown Partnership presentation by Evan Kaufman. Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes

November 22, 2016
Regular Meeting
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Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 Consent Amended Agenda Approved

PUBLIC HEARING

PH-1 Public Hearing – Consider Citizen Comments regarding a request to modify Chapter 18 of the City Code:

This was the night advertised for the public hearing to receive citizen comments regarding consideration of proposed Consider citizen comments regarding a request to modify Chapter 18 of the City Code. The public hearing was opened by the Mayor at 7:49 p.m. Mr. Thomas Gough of 202 Byrd St., Hopewell, Virginia addressed Council and urged them to pass the proposed amendments. Ms. Cassandra Vanderkeift of 1307 Central Ave., Hopewell, Virginia also addressed Council and urged them to pass the proposed amendments. There being no other speakers, the public hearing was closed at 8:00 p.m. A motion was made by Councilor Shornak, and seconded by Councilor Zevgolis to adopt the proposed amendment changes to Chapter 18 of the City Code. Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 Adopted Proposed Amendments to Chapter 18 of the City Code.

COMMUNICATIONS FROM CITIZENS

Tommy Wells, Ward 5: Mr. Wells addressed Council and thanked Council Shornak for leading the way in getting the neighborhood streets paved.

Ms. Cassandra Vanderkeift, Ward 6: Ms. Vanderkeift addressed Council and urged them in the upcoming year to start showing their fellow Council members respect.

Mr. John Eliades of 900 Mansion Dr., Hopewell: Mr. Eliades addressed Council and expressed the problems within the City when it comes to litter. He urged that the correct City Departments and Police Department would start paying more attention to this problem.

UNFINISHED BUSINESS

UB-1 – Unfinished Business - Request from Riverside Regional Jail to modify the Petersburg Area Transit (PAT) route to accommodate the work-release program:

A motion was made by Councilor Zevgolis, and seconded by Councilor Holloway to approve the extension of the PAT bus route so that it goes to and from the Riverside Regional Jail at no additional cost to the City of Hopewell. Upon the roll call the vote resulted:

November 22, 2016
Regular Meeting
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Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 PAT Bus route Approved

UB-1 – Unfinished Business - Request from Department Neighborhood Assistance and Planning to consider a motion to renew a motion to approve request for rezoning parcel #023-0230, Lots 5, 6, 7, & 8, Block 3, Buren Homestead Addition from (R-3) Residential High Density to (B-2) Limited Commercial District.

A motion was made by Councilor Walton, and seconded by Councilor Zevgolis to postpone this item until the first regular meeting in January 2017. Upon the roll call the vote resulted:

Councilor Shornak	-	no
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	no
Councilor Zevgolis	-	yes
Councilor Gore	-	no
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 4-3 Item continued until January 2017.

REGULAR BUSINESS

R-1 – Regular Business – Update on Comprehensive Annual Financial Report (CAFR) Preparation by Jerry L. Whitaker, Finance Director:

Finance Director Jerry Whitaker addressed Council on the status of the Comprehensive Annual Financial Report (CAFR). Mr. Whitaker explained that the auditors have all the information they had requested and were in the process of finalizing the CAFR. Councilor Shornak asked if the City of Hopewell was the last locality to not have a CAFR, Mr. Whitaker said yes and that in December 2016, he hoped to have the report finalized.

R-2 – Regular Business - Determination of City Council 2017 organizational meeting:

A motion was made by Councilor Shornak, and seconded by Councilor Zevgolis to set the City Council Reorganizational Meeting for January 3, 2017 at 6:30 PM. Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes

November 22, 2016
Regular Meeting

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Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 Reorganizational Meeting Scheduled for January 3, 2017 @ 6:30 PM

R-3 – Regular Business - Determination of City Council December meeting schedule:

City Manager Mark Haley represented to Council that the December 2016 meeting was already scheduled and on the council calendar for December 13, 2016 at 7:30 PM therefore, Council need nt take any action on this item.

R-4 – Regular Business - City Purchase of Property Parcel #031-1365 – N. 21st Avenue:

A motion was made by Councilor Walton, and seconded by Councilor Shornak, to approve the purchase by the city of real estate located at 603 N. 21st Avenue, and identified as parcel #031-1365, at a price of \$29,950 plus closing cost, for public use which may include expansion of Appomattox Cemetery, and to grant the City Manager authority to sign all necessary documents, subject to approval by the City Attorney as to form. Upon the roll call the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 Approved purchase of property

CITIZENS/COUNCILOR REQUESTS

CCR-1: Councilor Gore – Announced that the Website Committee will be meeting on next week.

CCR-2: Vice Mayor Luman-Bailey -. Gave Council a VML update.

CLOSED SESSION

Council reconvened into a closed meeting.

OPEN SESSION

Council convened into Open Session. Councilors responded to the question: “Were the only matters discussed in the Closed Meeting public business matters lawfully exempted from open meeting requirements; and public business matters identified in the motion to convene into Closed Session?” Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

**November 22, 2016
Regular Meeting**

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Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Resulted: 7-0 Yes

Reports of the City Clerk

A motion was made by Councilor Walton, and seconded by Councilor Shornak, to appoint Diana Barnes, Woodrow Harris, Sheila Bailey, Mattlyn DeBrick, Jerry Whitaker and Ray Spicer to the Community Planning and Community Management Team (CPMT). Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 6 member appointed to the (CPMT)

A motion was made by Councilor Walton, and seconded by Councilor Zevgolis to appoint Mary Jones to the Keep Hopewell Beautiful Committee, Laura Sutton to the Recreation Commission and Christopher Neal to the Hopewell Planning Commission. Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0 - members appointed to Keep Hopewell Beautiful Committee; Recreation Commission and the Hopewell Planning Commission.

ADJOURN

At 10:41 p.m., motion was made by Councilor Walton, and seconded by Councilor Gore to adjourn. Upon the roll call, the vote resulted:

Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes
Councilor Holloway	-	yes

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Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes

Vote Result: 7-0

Vote Result: 7-0 Meeting Adjourned at 10:42 PM

Brenda S. Pelham, Mayor

Ross A. Kearney III, City Clerk

November 29, 2016
Regular Meeting

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MINUTES OF THE CITY COUNCIL SPECIAL MEETING AND WORK SESSION
MEETING HELD NOVEMBER 29, 2016

A Special Meeting of the City Council of the City of Hopewell, Virginia, was held Tuesday, November 29, 2016, at 6:30 p.m. in the City Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia.

PRESENT: Brenda S. Pelham, Mayor
Christina J. Luman-Bailey, Vice Mayor
Anthony J. Zevgolis, Councilor
Jasmine E. Gore, Councilor
K. Wayne Walton, Councilor
Jackie M. Shornak, Councilor

Mark A. Haley, City Manager
Stefan M Calos, City Attorney
Ross A. Kearney III, City Clerk

Absent: Arlene Holloway, Councilor (Sick)

ROLL CALL

Mayor Pelham opened the meeting at 6:30 p.m. Roll call was taken as follows:

Mayor Pelham	-	present
Vice Mayor Luman-Bailey	-	present
Councilor Holloway	-	ABSENT (Sick)
Councilor Zevgolis	-	present
Councilor Gore	-	present
Councilor Walton	-	present
Councilor Shornak	-	present

PRAYER AND PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

Prayer was led by Jeff Butler, followed by the Pledge of Allegiance to the Flag of the United States of America.

Motion: To Adopt Agenda

A motion was made by Councilor Walton, and seconded by Vice Mayor Luman-Bailey, to adopt the agenda. Upon the roll call, the vote resulted:

Vice Mayor Luman-Bailey	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes

Vote Result: 6-0 Agenda Adopted

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Regular Meeting
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PUBLIC HEARINGS

PH-1 – Public Hearing - Amend the City Charter Chapter XXV(A.1) (Hopewell Water Renewal Commission), including as to membership of the commission and determination by City Council of capital contributions.

This was the night advertised for a public hearing to consider amending the City Charter Chapter XXV (A.1) (Hopewell Water Renewal Commission), including as to membership of the commission and determination by City Council of capital contributions.

The Mayor opened the public hearing at 6:36 p.m. There being no speakers, the public hearing was closed at 6:37 p.m.

A motion was made by Councilor Walton, and seconded by Councilor Shornak, to Resolve to Request that the General Assembly Amend Chapter XXV (A.1), Sec. 1 and Sec. 3, of the City Charter. Upon the roll call, the vote resulted:

Vice Mayor Luman-Bailey	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes

Vote Result: 6-0 Yes

**PROPOSED 2017 GENERAL ASSEMBLY LEGISLATIVE PRIORTIES FOR THE
CITY OF HOPEWELL**

1. Full funding for state aid to local police department (HB599) to assist with fighting crime and criminal activity.
2. Full funding for K-12 education, as it is essential that the state meet its constitutional responsibility, including full funding of all state mandates from the General Assembly, as updated to the Standards of Quality (SOQ) to reflect actual education costs.
3. Funding for high-poverty school districts, which is critical to (1) retaining qualified teachers, (2) providing wraparound services to support interagency programing for children and parents living in poverty (3) supporting literacy initiatives, and (4) supporting professional development activities for teachers and administrators.
4. Continued funding of the Water Quality Improvement Fund, to help municipalities further reduce nutrient discharges into state waters.
5. Virginia Recreation and Parks 2017 Legislative Priorities, which include state parks acquisition and development, youth health and safety, childhood obesity prevention, safe

November 29, 2016
Regular Meeting

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athletic programs, bicycle safety, trails, pathways and green corridors, senior games, and livable communities.

6. Virginia First Cities Proposed 2017 Community Wealth Building Policy Initiatives.
7. Virginia Municipal League 2017 Legislative Program
8. H.R. 1621— Federal Legislation introduced by Congressman Randy Forbes, 4th Congressional District, pertaining to the City of Hopewell, Aderholt-Hunter House and the National Park Service.

A motion was mad by Councilor Shornak, and seconded by Councilor Gore, to Support and Endorse the Proposed 2017 General Assembly Legislative Priorities for the City of Hopewell. Upon the roll call, the vote resulted:

Vice Mayor Luman-Bailey	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes

Vote Result: 6-0 Yes

ADJOURN

At 6:45 p.m., motion was made by Councilor Walton, and seconded by Vice Mayor Luman-Bailey to adjourn. Upon the roll call, the vote resulted:

Vice Mayor Luman-Bailey	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes

Vote Result: 6-0 Adjourn

Brenda S. Pelham, Mayor

Ross A. Kearney, III, City Clerk

**December 13, 2016
Regular Meeting**

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MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD DECEMBER 13, 2016

A Regular Meeting of the City Council of the City of Hopewell, Virginia, was held Tuesday, December 13, 2016, at 6:00 p.m. in the City Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia.

PRESENT: Brenda S. Pelham, Mayor
Christina J. Luman-Bailey, Vice Mayor
Arlene Holloway, Councilor
Anthony J. Zevgolis, Councilor
Jasmine E. Gore, Councilor
K. Wayne Walton, Councilor
Jackie M. Shornak, Councilor

Mark A. Haley, City Manager
Stefan M. Calos, City Attorney
Ross A. Kearney III, City Clerk

ROLL CALL

Mayor Pelham opened the meeting at 6:03 p.m. Roll call was taken as follows:

Mayor Pelham	-	present
Vice Mayor Luman-Bailey	-	present
Councilor Holloway	-	present
Councilor Zevgolis	-	present
Councilor Gore	-	present
Councilor Walton	-	present
Councilor Shornak	-	present

Motion To Amend/Adopt Agenda

A motion was made by Councilor Walton, and seconded by Councilor Shornak, to amend the agenda and remove under Regular Business R-7 – Public Safety Building Presentation. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Agenda Amended and Adopted

**December 13, 2016
Regular Meeting**

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CLOSED MEETING

Motion was made by Councilor Walton, and seconded by Councilor Gore, To go into closed meeting for (I) discussion of specific appointees of City Council (Recreation Commission; Economic Development Authority; City Clerk), (II) the disposition of publicly-held real property (marina park), where discussion in an open meeting would adversely affect bargaining position or negotiating strategy; (III) discussion concerning the expansion of an existing business where no previous announcement has been made of the business' interest in expanding its facilities in the community (EDA project); (IV) consultation with legal counsel and briefings by staff members or consultants pertaining to actual litigation (John Randolph Foundation adv. Beacon; VAWCO rate case), where such consultation or briefing in open meeting would adversely affect litigation posture; and (V) consultation related thereto and other specific legal matters requiring the provision of legal advice by counsel retained by City Council, in accordance with Virginia Code § 2.2-3711 (A) (1) (3), (5), and (7) (two items), respectively. Upon the roll call the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Motion Approved

OPEN MEEETING

Council convened into Open Session. Councilors responded to the question: "Were the only matters discussed in the Closed Meeting public business matters lawfully exempted from open meeting requirements; and public business matters identified in the motion to convene into Closed Session?" Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Yes

REGULAR MEETING

The Regular Meeting opened at 7:35 p.m. Prayer was offered by Father Chris Hess, followed by the Pledge of Allegiance to the Flag of the United States of America.

CONSENT AGENDA

December 13, 2016
Regular Meeting
---DRAFT---

Motion was made by Councilor Shornak, and seconded by Vice Mayor Luman-Bailey, to adopt the consent agenda: Minutes-none; Pending & Action List; Information for Council Review – January 3, 2017 City Council Reorganizational Meeting at 6:30 p.m.; Personnel Change Report & Financial Report; Public Hearing Announcements- January 10, 2017 – Disposition of Real Property; Routine Approval of Work Sessions – January 10, 2017 – Rezoning of Property; Ordinances on second and final reading-none; Routine Grant Approval-none; and, Proclamations – Resolutions – Presentations - National League of Cities Let’s Move Award; Certificate of Appreciation from Friends of the Lower Appomattox River (FOLAR); Certificate of Appreciation for Point Management Inc. and Friendship Baptist Church.. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Yes – Consent Agenda Adopted

PUBLIC HEARINGS

PH-1. PUBLIC HEARING - Budget Amendment – Appropriations

This was the night advertised for a public hearing to consider a budget amendment/appropriations.

Assistant City Manager Charles Dane, substituting for Finance Director Jerry Whitaker explained to Council the budget amendment and the appropriations set forth in the public notice and the information provided to Council for their review.

The public hearing was opened by the Mayor at 7:46 p.m. There being no speakers, the public hearing was closed at 7:47 p.m.

A motion was made by Councilor Zevgolis, and seconded by Councilor Holloway, to resolve to adopt the budget amendment resolution to appropriate funds for FY 2016-17. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Yes Budget Amendment Adopted

December 13, 2016
Regular Meeting

---DRAFT---

UNFINISHED BUSINESS

UB-1 Boards and Commissions

The Clerk once again presented to Council the latest update on the Boards and Commissions along with his suggested recommendations. Councilor Gore reminded everyone of the new Youth Commission Committee and that the Clerk was now accepting Talent Bank Resumes. Councilor Zevgolis commented that this review should be done at a work session and the Clerk reminded Council that this was the second presentation regarding the Boards and Commissions and that this had be brought before Council on June 28, 2016. Council took no action at this time and would address again after the January 3, 2017 reorganizational meeting.

REGULAR BUSINESS

R-1. REGULAR BUSINESS - FY 2014-15 CAFR Update Presentation

Assistant City Manager Charles Dane, substituting for Finance Director Jerry Whitaker explained to Council that in recent conversations with the auditors there has been some hold up due to a personal situation however, the auditing firm anticipated that the CAFR would be ready within the next thirty (30) to forty-five (45) days.

R-2. REGULAR BUSINESS - VDOT Standard Project Administration Agreement

Austin Anderson, Capital Projects Construction Manager presented to Council that the Virginia Department of Transportation (VDOT) requires the City to enter into a standard project administration agreement for signal upgrades and pedestrian facility improvements at the intersection of W. Broadway & N. 21st Ave. The project was scored, prioritized, and funded under the System Management and Allocation of Resources for Transportation program (SMART SCALE, formerly HB2), which funds transportation projects through a prioritization process based on factors including safety, congestion reduction, accessibility, land use, economic development, and the environment. The W. Broadway & 21st Ave. project was one of 163 statewide to receive funding during Round 1 of SMART SCALE applications. The City was awarded \$500,000.

Motion was made by Vice Mayor Luman-Bailey, and seconded by Councilor Shornak, to appropriate \$500,000 from the SMART SCALE District Grant Program for signal upgrades and pedestrian facility improvements and to grant the City Manager the authorization to sign the Standard Project Administration Agreement with VDOT, upon approval by the City Attorney. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Appropriations Approved

December 13, 2016
Regular Meeting
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R-3. Regular Business - Agreement with Virginia Office of Intermodal Planning and Investment, and appropriation of grant funds, for completion of Urban Development Area (UDA) designation process

Mrs. Tevya Griffin, Director of Neighborhood Assistance and Planning explained to Council that the Department of Development was awarded a grant by the Virginia Office of Intermodal Planning and Investment to complete the Urban Development Area (UDA) designation, for work to be completed by October of 2017 and requested that Council approve the authorization and appropriations of funds.

A motion was made by Vice Mayor Luman-Bailey, and seconded by Councilor Shornak, to authorize the City Manager to sign the agreement between the City of Hopewell and the Virginia Office of Intermodal Planning and Investment, and to appropriate \$65,000 in grant funds, for completion of the Urban Development Area (UDA) designation process. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Appropriations Approved

R-4. - Regular Business - Re-appropriation from FY 2015-16 Budget to Department of Neighborhood Assistance and Planning.

Mrs. Tevya Griffin, Director of Neighborhood Assistance and Planning explained to Council that City Council had approved a budget of \$100,000 for the Comprehensive Plan update, of which \$10,000 remained from FY 2015-16 year and was recaptured in the general fund. The department is now requesting that the funds be re-appropriated for use.

A motion was made by Councilor Shornak, and seconded by Councilor Gore, to re-appropriate \$10,000 from the FY 2015-16 budget to the Department of Neighborhood Assistance and Planning, for management services related to the Comprehensive Plan. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Re- Appropriation Approved

December 13, 2016
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R-5. Regular Business - Appropriation for Youth Coordinator

Assistant City Manager Charles Dane represented to Council that a Youth Coordinator had been hired and that The Youth Services Commission is requesting additional funds in the amount of \$60,000 to hire the Youth Coordinator for the Office on Youth per City Code Sec. 38-18.

A motion was made by Councilor Gore, and seconded by Councilor Shornak, to appropriate \$60,000 for the Youth Coordinator position, to include salary, operating expenses, and programs. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Councilor Gore	-	yes
Councilor Walton	-	yes
Mayor Pelham	-	yes
Councilor Shornak	-	yes
Vice Mayor Luman-Bailey	-	yes

Vote Results: 7-0 Appropriation Approved

R-6. Regular Business - Comprehensive Plan Study Update

Mrs. Tevya Griffin, Director of Neighborhood Assistance and Planning explained to Council Provide an update on the Comprehensive Plan of which included the following topics Urban Development, Housing and Health.

REPORT OF THE CITY CLERK

The City Clerk reported that he was accepting Talent Bank Resumes for all Boards and Commissions reiterated for those who are interested in serving on the Youth Commission Committee t please submit a Talent Bank Resume.

REPORTS OF CITY COUNCIL MEMBERS

Councilor Shornak thanked the City manager and all City Staff who worked on the warming center for the homeless. She provided a meal for them and brought her family to serve it and provide entertainment. She hoped we can continue to find more resources for these people. Anyone interested in helping should contact Pastor Boggs at First Baptist Church.

Councilor Luman-Bailey announced that we have taken action on the vagrancy issue by opening the warming shelter.

COUNCIL COMMUNICATIONS

Councilor Gore: - Councilor Gore requested that Council help support the Vendor Taste Test with Crater Health District (HEAL Alliance). Councilor Gore also provided an update on the Crater Regional Workforce Development Board Annual 4-Year Strategic Planning Meeting and The

December 13, 2016
Regular Meeting
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Ad-Hoc Website Committee. Councilor Gore also requested that the City Manager begin looking at dates for a 2017 City Council Strategic Planning Retreat.

OTHER COUNCIL COMMUNICATIONS

The City Manager thanked Councilor for his years of service as he is participating in his last Council Meeting before heading into retirement. This message was echoed by all members of Council and Councilor Walton was then presented with two (2) tokens of the City's appreciation for his years of service. Councilor Walton commented that he would like to thank everyone who has been by his side during his tenure and especially his wife Ann Walton.

ADJOURN

Motion was made at 9:46 p.m. by Councilor Zevgolis, seconded by Councilor Walton, and unanimously passed to adjourn the meeting.

Brenda S. Pelham, Mayor

Ross A. Kearney, III, City Clerk

**January 3, 2017
Reorganizational Meeting**

**MINUTES OF THE CITY COUNCIL REORGANIZATIONAL MEETING
HELD JANUARY 3, 2017**

REORGANIZATIONAL MEETING

A Reorganizational Meeting of the City Council of the City of Hopewell, Virginia, was held Tuesday, January 3, 2017, at 6:30 p.m. in the City Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia.

PRESENT: Vice Mayor Luman-Bailey, Ward #1
Councilor Holloway, Ward #2
Councilor Zevgolis, Ward #3
Councilor Gore, Ward #4
Councilor Denton, Ward #5
Councilor Pelham, Ward #6
Councilor Shornak, Ward #7

REORGANIZATIONAL MEETING

Mayor Pelham, called the meeting to order.

The opening prayer was offered by Pastor Ken Hendricks of Woodlawn Baptist Church, followed by the Pledge of Allegiance, to the Flag of the United States of America.

OATHS OF OFFICE

Circuit Court Clerk Tamara Ward performed the Oath of Office for Councilor Jasmine E. Gore, Ward #4; Councilor Janice B. Denton, Ward #5 and Councilor Brenda S. Pelham, Ward #6, and such Councilors were duly sworn.

Upon the roll call, attendance was taken as follows:

Vice Mayor Luman-Bailey	-	present
Councilor Holloway	-	present
Councilor Zevgolis	-	present
Councilor Gore	-	present
Councilor Denton	-	present
Mayor Pelham	-	present
Councilor Shornak	-	present

The Mayor stated the purpose of the reorganizational meeting to choose a Mayor and Vice Mayor, each of whom shall serve a period of two years from the date of appointment, and until their successor or successors have been elected and qualified, in accordance with Chapter IV, Section 4 (a), of the City Charter.

Mayor Pelham declared nominations open for the office of Mayor.

A Motion was made by Councilor Denton, and seconded by Councilor Gore, on the nomination of Councilor Shornak as Mayor. Upon the roll call, the vote resulted:

**January 3, 2017
Reorganizational Meeting**

Councilor Luman-Bailey	-	yes
Councilor Holloway	-	no
Councilor Zevgolis	-	no
Councilor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	no
Councilor Shornak	-	yes

Vote Result: 4 yes/3 no. The motion passed.

Councilor Shornak was declared Mayor of the City of Hopewell, for a term extending through December 31, 2019.

Councilor Pelham opened the floor for nominations for Vice Mayor.

Motion was made by Councilor Denton, and seconded by Mayor-Elect Shornak, to nominate Councilor Luman-Bailey for Vice Mayor. Upon the roll call, the vote resulted:

Councilor Luman-Bailey	-	yes
Councilor Holloway	-	no
Councilor Zevgolis	-	no
Councilor Gore	-	no
Councilor Denton	-	yes
Councilor Pelham	-	no
Councilor Shornak	-	yes

Vote Result: Motion Failed 4 no/3 yes.

A motion was made by Councilor Holloway, and seconded by Councilor Pelham, to elect Councilor Gore as Vice Mayor. Upon the roll call, the vote resulted:

Councilor Luman-Bailey	-	no
Councilor Holloway	-	yes
Councilor Zevgolis	-	no
Councilor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Councilor Shornak	-	yes

Vote Result: The motion passed 5 yes/2 no.

Councilor Gore was declared Vice Mayor, of the City of Hopewell for a term extending through December 31, 2019.

The gavel was passed to Mayor-Elect Shornak and Mayor-Elect Shornak and Vice Mayor Elect Gore were duly sworn in by Tamara Ward, Hopewell Circuit Court Clerk.

**January 3, 2017
Reorganizational Meeting**

SPECIAL MEETING BUSINESS

SB-1 – Special Business - Establish City Council regular meeting dates for 2017, in accordance with Virginia Code § 15.2-1416.

A motion was made by Councilor Pelham, and seconded by Councilor Luman-Bailey, to Establish City Council regular meeting dates for 2017, in accordance with Virginia Code § 15.2-1416 and to approve the 2017 Hopewell City Council regular meeting dates as the second and fourth Tuesday on the following months, January, February, March, April, May, June, September and October and for the months of July, August and December Council shall meet on the second Tuesday and for the month of November Council shall meet on the third Tuesday. Also, city council fixed the following Tuesday as the day to which a regular meeting shall be continued if the mayor, or vice-mayor if the mayor is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the regular meeting. Upon the roll call the, the vote resulted:

Councilor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes

Vote Result: 7-0 - 2017 Calendar Adopted

CLOSED MEETING

A motion was made by Councilor Pelham, and seconded by Councilor Denton, to go into closed meeting for (I) discussion of performance of specific appointees of City Council (City Manager), and (II) consultation related thereto and other specific legal matters requiring the provision of legal advice by counsel retained by City Council, in accordance with Virginia Code § 2.2-3711 (A) (1) and (7), respectively. Upon the roll call, the vote resulted:

Councilor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes

Vote Result: 7-0 Yes

OPEN MEETING

Council convened into open session. councilors responded to the question: “were the only matters discussed in the closed meeting public business matters lawfully exempted from open meeting requirements; and public business matters identified in the motion to convene into closed session?” Upon the roll call, the vote resulted:

January 3, 2017
Reorganizational Meeting

Councilor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes

Vote Result: 7-0 Yes

ADJOURN

At 9:09 a motion was made by Councilor Zevgolis, and seconded by Councilor Denton to adjourn the Reorganizational Meeting. Upon the roll call, the vote resulted:

Councilor Luman-Bailey	-	yes
Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes

Vote Result: 7-0 Meeting Adjourned

Jackie M. Shornak, Mayor

Ross A. Kearney III, Clerk

January 10, 2017
Regular Meeting

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MINUTES OF THE REGULAR MEETING OF CITY COUNCIL HELD JANUARY 10, 2017

A Regular Meeting of the City Council of the City of Hopewell, Virginia, was held Tuesday, January 10, 2017, at 6:30 p.m. in the City Council Chambers, Municipal Building, 300 North Main Street, Hopewell, Virginia.

PRESENT: Jackie M. Shornak, Mayor
Jasmine E. Gore, Vice Mayor
Christina J. Luman-Bailey, Councilor
Arlene Holloway, Councilor
Anthony J. Zevgolis, Councilor
Janice M. Denton, Councilor
Brenda S. Pelham, Councilor

Mark A. Haley, City Manager
Stefan M. Calos, City Attorney
Ross A. Kearney III, City Clerk

ROLL CALL

Mayor Shornak opened the meeting at 6:30 p.m. Roll call was taken as follows:

Mayor Shornak	-	present
Vice Mayor Gore	-	present
Councilor Luman-Bailey	-	present
Councilor Holloway	-	present
Councilor Zevgolis	-	present
Councilor Denton	-	present
Councilor Pelham	-	present

MOTION: To Amend/Adopt Agenda

A motion was made by Councilor Zevgolis, and seconded by Vice Mayor Gore, to amend the agenda by removing C-7 under the consent agenda and then adopting the amended agenda. Minutes-none; Pending & Action List; Information for Council Review-none; Personnel Change Report; Public Hearing Announcements January 24, 2017; Routine Approval of Work Sessions – none Ordinances on second and final reading-none; Routine Grant Approval-none; and, Proclamations/Resolutions/Presentations-Resolution – none. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Yes Agenda Amended and Adopted

January 10, 2017
Regular Meeting
---DRAFT---

WORK SESSION

WS – 1 Work Session - Rezoning of Property - Presentation from Shane Doran of the Humanities Foundation of South Carolina, to provide an overview of two requests for rezoning and answer initial questions of City Council.

Mrs. Tevya Griffin, Director of Neighborhood Assistance and Planning addressed Council regarding the presentation they were about to receive from Shane Doran of the Humanities Foundation of South Carolina. Mrs. Griffin explained that the purpose of the work session is to provide an overview of two requests for rezoning and to answer initial questions from City Council. Mr. Doran explained to Council that the Humanities Foundation of South Carolina was requesting from H. F. Quail LLC on behalf of Papi Naidu LLC to rezone 8.041 acres for Sub-parcels 245-0040 & 245-0045, also known as Crossings North Section 3, Block C - Lot 8 (4.979 acres) and Lot 9 (3.062 acres). His request is to rezone the property from B-3, Highway Commercial District to B-3/PUD, Planned Unit Development in order to build Multi-family housing set aside for families and to rezone 5.57 acres for Sub-parcels 245-0090 & 245-0095, also known as Crossings North Section 3, Block C - Lot 19 (2.49 acres) and Lot 20 (3.08 acres). The requests is to rezone the property from B-3, Highway Commercial District to B-3/PUD, Planned Unit Development in order to build apartments set aside for senior citizen living. Mrs. Griffin informed Council that the applicant met with members of City Council, Staff, members of the Planning Commission, and the City Manager to discuss a proposal to construct senior and family multifamily units in Ward 7 in December 2016. A rezoning from B-3 to PUD is required to allow residential units on the properties in question. The Planning Commission held a public hearing on December 1, 2016 to consider citizen comments regarding the matter and the vote was 2-2 therefore the request to approve was denied. Planning Commission Member Elliott Eliades explained that the Commission even though the vote was tied which denied the approval, expressed that the Comp Plan did support this proposal.

Assistant City Manager Charles Dane requested from Council to hold a Public Hearing on January 24th, 2017 at 7:30 p.m. to receive citizen input on the proposed development, A motion was made by Councilor Denton, and seconded by Councilor Pelham to waive the rules of council and to hold a public hearing on January 24, 2017 at 7:30 p.m. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	no
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 6-1 Yes Public Hearing Approved

REGULAR MEETING

January 10, 2017
Regular Meeting
---DRAFT---

Mayor Shornak opened the Regular Meeting at 7:35 p.m. and Roll Call was taken as follows:

Mayor Shornak	-	present
Vice Mayor Gore	-	present
Councilor Luman-Bailey	-	present
Councilor Holloway	-	present
Councilor Zevgolis	-	present
Councilor Denton	-	present
Councilor Pelham	-	present

Prayer was offered by Pastor David Kim, Full Gospel Korean Church of Hopewell, followed by the Pledge of Allegiance to the Flag of the United States of America.

UNFINISHED BUSINESS

UB-1 Request from Department of Neighborhood Assistance and Planning for a motion to renew a motion to approve a request for rezoning parcel #023-0230, Lots 5, 6, 7, & 8, Block 3, Buren Homestead Addition, from Residential High Density (R-3) to Limited Commercial District (B-2)

Mrs. Tevya Griffin, Director of Neighborhood Assistance and Planning addressed Council and explained that at Council's regular meeting on November 9, 2016, City Council denied the request, with a 3-3 vote, the rezoning request, the motion for which included a condition that development could not start on the property prior to January 2018.

A motion was made by Councilor Denton, and seconded by Councilor Zevgolis, to rezone parcel #023-0230 from R-3 to B-2, with the condition(s) that development could not begin until January 1, 2018. Upon the roll call, the vote resulted:

Councilor Holloway	-	no
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 6-1 Yes - Parcel #023-0230 Rezoned from R-3 to B-2, with the condition that development may not begin until January 1, 2018

REGULAR BUSINESS

R-1 Regular Business - FY 2014-15 CAFR Update Presentation and introduction of Lance Wolff as Interim Finance Director

City Manager Mark Haley introduced the interim Finance Director Lance Wolff. Mr. Wolff then provided Council with an update on the CAFR and stated that the auditors had a few questions and he was in the process of providing the requested information. Vice Mayor Gore and Councilor Pelham requested

January 10, 2017
Regular Meeting

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through the City Manager for him to provide what the auditors needed and for the City Manager to distribute the said information to all of Council.

R-2 Regular Business - Introduction of the new City of Hopewell Office on Youth Coordinator, Shanelle Ebanks.

Assistant City Manager Charles Dane introduced Ms. Shanelle Ebanks as the new City of Hopewell Office on Youth Coordinator. Ms. Ebanks addressed Council and stated that she was excited about position and looked forward to overseeing its growth.

R-3 Regular Business - Appropriate Virginia Department of Transportation (VDOT) revenue-sharing program reimbursements to City Capital Improvements Program (CIP) projects for street, sidewalk, and drainage improvements

Mr. Austin Anderson, Hopewell Capital Projects Construction Manager explained to Council that this appropriation is for the current fiscal year, the City will receive reimbursement payments from the Virginia Department of Transportation (VDOT) for completing work under a programmatic agreement.

A motion was made by Councilor Pelham, and seconded by Councilor Luman-Bailey, to Appropriate VDOT revenue-sharing program reimbursements to CIP projects. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Appropriation Approved

R-4 Regular Business - Pursuit by Real Estate Assessor of Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers

Ms. Patrizia Waggoner, Hopewell City Assessor addressed Council regarding a future request by her department require resources to pursue prestigious Certificate of Excellence in Assessment Administration from the International Association of Assessing Officers. Council thanked her for her presentation and stated they would address this request during the upcoming budget sessions.

CLOSED MEETING

A motion was made by Councilor Pelham, and seconded by Vice Mayor Gore, to go into closed meeting for (I) discussion of specific appointees of City Council (City Manager, Economic Development Authority, Recreation Commission, Keep Hopewell Beautiful, and Virginia Gateway Region), (II) discussion concerning a prospective business where no previous announcement has been made of the business' interest in locating in the community, and (III) consultation related thereto and other specific

January 10, 2017

Regular Meeting

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legal matters requiring the provision of legal advice by counsel retained by City Council, in accordance with Virginia Code § 2.2-3711 (A) (1) (5) and (7), respectively. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Yes

OPEN MEEETING

Council convened into Open Session. Councilors responded to the question: "Were the only matters discussed in the Closed Meeting public business matters lawfully exempted from open meeting requirements; and public business matters identified in the motion to convene into Closed Session?" Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Yes

MOTION TO EXTEND MEETING

A motion was made by Councilor Pelham, and seconded by Councilor Zevgolis, to extend the meeting pass 10:30 p.m. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Yes Meeting Extended

REPORT OF THE CITY CLERK

The City Clerk reported he was still accepting Talent Bank Resumes (TBR) for ALL Boards and Commissions—applications can be found at www.hopewellva.gov.

January 10, 2017
Regular Meeting
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A motion was made by Councilor Denton, and seconded by Councilor Zevgolis, to reappoint Elliott Eliades and Lynda K. Frank to the Economic Development Authority for a term of four (4) years. Upon the roll call, the vote

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Yes

Council requested that the Clerk setup interviews with two applicants for the January 24th, 2017 City Council meeting.

A motion was made by Councilor Pelham, and seconded by Councilor Zevgolis, to appoint Rogers L. Henry, Terence Doctor and Anthony Sylvester to the Recreation Commission for a term of four (4) years. Upon the roll call, the vote

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Yes

A motion was made by Councilor Pelham, and seconded by Councilor Zevgolis, to appoint Jean Lawson to the Keep Hopewell Beautiful Committee for a term of four (4) years. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Yes

**January 10, 2017
Regular Meeting
---DRAFT---**

A motion was made by Councilor Pelham, and seconded by Councilor Zevgolis, to appoint Fred Henry and Councilor Christina Luman-Bailey to the Virginia Gateway region for a term of one (1) year. Upon the roll call, the vote resulted:

Councilor Holloway	-	yes
Councilor Zevgolis	-	yes
Vice Mayor Gore	-	yes
Councilor Denton	-	yes
Councilor Pelham	-	yes
Mayor Shornak	-	yes
Councilor Luman-Bailey	-	yes

Vote Result: 7-0 Yes

ADJOURN

Motion was made by Councilor Holloway, and seconded by Councilor Pelham, and unanimously passed to adjourn the meeting.

Jackie M. Shornak, Mayor

Ross A. Kearney III, City Clerk

ROUTINE APPROVAL OF WORK SESSIONS

**Neighborhood Assistance and Planning Work Session regarding Certified
Local Government**

February 14, 2017

ORDINANCE
ON
SECOND
AND
FINAL
READING



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 1st Reading
- Approve Ordinance 2nd Reading
- Set a Public Hearing
- Approve on Emergency Measure

COUNCIL AGENDA ITEM TITLE: Consider a request for Rezoning a parcel [023-0230], Lots 5, 6, 7, & 8, Block 3, Buren Homestead Addition from (R-3) Residential High Density to (B-2) Limited Commercial District.

ISSUE: The City has received a request from Victoria Goodwin & Christina Callis to rezone and amend the zoning district map for Lots 5, 6, 7, & 8, Block 3, Buren Homestead Addition Subdivision, also identified as Parcel 023-0230 from (R-3) Residential High Density to (B-2) Limited Commercial District.

RECOMMENDATION: City Administration recommends City Council hold a public hearing to consider the Rezoning request and to take appropriate action. Development staff recommends approval subject to the following conditions:

The property owner shall combine the subject property with subparcels (023-0225, 023-0220, and 023-0215) in an administrative re-subdivision application prior to site plan approval of the subject property.

Planning Commission recommends approval due to aligning with the comprehensive plan, making the site more viable for commercial development, providing for adequate parking, and economic development subject to staff's recommended conditions.

TIMING: City Council action is requested on October 25, 2016.

BACKGROUND: The subject is 0.228 acres and has approximately 100 feet of road frontage along South 13th Avenue. The property consists of Lots 5, 6, 7, & 8, Block 3 Buren Homestead Addition, also known as Sub-parcel # 023-0230. The applicant seeks a rezoning to Commercial because it is connected to parcels along City Point Road. Parcels along City Point Road are shallow and difficult to develop for commercial development. The added 0.228 acres would allow a deeper commercial lot along City Point Road.

SUMMARY:

Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Vice-Mayor Christina J. Luman-Bailey, Ward #1	<input type="checkbox"/>	<input type="checkbox"/>	Councilor K. Wayne Walton, Ward #5
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Arlene Holloway, Ward #2	<input type="checkbox"/>	<input type="checkbox"/>	Mayor Brenda S. Pelham, Ward #6
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Anthony J. Zevgolis, Ward #3	<input type="checkbox"/>	<input type="checkbox"/>	Councilor Jackie M. Shomak, Ward #7
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Jasmine E. Gore, Ward #4			

PUBLIC HEARING

February 14, 2017 – Disposition of Real Property

FINANCIAL REPORT



City of Hopewell, Virginia

SUMMARY of FY 2017 BUDGET RE-APPROPRIATIONS & NEW BUDGET APPROPRIATIONS by MEETING and by FUND

(As of December 31, 2016)

<u>Meeting Date</u>	<u>Fund</u>	<u>Source of Funds</u>	<u>Amount</u>	<u>Description of Purpose and/or Use of Funds</u>
6/14/2016	011	Fund Balance	\$ 75,000	Transfer to Fund 071 for Police Call Handling Equipment Project
8/23/2016	011	State Funds	46,997	Victim Witness - Operations (Including New F/T Position)
8/23/2016	011	Fund Balance	250,000	Transfer to Fund 071 for Animal Shelter Project
9/13/2016	011	Fund Balance	8,948	Consultant for Real Estate
9/27/2016	011	Fund Balance	23,000	Transfer to Fund 071 for Recreation Pool Heater Project
10/11/2016	011	Fund Balance	5,000	Transfer to Fund 012 for Warming Shelter Project
10/11/2016	011	Fund Balance	93,584	Re-Appropriation of FY 2016 Encumbrances for Outstanding Purchase Orders
10/25/2016	011	Auction Proceeds	8,875	Transfer to Fund 035 for Recreation Programs
12/13/2016	011	Fund Balance	120,722	Re-Appropriation of Prior Year Fire Department & Planning Department Grant Funds
12/13/2016	011	State Funds	11,461	Victim Witness, Health Department & Fire Department Operations
12/13/2016	011	Fund Balance	60,000	Office on Youth Operations
		General Fund Total	703,587	
10/11/2016	012	Transfer from Fund 011	5,000	Warming Shelter Project
		Anti-Litter Fund Total	5,000	
8/23/2016	014	Fund Balance	38,560	Re-Appropriation of FY 2016 Encumbrances for Outstanding Purchase Orders
8/23/2016	014	Federal Funds	326,632	Federal Title IV, Part B "21st Century Community Learning Center" Program Grant
10/11/2016	014	State Funds	500,130	Wallace Foundation "School Leadership Training Program for Administrators" Grant
12/13/2016	014	State Funds	84,544	State "School Security Equipment" Grant
		School Operating Fund Total	949,866	
10/11/2016	032	Fund Balance	813,538	Re-Appropriation of FY 2016 Encumbrances for Outstanding Purchase Orders
		Hopewell Renewal Water Treatment Fund Total	813,538	
8/23/2016	035	Other Funds	150,000	Transfer to Fund 071 - Am. Water Char. Fndn./NPRRA "BBC" Grant for City Park Reno.
8/23/2016	035	State Funds	52,000	Transfer to Fund 071 - State "Crater District AAA" (Matching) Grant for Pool Heater
10/25/2016	035	Transfer from Fund 011	8,875	Recreation Operations & Programs
		Recreation Fund Total	210,875	
10/11/2016	041	Fund Balance	1,299,958	Re-Appropriation of FY 2016 Encumbrances for Outstanding Purchase Orders
		Sewer Maintenance Fund Total	1,299,958	
10/11/2016	049	Fund Balance	202,853	Re-Appropriation of FY 2016 Encumbrances for Outstanding Purchase Orders
		Stormwater Fund Total	202,853	
12/13/2016	063	Federal Funds	100,000	Federal "Head Start" Grant
		School Building/Bus Replacement Fund Total	100,000	



City of Hopewell, Virginia

SUMMARY of FY 2017 BUDGET RE-APPROPRIATIONS & NEW BUDGET APPROPRIATIONS by MEETING and by FUND

(As of December 31, 2016)

<u>Meeting Date</u>	<u>Fund</u>	<u>Source of Funds</u>	<u>Amount</u>	<u>Description of Purpose and/or Use of Funds</u>
xx/xx/2016	052	Fund Balance	180,729	Re-Appropriation of Rollover of FY 2016 Unobligated/Unspent Grant Funds Available
		Grants Fund Total	180,729	
6/14/2016	071	Transfer from Fund 011	75,000	Police Call Handling Equipment Project
8/23/2016	071	Right of Way Encroachment Fees	50,000	Right of Way Capital Improvements Project(s)
8/23/2016	071	State Funds	550,000	Public Works Route 10 (E. Randolph Road) Project A
8/23/2016	071	State Funds	160,000	Public Works Route 10 (E. Randolph Road) Project B
8/23/2016	071	Right of Way Encroachment Fees	40,000	Right of Way Capital Improvements Project(s)
10/11/2016	071	Transfer from Fund 011	250,000	Animal Shelter Project
10/11/2016	071	Transfer from Fund 035	150,000	City Park Renovation Project
10/11/2016	071	Transfer from Fund 011	23,000	Recreation Vehicles Project
10/11/2016	071	Transfer from Fund 035	52,000	Recreation Pool Heater Project
10/11/2016	071	Fund Balance	1,267,096	Re-Appropriation of FY 2016 Encumbrances for Outstanding Purchase Orders
10/11/2016	071	Fund Balance	9,253,717	Re-Appropriation of Rollover of FY 2016 Unobligated/Unspent Project Funds Available
12/13/2016	071	State VDOT Reimbursement Funds	500,000	Recreation Program Projects
		Capital Projects Fund Total	12,370,813	
		Sub-Total - All Funds (w/ Interfund Transfers)	16,837,219	
		Less: Interfund Transfers	(563,875)	
		Total - All Funds (w/o Interfund Transfers)	16,273,344	

City of Hopewell, VA
"Unaudited" Balance Sheet Summary by Fund
FY 2017 (Period 6)

Fund #	Fund Name (or Description)	Total Assets	Total Liabilities	Beginning Fund Balance	Total Revenues	Total Expenditures
003	Perpetual Care Fund	1,048,706.15	-	1,052,096.80	15,708.27	(19,098.92)
011	General Fund	22,390,126.13	(18,701,500.89)	8,101,011.24	10,013,616.22	(14,426,002.22)
012	Social Services Fund	(792,065.95)	(178,949.93)	289,387.12	935,470.67	(2,195,873.67)
014	School Operating Fund	17,069,942.38	66,543.65	24,822,785.26	11,037,680.02	(18,723,979.25)
015	Children's (Comprehensive) Services Act Fund	1,672,553.76	(1,386,538.83)	736,989.22	618,893.42	(1,069,867.71)
030	Refuse Fund	2,543,599.80	(35,117.04)	2,963,537.68	6,149.13	(461,204.05)
032	Hopewell Regional Water Treatment Fund	47,999,313.55	(16,945,300.18)	21,712,446.46	14,667,314.05	(5,325,747.14)
035	Recreation Fund	(305,020.20)	(125,639.86)	75,219.63	281,419.74	(787,299.43)
038	Marina Fund	76,976.19	-	75,359.74	6,099.00	(4,482.55)
040	Sewer Operations Fund	15,010,866.40	248,554.46	15,259,420.86	-	-
041	Sewer Maintenance Fund	34,905,801.51	(25,656,712.44)	8,199,572.78	2,667,819.59	(1,618,303.30)
042	Sewer Improvement Fund	1,088,677.68	-	1,088,677.68	-	-
043	Sewer Bond Fund	(77,852.10)	(323,091.54)	(400,943.64)	-	-
044	Sewer System Rate Fund	2,134,721.00	-	2,134,721.00	-	-
045	Sewer System Debt Fund	1,934,099.32	-	1,934,099.32	-	-
046	Sewer Construction (Capital Projects) Fund	1,994,656.72	-	1,994,656.72	-	-
048	Storm Water 1 Fund	346,719.88	(8,788.56)	530,899.54	-	(192,968.22)
049	Storm Water 2 Fund	74,501.51	(1,000,000.00)	(748,891.82)	104,850.00	(281,456.67)
052	Grants Fund	304,569.68	(80,292.95)	211,122.83	21,500.00	(8,346.10)
053	Anti-Litter Fund	20,218.29	-	14,476.29	6,192.00	(450.00)
056	School Textbook Fund	1,012,022.80	-	872,136.49	145,386.25	(5,499.94)
057	School Cafeteria Fund	1,897,246.87	(49,843.62)	2,408,206.35	392,653.94	(953,457.04)
063	School Building & Bus Replacement Fund	352,258.32	-	1,016,084.32	-	(663,826.00)
071	Capital Projects & Debt Fund	18,730,830.19	(518,372.15)	21,193,908.09	119,923.85	(3,101,373.90)
072	Fixed (Capital) Assets Fund	42,121,842.30	(81,380,152.00)	(39,258,309.70)	-	-
073	Special Welfare Fund	59,995.36	-	51,137.57	15,116.39	(6,258.60)
073	Police Seizure Assets (Forfeitures) Fund	44,912.70	(15,409.13)	29,500.07	3.50	-
075	Economic Development Fund	(388,493.17)	-	(317,438.42)	-	(71,054.75)
076	Self-Insurance Fund	389,628.00	-	720,611.87	-	(330,983.87)
090	Healthy Families Fund	(80,905.26)	(5,660.38)	(54,301.07)	82,890.72	(115,155.29)
		<u>213,580,449.81</u>	<u>(146,096,271.39)</u>	<u>76,708,180.28</u>	<u>41,138,686.76</u>	<u>(50,362,688.62)</u>

Prepared by: Lance Wolf
Report date: January 24, 2017

City of Hopewell, VA
"Unaudited" Balance Sheet Summary by Fund
FY 2017 (Period 6)

Ending

Fund Balance

1,048,706.15
3,688,625.24
(971,015.88)
17,136,486.03
286,014.93
2,508,482.76
31,054,013.37
(430,660.06)
76,976.19
15,259,420.86
9,249,089.07
1,088,677.68
(400,943.64)
2,134,721.00
1,934,099.32
1,994,656.72
337,931.32
(925,498.49)
224,276.73
20,218.29
1,012,022.80
1,847,403.25
352,258.32
18,212,458.04
(39,258,309.70)
59,995.36
29,503.57
(388,493.17)
389,628.00
<u>(86,565.64)</u>

67,484,178.42

Prepared by: Lance Wolff

Report date: January 24, 2017

City of Hopewell, VA
 "Unaudited" Actual vs. Budgeted Revenues Summary
 FY 2017 (Period 6)

Fund #	Fund Name	Adopted Budget	Budget Transfers & Amendments	Amended Budget	Actual Revenues	Accruals, Deferrals & Adjustments	(Under) Over Amended Budget
003	Perpetual Care Fund	\$ 35,000	\$ -	\$ 35,000	\$ 15,780.27	\$ -	\$ (19,219.73)
011	General Fund	49,930,358	703,587	50,633,945	10,013,616.22	-	(40,620,328.78)
012	Social Services Fund	4,210,772	5,000	4,215,772	935,470.67	-	(3,280,301.33)
014	School Operating Fund	49,872,516	949,866	50,822,382	10,613,739.05	423,940.97	(39,784,701.98)
015	Childrens' (Comprehensive) Services Act Fund	3,280,473	-	3,280,473	618,893.42	-	(2,661,579.58)
030	Refuse Fund	2,104,382	-	2,104,382	6,149.13	-	(2,098,232.87)
032	Hopewell Regional Water Treatment Fund	49,428,727	813,538	50,242,265	14,667,314.05	-	(35,574,950.95)
035	Recreation Fund	1,832,400	210,875	2,043,275	281,419.74	-	(1,761,855.26)
038	Marina Fund	14,400	-	14,400	6,099.00	-	(8,301.00)
040	Sewer Operations Fund	-	-	-	2,589,513.21	(2,589,513.21)	-
041	Sewer Maintenance Fund	8,479,425	1,299,958	9,779,383	78,306.38	2,589,513.21	(7,111,563.41)
042	Sewer Improvement Fund	-	-	-	-	-	-
043	Sewer Bond (Debt) Fund	-	-	-	-	-	-
044	Sewer System Rate Fund	-	-	-	-	-	-
045	Sewer System Debt Fund	-	-	-	-	-	-
046	Sewer Construction (Capital Projects) Fund	-	-	-	-	-	-
048	Storm Water 1 Fund	-	-	-	-	-	-
049	Storm Water 2 Fund	3,609,330	202,853	3,812,183	104,850.00	-	(3,707,333.00)
052	Grants Fund	-	180,729	180,729	21,500.00	-	(159,229.00)
053	Anti-Litter Fund	6,063	-	6,063	6,192.00	-	129.00
056	School Textbook Fund	650,000	-	650,000	130,847.62	14,538.63	(504,613.75)
057	School Cafeteria Fund	3,142,912	-	3,142,912	489,161.90	(96,507.96)	(2,750,258.06)
063	School Building & Bus Replacement Fund	1,354,679	100,000	1,454,679	-	-	(1,454,679.00)
071	Capital Projects & Debt Fund	8,378,500	12,370,813	20,749,313	119,923.85	-	(20,629,389.15)
072	Fixed (Capital) Assets Fund	-	-	-	-	-	-
073	Special Welfare Fund	-	-	-	15,116.39	-	15,116.39
074	Police Seizure Assets (Forfeitures) Fund	-	-	-	3.50	-	3.50
075	Economic Development Fund	38,440	-	38,440	-	-	(38,440.00)
076	Self-Insurance Fund	500,000	-	500,000	-	-	(500,000.00)
090	Healthy Families Fund	204,135	-	204,135	82,890.72	-	(121,244.28)
Total - All Funds		\$ 187,072,512	\$ 16,837,219	\$ 203,909,731	\$ 40,796,787.12	\$ 341,971.64	\$ (162,770,972.24)

PROCLAMATIONS

§

RESOLUTIONS

§

PRESENTATIONS

Hopewell/Prince George Chamber of Commerce
Presentation

PUBLIC HEARING

PUBLIC NOTICE

Hopewell City Council will conduct a public hearing at a meeting on Tuesday, January 24, 2017, at 7:30 p.m. in City Council Chambers in the Municipal Building, 300 North Main Street, Hopewell, Virginia 23860, for the purpose of receiving comments regarding the following requests by HF Quail, LLC on behalf of Papi Naidu L.L.C. to amend the map accompanying the City of Hopewell Zoning Ordinance, in accordance with its Article XXI, Amendments, to permit a Planned Unit Development on the following lots in Crossing North Subdivision, Section 3, Block C:

1. Lot 19 (2.49 acres, identified as parcel number 245-0090);
2. Lot 20 (3.08 acres, identified as parcel number 245-0095);
3. Lot 8 (4.979 acres, identified as parcel number 245-0040); and
4. Lot 9 (3.062 acres, identified as parcel number 245-0045).

Information regarding the above-referenced matter may be examined at the Department of Development, Room 321, Municipal Building, Hopewell, Virginia during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday, and by telephoning (804) 541-2220.

EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER



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 1st Reading
- Approve Ordinance 2nd Reading
- Set a Public Hearing
- Approve on Emergency Measure

COUNCIL AGENDA ITEM TITLE: Hold a public hearing to consider citizens comments regarding the rezoning of property from B-3 to B-3/PUD.

ISSUE: The City has received a request from HF Quail, LLC on behalf of Papi Naidu L.L.C. to amend the map accompanying the City of Hopewell Zoning Ordinance, in accordance with its Article XXI, Amendments, to permit a Planned Unit Development on the following lots in Crossing North Subdivision, Section 3, Block C to build senior and family apartment buildings:

1. Lot 19 (2.49 acres, identified as parcel number 245-0090);
2. Lot 20 (3.08 acres, identified as parcel number 245-0095);
3. Lot 8 (4.979 acres, identified as parcel number 245-0040); and
4. Lot 9 (3.062 acres, identified as parcel number 245-0045).

RECOMMENDATION: Administration recommends City Council consider citizen comments regarding the above rezoning.

TIMING: City Council action is requested on January 24, 2017.

BACKGROUND: The property is zoned B-3 which allows for mixed used development of office/commercial on the first floor and apartments on second and subsequent floors. In the summer of 2016, City Council approved a Zoning Ordinance Amendment to allow a Planned Unit Development (PUD) in a B-3 District in the summer of 2016. This PUD request would allow for the residential and commercial elements to be separated. The applicant proposes to build two projects; one for seniors and the other for families. The owner Papi Naidu LLC will maintain ownership of a three acre parcel of land located in the front of the two properties that will be designated for commercial use.

FISCAL IMPACT: Approximately \$25,000,000 investment

ENCLOSED DOCUMENTS:

- Staff Report

SUMMARY:

Y	N		Y	N	
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Christina J. Luman-Bailey, Ward #1	<input type="checkbox"/>	<input type="checkbox"/>	Councilor Janice Denton, Ward #5
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Arlene Holloway, Ward #2	<input type="checkbox"/>	<input type="checkbox"/>	Mayor Brenda S. Pelham, Ward #6
<input type="checkbox"/>	<input type="checkbox"/>	Councilor Anthony J. Zevgolis, Ward #3	<input type="checkbox"/>	<input type="checkbox"/>	Mayor Jackie M. Shornak, Ward #7
<input type="checkbox"/>	<input type="checkbox"/>	Vice-Mayor Jasmine E. Gore, Ward #4			

- Planning Commission minutes
- Questions and Answers posed by Planning Commission to Developer
- City Apartment Analysis Spreadsheet
- Map of Apartment Complexes in the City

STAFF: Tevya W. Griffin, Director, Department of Development
 Horace H. Wade III, City Planner

SUMMARY:

Y N
 Councilor Christina J. Luman-Bailey, Ward #1
 Councilor Arlene Holloway, Ward #2
 Councilor Anthony J. Zevgolis, Ward #3
 Vice-Mayor Jasmine E. Gore, Ward #4

Y N
 Councilor Janice Denton, Ward #5
 Mayor Brenda S. Pelham, Ward #6
 Mayor Jackie M. Shornak, Ward #7



**H. F. Quail LLC,
Rezoning from B-3, Highway Commercial
District to B-3/PUD, Planned Unit
Development District**

*Staff Report prepared for the Hopewell City Council Regular
Meeting—January 24, 2017*

Last Updated: January 19, 2017

This report is prepared by the City of Hopewell Department of Development Staff to provide information to City Council to assist them in making an informed decision on this matter.

I. PUBLIC HEARINGS/MEETING:

Planning Commission:	December 1, 2016	Deferred vote until next meeting
	Public Hearing held	
Planning Commission	January 5, 2017	Recommended Denial (2 -2, 1 member absent)
City Council	January 10, 2017	Work Session
City Council	January 24, 2017	Public Hearing

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Proposed Zoning:	B-3/PUD, Planned Unit Development
Existing Zoning:	B-3, Highway Commercial
Parcel Size:	8.041 acres
Parcel IDs#	245-0040; 245-0045
Owner:	Papi Naidu LLC
Location of Property:	Crossings North Section 3, Block C, Lots 8 & 9
Election Ward:	Ward 7
Land Use Plan Recommendation:	Commercial
Zoning of Surrounding Property:	North: B-3 South: B-3

East: B-3

West: B-3

III. EXECUTIVE SUMMARY:

The City of Hopewell has received a request from H. F. Quail LLC on behalf of Papi Naidu LLC to rezone 8.041 acres for Sub-parcels 245-0040 & 245-0045, also known as Crossings North Section 3, Block C - Lot 8 (4.979 acres) and Lot 9 (3.062 acres). The applicants wish to rezone the property from B-3, Highway Commercial District to B-3/PUD, Planned Unit Development.

IV. FUTURE LAND USE

The City of Hopewell's 2001 Comprehensive Land Use Plan designates the property as Commercial.

V. APPLICABLE CODE SECTIONS:

The provisions of the Zoning Ordinance that are germane to this rezoning request are found in Article XXI, *Amendments*, and include the following:

Article XXI-A, Initiation:

"Whenever public necessity, convenience, general welfare or good zoning practice require, City Council may amend, supplement, or change this ordinance, including the schedule of district regulations and the official zoning map. Any such amendment may be initiated by resolution of City Council, by motion of the Planning Commission, or by petition of any property owner addressed to City Council."

Article XXI-B, Action by Planning Commission

"In recommending the adoption of any amendment to this ordinance, the Planning Commission shall fully state its reasons for any such recommendations, describing any change in conditions, if any, that it believes makes the amendment advisable and specifically setting forth the manner in which, in its opinion, the amendment would be in harmony with the Comprehensive Plan of the City and would be in furtherance of the purpose of this ordinance."

Article VIII. Planned Developments:

See Attachment

VI. SUBJECT PROPERTY:

The subject properties are located southwest of Interstate 295 and consists of 8.041 acres. Lot 8 and Lot 9 have frontage along Cousins Avenue close to its intersection at Western Avenue. The properties surrounding the parcels are zoned B-3 and the northwest portion of the property abuts the railroad. The closest corner of Lot 9 is located 450 feet from Oaklawn Boulevard.

The site was once a prime location for a hotel during the Fort Lee Defense Base Closure and Realignment (BRAC) prior to the installation of 1,000 rooms built on Fort Lee. A site plan for the project was approved, but no hotel was built.

Of the 8.041 acres, over 3 acres of the site is located in the Resource Management Area (RMA). While not in a Resource Protection Area (RPA), if improperly used or developed the RMA does have the potential to cause significant water quality degradation. The developer will not place any development on the 3 acre portion of the site. Instead development will be concentrated on the remaining five (5) acres and the open space will be within the RMA area.

VII. STAFF/ZONING ANALYSIS:

The properties are currently zoned B-3, Highway Commercial District. Apartments are allowed by right in a B-3 district if they a part of a mixed use development. In this district mixed use is defined as apartments on the second and subsequent floors of commercial/office use, provided each unit contains at least six hundred (600) gross floor area. The applicant is requesting apartments be constructed *separate* from commercial development which can only be done if a PUD is approved.

The current owner of the property, Papi Naidu LLC, owns five separate contiguous parcels; two with approximately eight (8) acres total (Lots 8 & 9), two with five (5) acres total (Lots 19 & 20), and another with three (3) acres (Lot 18). Papi Naidu LLC will sell Lots 8, 9, 19, & 20 to the applicant and retain Lot 18 (approximately three acres) for commercial development. This parcel set aside for commercial development would front on Plaza Drive.

On lots 8 & 9, the applicant would like to rezone to accommodate 121 units of multi-family apartments. The PUD requires a cluster development with fifty percent of the gross square footage of the property dedicated to open space and another ten percent separate dedicated as recreational space.

The intent of Planned Unit Development (PUD) District is to permit development in accordance with a master plan of cluster-type communities under one ownership or control. Within the Planned Unit Development, the location of all improvements shall be controlled in such a manner as to permit development with the greatest amount of open area and the least disturbance to natural features. City Council must approve the Concept

Plan submitted by the applicant and any deviations from the Concept Plan must be approved by Council.

On July 26, 2016 City Council amended Article VIII Planned Developments of the City of Hopewell Zoning Ordinance to allow the B-3 Zoning District to be added as a Zoning Classification where a Planned Unit Development is permitted. The amended ordinance made this request possible.

The Comprehensive Plan

The purpose of a Comprehensive Plan is to provide elected officials, Planning Staff and the development community a guide for future development decisions. The Plan is required by the Code of Virginia and it is the basis for provisions found within the Zoning Ordinance. A Comprehensive Plan is a statement of policy; it expresses a community's goals and objectives for a set period of time. It is the function of the Planning Commission to review all development decisions that come before them in context of the Comprehensive Plan. It is additionally, the duty of local planning staff to provide decision makers with land use information as outlined in the Comprehensive Plan.

The City's current Land Use Plan is located in Chapter 3 of the 2001 Comprehensive Plan. The Future Land Use Map designates the area categorized as B-3 zoning as Commercial. Chapter 3 provides policies and strategies for development along the Route 36 corridor. This report outlines the policies that speak directly to residential development located on page 3:19 in the Plan:

1. The city encourages the use of vacant lots within the commercial strips to be used for new commercial uses or new multiple-family dwellings. Where practicable multiple lots should be assembled to provide site to accommodate the principal uses plus parking and other site improvements.
2. New multiple-family uses such as for sale townhouses are preferred as the means of transitioning between the highway strip-commercial frontages and the residential communities that lie behind. The conversion of older homes into multiple rental apartments is highly discouraged.

These policies address the parcels designated as B-3 that have smaller lot sizes from Winston Churchill and Oaklawn Boulevard to Ashland Avenue. The Plan does not go into detail about larger vacant commercial parcels like the two in question. The Comprehensive Plan does make mention of the access problems and visibility problems with commercial developments around the I-295 corridor. It recommends a Master Plan be developed to address access issues, it recommends a guide map be created for visitors and that a detailed standards manual be created that guides the development of new buildings.

The fact that B-3 zoning allows multifamily lets us know that a residential use can be considered on the site, but the fact that it requires residential within the context of a

mixed use development suggests that solely residential was not the intent of the Comprehensive Plan.

Setbacks, Conceptual Plan and Layout

Please see the applicant's conceptual plan layout.

Density

The Zoning Ordinance sets a controlled density of 15 units per acre. As such, the applicant is requesting the approval of 121 multi-family units to be developed on 8.041 acres.

Open Space

A PUD is required to have open space of not less than fifty (50) percent of the total gross area of the Planned Unit Development. The open space element is area that is not improved with a building, structure, street, road parking area, or sidewalk.

Within the open space, the required developed recreational space shall not be less than ten (10) percent of the total gross area of the Planned Unit Development. The developed recreational space is defined, per Zoning Ordinance, as the portion of the open space within the boundaries of the PUD which is improved for recreational purposes. Those recreational improvements may include passive and active recreational uses.

The applicant has demonstrated that 50 percent of the development will be open space, but currently there is no plan for recreational space.

Private Streets

Private streets maybe permitted in a PUD upon the approval of City Council, provided that construction standards used are equal to the subdivision standards of the City, and there are adequate provisions made for the maintenance of private streets.

Height

The maximum permitted height for multifamily housing in the B-3 Zoning District for PUD is 45 feet or three stories from grade. The applicant has submitted a conceptual design of the building that indicates the buildings will be no more than three stories from grade.

Utilities

All utilities within the PUD including telephone, cable, and electrical systems are required to be installed underground.

Chesapeake Bay Preservation Overlay

The applicant has removed the building outside of the Resource Management Area (RMA). If development will not take place within the RMA, the Water Quality Impact Assessment is not required.

Concept Plan

The concept plan shows the multi-family development within two buildings. The applicant will proffer that twenty percent (20%) of the building will be brick, and eighty percent (80%) hardy plan. The applicant has outlined the development using new urbanism design. The design of the building façade will give the impression of commercial storefronts on the bottom floor. Parking lots will be at the exterior not visible from the street.

The complex will have one, two and three bedroom apartments with the following approximate square feet:

1 Bedroom	675 square feet
2 Bedroom	975 square feet
3 Bedroom	1,075 square feet

The apartment complex will utilize Low Income Housing Tax Credits to finance the development. The LITHC allows the developer to provide high quality design and building materials, including energy efficient units, and provide lower rental rates to residents based on area median income as assessed within the Richmond Metropolitan Statistical Area (MSA). (See attached question and answer sheet for number of units and maximum rents.)

Services

The development will require the City to provide services for residents, including fire, police, and schools. The Planning Commission did ask the developer a question about crime statistics. The response to this question as well as information on crime statics from a project built by the applicant in a neighboring locality is included in the packet.

VIII. PLANNING COMMISSION RECOMMENDATION

During the December meeting, the Planning Commission asked several questions of the applicant. This information has been provided and is attached to this report.

At their January 5, 2017 meeting the Planning Commission voted 2-2 (1 absent) to approve the rezoning of said lots from B-3 to B-3/PUD. A majority vote is required for a motion to pass. Therefore, the Planning Commission recommends denial of the rezoning request. Those that denied the requests denied it for two reasons: (1) The Comprehensive

Plan Land Use Map that recommends the property be commercial (2), and the fact the properties are some of the last vacant commercial properties in the City.

VIII. STAFF RECOMMENDATION:

The Land Use Map in the 2001 Comprehensive Plan identifies the property in question as Commercial. While the Zoning Ordinance allows for mixed use development, the request would convert eleven acres of commercial property to residential. A commercial property would yield a higher return than residential. Taxes collected from a residential property would be generated from real estate taxes and sales tax.

Staff recommends denial of the request based on the Land Use in the 2001 Comprehensive Plan.

If Council decides to approve the rezoning, Staff recommends that the owner, Papi Naidu LLC voluntarily proffer that Lot 18 will be developed as commercial only, with no residential element.

IX. PROPOSED RESOLUTION:

The City Council of Hopewell *approves, deferral or denies* with a vote of _____ - _____ to rezone Sub-parcels 245-0040 & 245-0045, also known as Crossings North Section 3, Block C - Lot 8 (4.979 acres) and Lot 9 (3.062 acres) as requested by the applicants, H. F. Quail LLC, from B-3, Highway Commercial District to B-3/PUD, Planned Unit Development District.

Attachments:

1. Rezoning Application
2. Conceptual Vignette
3. Conceptual Site Plan
4. Map of the Current Zoning
5. Apartment Inventory Spreadsheet
6. Apartment Inventory Map
7. Questions and answers from Planning Commission
8. Information from Developer requested by Planning Commission



**H. F. Quail LLC,
Rezoning from B-3, Highway Commercial
District to B-3/PUD, Planned Unit
Development District**

*Staff Report prepared for the City Council Regular Meeting –
January 24, 2017*

Last Updated: January 19, 2017

This report is prepared by the City of Hopewell Department of Development Staff to provide information to the City Council to assist them in making an informed decision on this matter.

I. PUBLIC HEARINGS/MEETINGS:

Planning Commission:	December 1, 2016	Deferred Vote to the next meeting
	Public Hearing Held	
Planning Commission	January 5, 2017	Voted to Deny (2-2, 1 absent)
City Council	January 10, 2017	Work Session
City Council	January 24, 2017	Public Hearing

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Proposed Zoning:	B-3/PUD, Planned Unit Development
Existing Zoning:	B-3, Highway Commercial
Parcel Size:	5.57 acres
Parcel IDs#	245-0090; 245-0095
Owner:	Papi Naidu LLC
Location of Property:	Crossings North Section 3, Block C, Lots 19 & 20
Election Ward:	Ward 7
Land Use Plan Recommendation:	Commercial with transitional multifamily
Zoning of Surrounding Property:	North: B-3

South: B-3

East: B-3

West: B-3

III. EXECUTIVE SUMMARY:

The City of Hopewell has received a request from H. F. Quail LLC on behalf of Papi Naidu LLC to rezone 5.57 acres for Subparcels 245-0090 & 245-0095, also known as Crossings North Section 3, Block C - Lot 19 (2.49 acres) and Lot 20 (3.08 acres). The applicants wish to rezone the property from B-3, Highway Commercial District to B-3/PUD, Planned Unit Development.

IV. FUTURE LAND USE

The City of Hopewell's 2001 Comprehensive Land Use Plan designates the property as commercial.

V. APPLICABLE CODE SECTIONS:

The provisions of the Zoning Ordinance that are germane to this rezoning request are found in Article XXI, *Amendments*, and include the following:

Article XXI-A, Initiation:

"Whenever public necessity, convenience, general welfare or good zoning practice require, City Council may amend, supplement, or change this ordinance, including the schedule of district regulations and the official zoning map. Any such amendment may be initiated by resolution of City Council, by motion of the Planning Commission, or by petition of any property owner addressed to City Council."

Article XXI-B, Action by Planning Commission

"In recommending the adoption of any amendment to this ordinance, the Planning Commission shall fully state its reasons for any such recommendations, describing any change in conditions, if any, that it believes makes the amendment advisable and specifically setting forth the manner in which, in its opinion, the amendment would be in harmony with the Comprehensive Plan of the City and would be in furtherance of the purpose of this ordinance."

Article VIII. Planned Developments:

See Attachment

VI. SUBJECT PROPERTY:

The properties are currently zoned B-3, Highway Commercial District. Apartments are allowed by right in a B-3 district if they are a part of a mixed use development. In this district mixed use is defined as apartments on the second and subsequent floors of commercial/office use, provided each unit contains at least six hundred (600) gross floor area. The applicant is requesting apartments be constructed *separate* from commercial development which can only be done if a PUD is approved.

The current owner of the property, Papi Naidu LLC, owns five separate contiguous parcels; two with approximately eight (8) acres total (Lots 8 & 9), two with five (5) acres total (Lots 19 & 20), and another with three (3) acres (Lot 18). Papi Naidu LLC will sell Lots 8, 9, 19, & 20 to the applicant and retain Lot 18 (approximately three acres) for commercial development. This parcel set aside for commercial development would front on Plaza Drive.

On lots 19 & 20, the applicant would like to rezone to accommodate 84 apartments for senior living. The PUD requires a cluster development with fifty percent of the gross square footage of the property dedicated to open space and another ten percent separate dedicated as recreational space.

The intent of Planned Unit Development (PUD) District is to permit development in accordance with a master plan of cluster-type communities under one ownership or control. Within the Planned Unit Development, the location of all improvements shall be controlled in such a manner as to permit development with the greatest amount of open area and the least disturbance to natural features. City Council must approve the Concept Plan submitted by the applicant and any deviations from the Concept Plan must be approved by Council.

On July 26, 2016 City Council amended Article VIII Planned Developments of the City of Hopewell Zoning Ordinance to allow the B-3 Zoning District to be added as a Zoning Classification where a Planned Unit Development is permitted. The amended ordinance made this request possible.

The Comprehensive Plan

The purpose of a Comprehensive Plan is to provide elected officials, Planning Staff and the development community a guide for future development decisions. The Plan is required by the Code of Virginia and it is the basis for provisions found within the Zoning Ordinance. A Comprehensive Plan is a statement of policy; it expresses a community's goals and objectives for a set period of time. It is the function of the Planning Commission to review all development decisions that come before them in context of the Comprehensive Plan. It is additionally, the duty of local planning staff to

provide decision makers with land use information as outlined in the Comprehensive Plan.

The City's current Land Use Plan is located in Chapter 3 of the 2001 Comprehensive Plan. The Future Land Use Map designates the area categorized as B-3 zoning as Commercial. Chapter 3 provides policies and strategies for development along the Route 36 corridor. This report outlines the policies that speak directly to residential development located on page 3:19 in the Plan:

1. The city encourages the use of vacant lots within the commercial strips to be used for new commercial uses or new multiple-family dwellings. Where practicable multiple lots should be assembled to provide site to accommodate the principal uses plus parking and other site improvements.
2. New multiple-family uses such as for sale townhouses are preferred as the means of transitioning between the highway strip-commercial frontages and the residential communities that lie behind. The conversion of older homes into multiple rental apartments is highly discouraged.

These policies address the parcels designated as B-3 that have smaller lot sizes from Winston Churchill and Oaklawn Boulevard to Ashland Avenue. The Plan does not go into detail about larger vacant commercial parcels like the two in question. The Comprehensive Plan does make mention of the access problems and visibility problems with commercial developments around the I-295 corridor. It recommends a Master Plan be developed to address access issues, it recommends a guide map be created for visitors and that a detailed standards manual be created that guides the development of new buildings.

The fact that B-3 zoning allows multifamily lets us know that a residential use can be considered on the site, but the fact that it requires residential within the context of a mixed use development suggests that solely residential was not the intent of the Comprehensive Plan. The separate three acre parcel that will remain in ownership by Papi Nadi LLC and designated as commercial is meant to provide the commercial element.

Setbacks, Conceptual Plan and Layout

Please see the applicant's conceptual plan layout.

Density

The Zoning Ordinance sets a controlled density of 15 units per acre. As such, the applicant is requesting the approval of 121 multi-family units to be developed on 8.041 acres.

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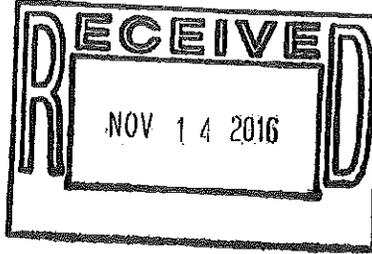
The City Council of Hopewell *approves, deferral or denies* with a vote of _____ - _____ to rezone Sub-parcels 245-0040 & 245-0045, also known as Crossings North Section 3, Block C - Lot 8 (4.979 acres) and Lot 9 (3.062 acres) as requested by the applicants, H. F. Quail LLC, from B-3, Highway Commercial District to B-3/PUD, Planned Unit Development District.

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The City
of
Hopewell, Virginia



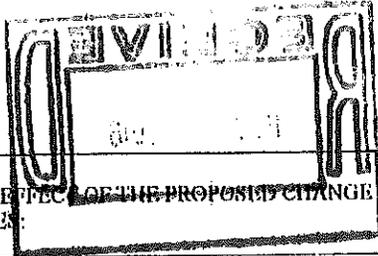
app. # 20160549

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

APPLICATION FOR REZONING

APPLICATION FEE: \$300

APPLICANT:	<u>H F Quail, LLC c/o The Humanities Foundation, Inc.</u>		
ADDRESS:	<u>474 Wando Park Blvd</u>		
	<u>Mount Pleasant, SC 29464</u>		
PHONE #:	<u>(843) 856-4120</u>	FAX #:	<u>(843) 972-1711</u>
INTEREST IN PROPERTY:	<u>OWNER OR <input checked="" type="checkbox"/> AGENT</u>		
	<i>IF CONTRACT PURCHASER, PROVIDE A COPY OF THE CONTRACT OR A LETTER OF THE PROPERTY OWNER'S CONSENT TO MAKE APPLICATION.</i>		
OWNER:	<u>Papi Naidu L.L.C.</u>		
ADDRESS:	<u>4718 Chippoake Road</u>		
	<u>Chester, VA 23831</u>		
PHONE #:	<u>804.748.1352</u>	FAX #:	<u>804.399.8452</u>
PROPERTY ADDRESS / LOCATION:	<u>5113 Plaza Drive, Hopewell, VA 23860</u>		
LEGAL DESCRIPTION:	<u>See attached Plat</u>		
PARCEL #:	<u>245-0040, 245-0045</u>	ACREAGE:	<u>8.041</u>
PRESENT ZONING DISTRICT:	<u>B-3</u>		
REQUESTED ZONING DISTRICT:	<u>B-3 Multifamily PUD</u>		
PRESENT USE OF PROPERTY:	<u>Raw Land</u>		
IT IS PROPOSED THAT THE FOLLOWING BUILDINGS WILL BE CONSTRUCTED:			
<u>121 units in 3 buildings. One of those buildings will also contain a fitness room, computer room, community room and leasing office for resident use.</u>			
NEED AND JUSTIFICATION FOR THE CHANGE IN CLASSIFICATION:			
<u>The Zoning change will allow multi-family development to occur in a manner that addresses the realities of the marketplace.</u>			



ANTICIPATED EFFECT OF THE PROPOSED CHANGE (IF ANY) ON PUBLIC SERVICES AND FACILITIES:
None

APPROPRIATENESS OF THE PROPERTY FOR THE PROPOSED CHANGES, AS IT RELATES TO THE INTENT OF THE ZONING DISTRICT DESIRED:
Adding a multi-family component to Oaklawn Plaza will help fulfill the original vision for the multi-use development

WAY IN WHICH THE PROPOSED CHANGE WILL FURTHER THE PURPOSES OF THE ZONING ORDINANCE AND GENERAL WELFARE OF THE COMMUNITY:
Rezoning will allow responsible infill multi-family development to be developed in order to provide housing that will facilitate the growth of the City of Hopewell.

COMMENTS FROM APPLICANT / OWNER:
Humanities Foundation would like to create a first-class, multi-family development consistent with smart growth in a manner that fits seamlessly into the fabric of the City of Hopewell.

*** ATTACH A COPY OF A SURVEY BY A LICENSED SURVEYOR OF THE PROPERTY

A PROFFER STATEMENT IS ATTACHED Y N

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

APPLICANT SIGNATURE

11/4/16

DATE

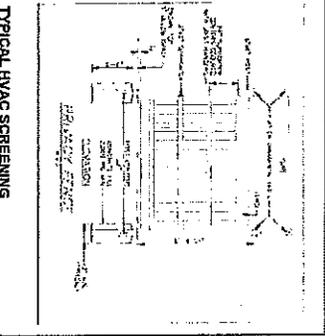
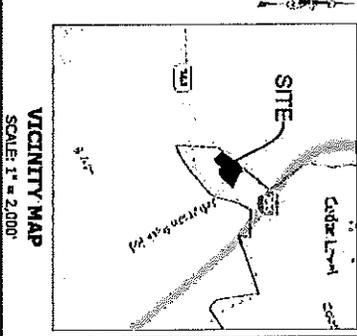
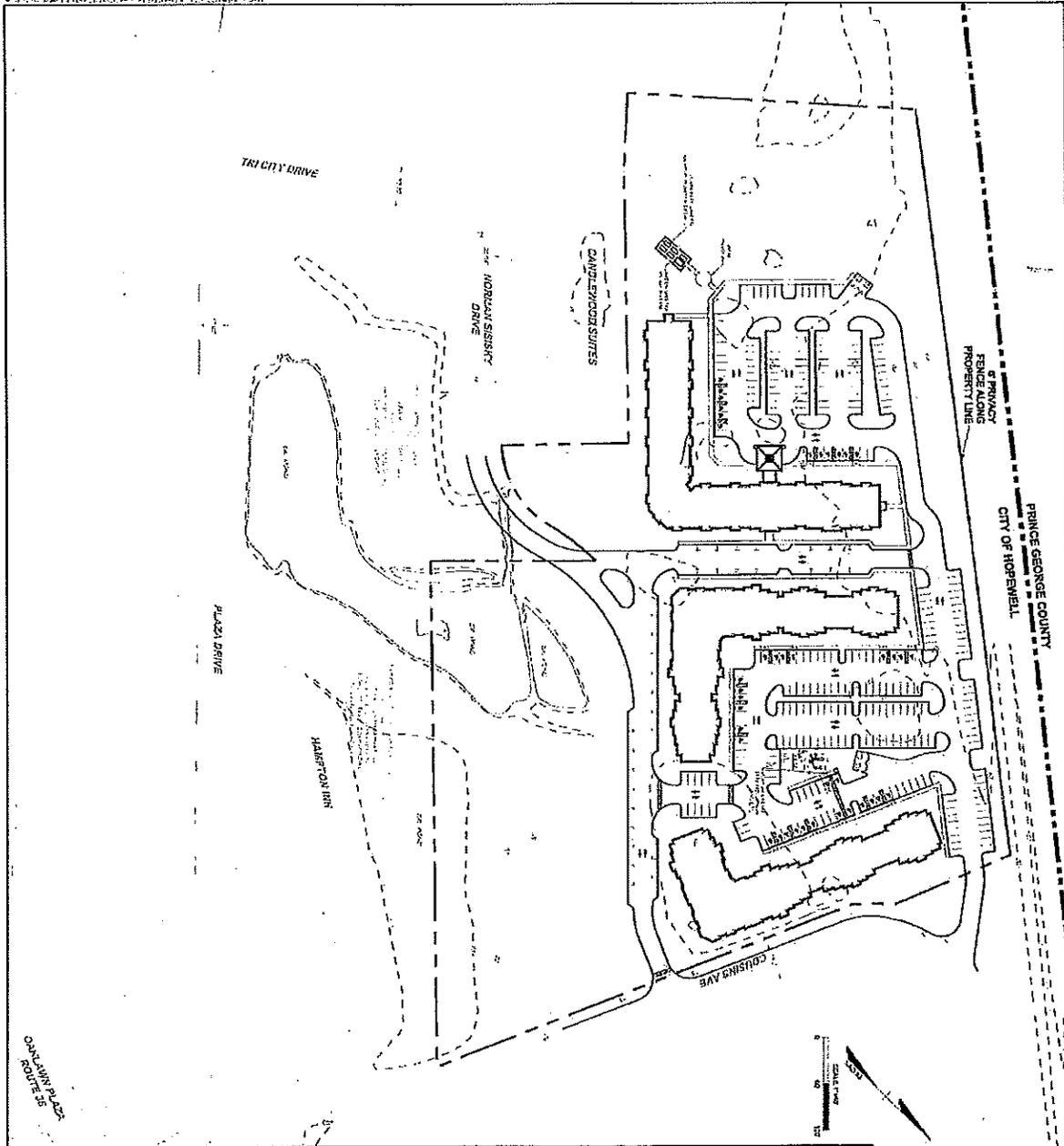
OFFICIAL USE ONLY

DATE RECEIVED: 11/4/16 DATE OF FINAL ACTION: _____

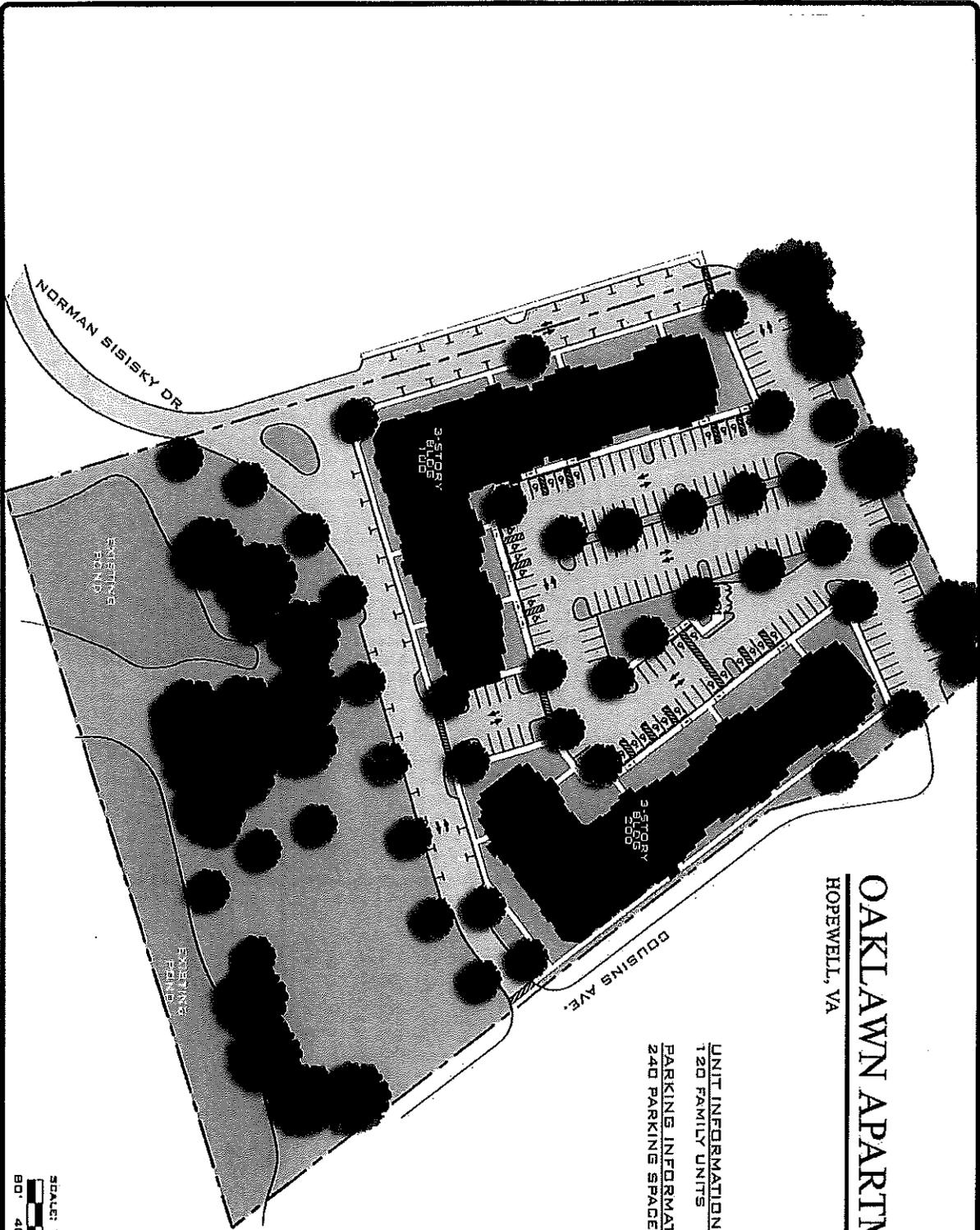
ACTION TAKEN:

____ APPROVED _____ DENIED

____ APPROVED WITH THE FOLLOWING CONDITIONS/ PROFFERS:



TIMMONS GROUP		YOUR VISION. OUR PASSION. THROUGH DESIGN.	TIMMONS GROUP ARCHITECTURE INC. 4711 Dunes Way, Suite 200 Prince George, VA 23075 TEL: 804.661.1400 FAX: 804.661.1411 www.timmons.com
OAKLAWN PLAZA CITY OF HOPWELL, VIRGINIA CONCEPTUAL SITE PLAN		DATE: 11/11/11 DRAWN BY: J. HARRIS CHECKED BY: J. HARRIS PROJECT NO.: 11-001	REVISIONS: 1. 11/11/11 2. 11/11/11 3. 11/11/11



OAKLAWN APARTMENTS
 HOPEWELL, VA
 12-18-2016

UNIT INFORMATION:
 120 FAMILY UNITS
 PARKING INFORMATION:
 240 PARKING SPACE @ 2 SP/UNIT



MRA
 CSP1
 PRELIMINARY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3029 404-303-2800
 OAKLAWN APARTMENTS
 HOPEWELL, VA

DATE	2016-11-11		
BY	RVA/SLB		
CHECKED BY			
SCALE	1"=50'		



OAK LAWN APARTMENTS
HOPEWELL, VIRGINIA

CONCEPTUAL VIGNETTE

10-24-2016

■ MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. ■



OAK LAWN SENIOR APARTMENTS
HOPEWELL, VIRGINIA

CONCEPTUAL VIGNETTE
10-24-2016
■ MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C. ■

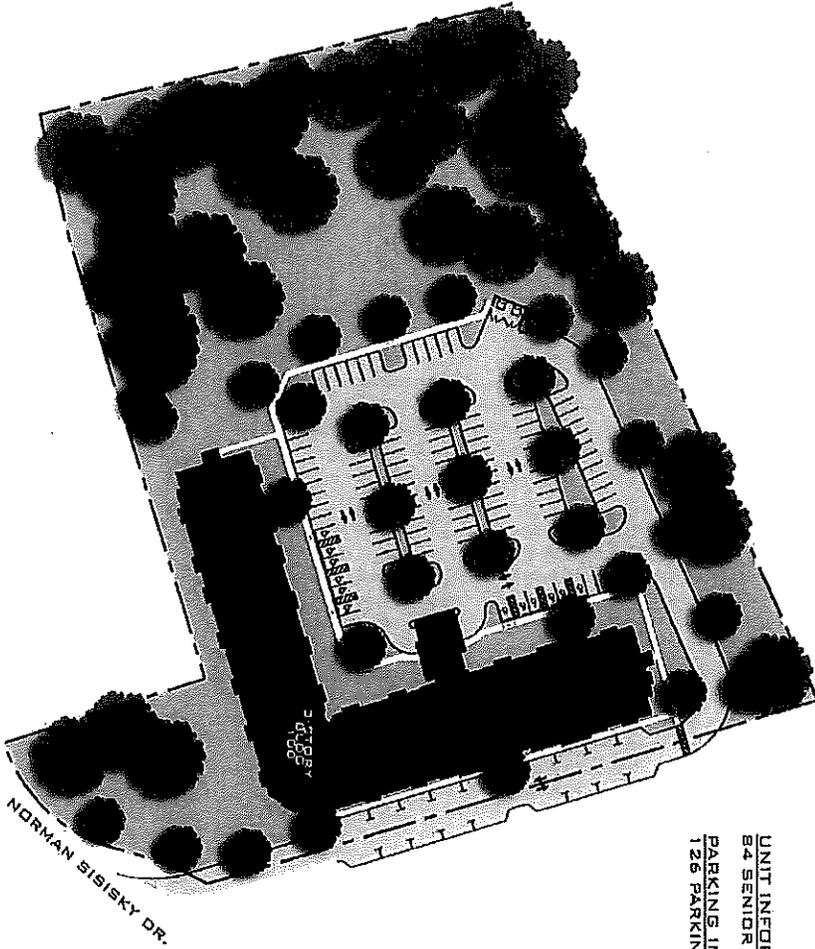
HOPEWELL SENIOR APARTMENTS

HOPEWELL SENIOR APARTMENTS

OAKLAWN SENIOR APARTMENTS

HOPEWELL, VA

11-11-2016



UNIT INFORMATION:
84 SENIOR UNITS

PARKING INFORMATION:
126 PARKING SPACE @ 1:5 SP/UNIT



MRA
CSP.1
PRELIMINARY

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-371-2009
OAKLAWN SENIOR APARTMENTS
HOPEWELL, VA

NO.	DATE	DESCRIPTION
1	11/11/16	ISSUED FOR PERMITS
2		
3		
4		

THE PLANNING COMMISSION ASKED THE FOLLOWING QUESTIONS OF THE DEVELOPER

Answers provided in Red

1. What population uses food pantry in Prince George County? Many of the residents of Puddledock Place I and II utilize the food pantry. Both developments are family developments. The food pantry is popular with both seniors and families

2. How many places do have in the Commonwealth, what is their location, and how many units in each?

- Montague Terrace: 96 units, Stuart's Draft, VA. Completed.
- Waterford Village: 96 units, Fishersville, VA. Completed.
- Puddledock Place Apartments: 84 units, Prince George, VA. Completed.
- Puddledock Place II Apartments: 72 units, Prince George, VA. Completed.
- Cavalier Senior Apartments: 80 units, Petersburg, VA. Under Construction.
- Cavalier Apartments: 66 units, Petersburg, VA. Under Construction.
- Mintbrook Senior Apartments: 80 units, Bealeton, VA. Under Construction.
- New Post Apartments: 102 units, Spotsylvania County, VA. Under Construction.
- Keswick Apartments: 120 units, Spotsylvania County, VA. Credits Awarded.
- Keswick Senior Apartments: 100 units, Spotsylvania County, VA. Credits Awarded.
- Glenwood Ridge Apartments: 84 Units, Richmond, VA. Credits Awarded.

3. Provide rents. See below:

Hopewell estimated rent mix and rents:

Hopewell Family (120 Units):

<u>Gross Rental Income</u>	<u>SF</u>	<u># of Units</u>	<u>Max Rent</u>
1 BR @ 40% rents	675	8	\$465
1 BR @ 50% rents	675	6	\$601
1 BR @ 60% rents	675	8	\$737
2 BR @ 40% rents	975	4	\$553
2 BR @ 50% rents	975	34	\$716
2 BR @ 60% rents	975	28	\$879
3 BR @ 50% rents	1075	8	\$816

3 BR @ 60% rents	1075	24	\$1004
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Hopewell Senior (84 Units):

Gross Rental Income	SF	# of Units	Max Rent
1 BR @ 40% rents	675	9	\$465
1 BR @ 50% rents	675	4	\$601
1 BR @ 60% rents	675	21	\$737
2 BR @ 50% rents	975	30	\$716
2 BR @ 60% rents	975	20	\$879

4. Who will rent the units? The units will be leased by individuals and families with good credit, verified incomes and assets that reside in the immediate area and earn a maximum of \$43,000 per year.

5. Will the projects increase low income households in Hopewell? No. Most certainly not. More than half of Hopewell residents have incomes that will allow them to qualify for residency. These apartments will be an excellent tool to allow working class people that work in Hopewell to live there as well. This will provide revenue for the City of Hopewell and will facilitate growth.

6. Would you do one project without the other? Yes, but begrudgingly. The Senior development has a much lower chance of winning credits.

7. How long do your residents stay, for family and senior units? Most residents of family developments stay 2-3 years. We feel this is about the same time period as with most market-rate apartments. Most seniors stay as long as they are able to operate independently. Through our resident services initiatives, we try to help seniors remain independent for as long as possible.

8. When they leave do they leave to go into homeownership, if so, what percentage? We do not closely track percentages of home ownership after leaving. However, we do include home ownership education as a part of the adult education section of our Resident Services. Our main focus is keeping our properties well maintained and full of high-quality residents.

9. What will this property do to the already high rental rate in the City? Will it increase or will the rate stay where it is because people just transfer from one spot to the other? There are more than 22,000

people in Hopewell, so I can't imagine that 204 units of any type (rental or ownership) will have any discernable effect upon the percentage of rentals.

10. Square footage of units. Included above with rental rates:

11. Crime statistics. I tried to find crime statistics for Prince George, but the FBI stopped tracking them for this area in 2012 (see attached). These developments will NOT increase crime: I have attached some info about this and other myths regarding affordable housing (see attached).

12. How close are other rentals to hospitals? Being close to hospitals and other medical facilities is desirable for all apartments, market or affordable. However, close proximity to a hospital is not necessary for the success of a development. Thus, the distance to the nearest hospital varies widely among our developments.



FBI Home → UCR → UCR Data Online → Reported Crime → Local Level → Single Agency

Results from local-level reported crime database Query date: December 12, 2016

Spreadsheet of this table (.csv file) | Spreadsheet help Revise this query | Get a different type of table

Definitions. Also see notes at the end of the page.
For cautions, see Cautions against ranking

Crime reported by Prince George County Police Department, Virginia

Number of offenses reported

Crime rate per 100,000 population

Year reporting	Population coverage	Violent crime										Property crime					
		Murder and nonnegligent manslaughter	Forcible rape	Robbery	Aggravated assault	Property crime total	Burglary	Larceny- theft	Motor vehicle theft	Murder and nonnegligent manslaughter rate	Forcible rape rate	Robbery rate	Aggravated assault rate	Property crime rate	Burglary rate	Larceny- theft rate	Motor vehicle theft rate
1995	11	24	0	4	4	16	414	83	303	18							
1996	12	41	1	6	9	25	562	143	387	32							
1997	12	25	1	6	12	6	555	110	422	23							
1998	12	37	2	4	4	27	525	114	371	40							
1999	12	23	2	3	2	16	447	72	336	39							
2000	12	42	1	6	4	31	416	63	326	27							
2001	12	35	1	7	12	15	485	54	397	34							
2002	12	42	1	6	11	24	527	95	393	39							
2003	12	43	1	6	14	22	472	68	386	18							
2004	12	52	1	12	13	26	366	21	309	36							
2005	12	36	1	6	9	20	422	98	291	33							
2006	12	51	0	10	11	30	423	98	281	44							
2007	12	56	0	11	16	29	442	71	323	48							
2008	12	41	0	8	13	20	438	85	325	28							
2009	12	38	1	9	14	14	510	117	357	35							
2010	12	27	2	5	8	12	490	87	379	24							
2011	12	37	0	6	4	27	450	93	336	21							
2012	12	32	0	5	8	19	459	83	324	52							

Notes: When data are unavailable, the cells are blank or the year is not presented.

Crime rates are not available for agencies that report data for less than 12 months of a year.
Sources: FBI, Uniform Crime Reports as prepared by the National Archive of Criminal Justice Data

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Tevya Griffin

From: Eliades Elliot <elliott.eliades@swedishmatch.com>
Sent: Wednesday, January 18, 2017 10:37 PM
To: Butterworth, Todd (todd.butterworth@us.nestle.com); Randolph Market (randolph1@svharbor.com); Jones, Johnny (jjones@vacommbank.com); doraladora@aol.com; Tevya Griffin; Horace H. Wade
Subject: Field Research on Humanities Foundation Oaklawn Family & Senior Apartments

Commissioners, Tevya and Horace:

I mentioned at our previous meeting that I was going to look into the apartments on Puddle Dock Road (owned and operated by Humanities Foundation). I am writing you to report what I have found out. At our last meeting, we voted on a motion to recommend to Council the approval Humanities Foundation's request for a change to a PUD. The vote was a 2 to 2 tie and therefore the motion failed and Staff has reported to Council that we did not recommend this request be approved. Even though we have completed our work on this request I wanted to inform you of what I found and ask staff to include this in the information they are providing the Council.

I spoke with Captain Young of the Prince George Police Department.

The Captain reported that in 2015 (first year of operation) the police were called to the Puddle Dock property 200 times. He added, that in 2016 they were called to the property 117 times.

I cannot say if this is a lot of calls or what would be expected from a complex of this size. I would ask Staff to ask our Police Chief (or someone on his staff) to comment on these numbers.

When I asked what types of calls they were he could only say "things like loitering, trespassing, and drugs". He also said in 2015 an officer was almost shot.

Another comment made was that the company was past due on some PGPD charges. PG charges customers with alarm systems if they receive too many "false alarms". This property has accumulated \$2,000 in charges and are behind in paying them.

I also went by the apartments prior to Christmas and spoke to the daughter (approx.. 35 yrs old) of one of the renters. She said that her mom liked the complex and that the apartments were nicely built. She knew of no problems her mother was having at the complex. Her main complaint was that the on-site management was not very helpful or cooperative. In addition, she felt like the turnover for the staff at the units was high, saying "seems like new staff every couple months". She did say that she felt that corporate staff at the home office were very good and very helpful.

If you have any questions, feel free to email or call me.

Elliot

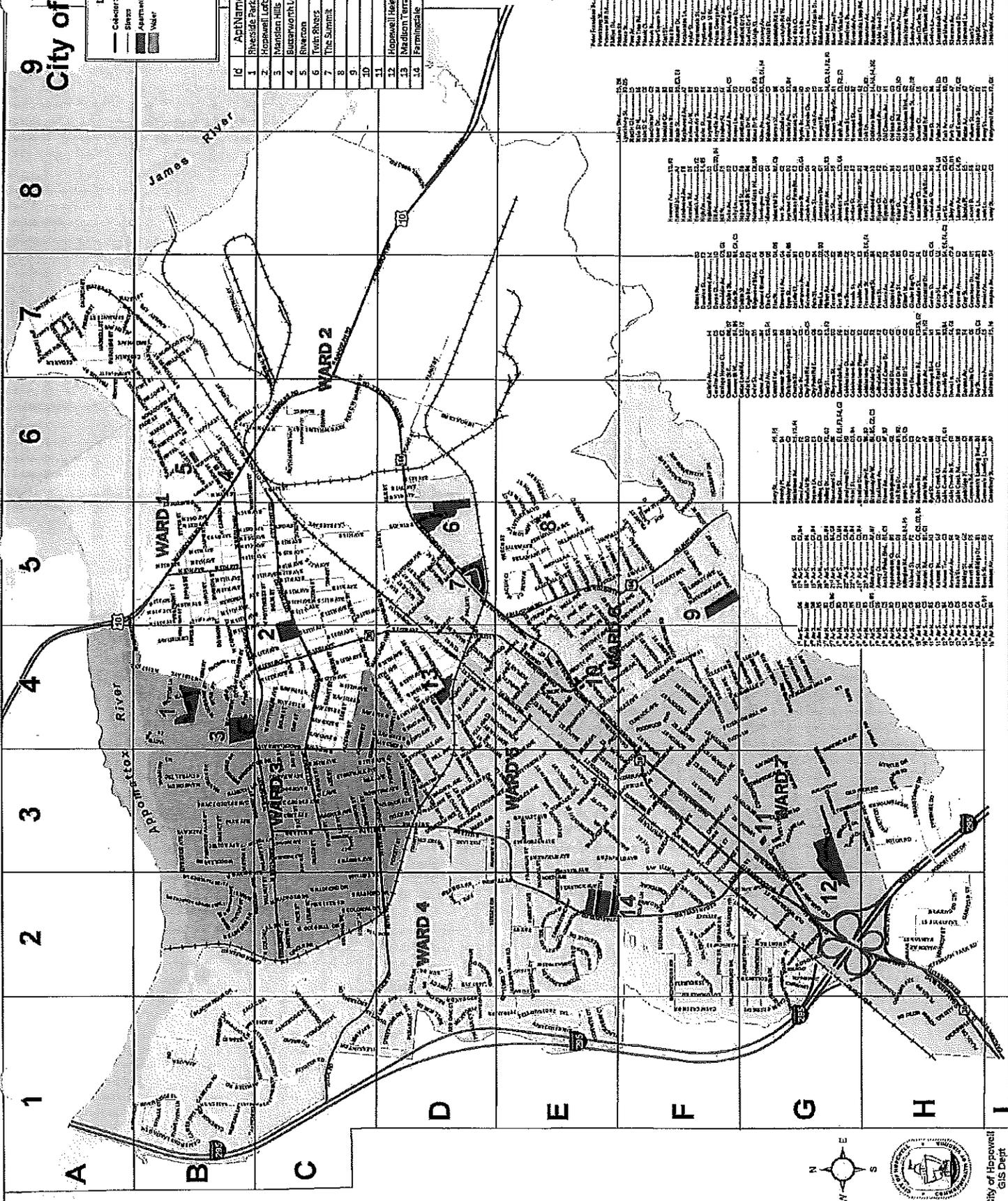
NAME OF COMPLEX	ADDRESS	YEAR BUILT	\$1 BEDROOM	\$2 BEDROOM	\$3 BEDROOM	\$4 BEDROOM	VIOLATIONS
Riverside Park	310 WOODBINE	n/a	\$630-695	\$715	\$865-915	n/a	2012 - Roof Leakage
Hopewell Lake	1291 WEST CITY POINT	1913/2010 rehab.	studio-699-750 750-900	\$899-1200	N/A	n/a	2014 - Repairs on Interior Surfaces, Holes in Kitchen, Leaks on Roof
Farmbridge Townhouses	3611 WILKINGTON	1960		garden-\$845-930/ townhouse \$840-940			No Violations
Manston Hills	705 (201, 708) MONTICELLO	1969?		\$515			No Violations
	1900 WARREN	n/a	\$550	\$575-595	\$595+		2007 - Safety 2008 - Plumbing Repairs 2009 - No heat and Surface Repairs
							2010 - Trash and Debris and Interior Repairs 2012 - Interior Repairs and Roach Infestation 2013 - Interior Structure Repairs, Trash
							2014 - Mechanical Repairs, Plumbing Repairs and Mold Infestation
Butterworth Lofts	245 EAST BROADWAY	1919/2010 rehab.	studio-\$699-750 \$750-900	\$900-1200			2010 - Windows need Repairs 2013 Dumpster Overflowed
Madison Terrace Apartments	2110 RICHMOND (420 S. 21st)	1970		\$625			2012 - Bugs, Surface Damage, Sewage Backup 2013 - Foundation Repair, Fire Protection Issues, Trash & Debris, Stairway Issues Electrical Issues, Interior Surface Repairs 2014 - Roach Infestation 2015 - Unsafe Structures
Twin Rivers	600 WINSTON CHURCHILL	1976		\$550-635			2011 - Roaches & Mold Infestation, Plumbing Repairs 2012 - Floors with Holes, Interior Repairs 2013 - Mold Infestation, Interior Surface Damage 2014 - Roof Issues, Interior Structure Damage
Hopewell Heights (HEDA)	4105 OLD IRON	1979	aver. \$878	aver. \$804	aver. \$1,057	aver. \$1,281	2011 - Trash & Debris on Porch 2014 - Sewer Line Clogged, A/C Condensation Drain overflow Running onto Floor
Riverton/Ingram	315 E. CAWSON STREET 1410 NEW YORK AVENUE 3811 COURTHOUSE ROAD & 1009 ASHLAND	n/a n/a n/a	\$510	\$535	\$595	\$650	
	2714 WINSTON CHURCHILL	n/a		\$655			
	3308 WOODLAWN	n/a		\$595			
The Summit (HEDA)	LANGSTON PARK DRIVE	1940/2015 rehab.		aver. \$726	aver. \$837	aver. \$927	

City of Hopewell

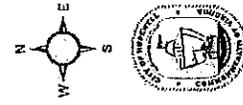
Legend

- Colored Street
- 2011 Wards
- Shops
- Administrative
- Water
- Y1
- Y2
- Y3
- Y4
- Y5
- Y6
- Y7
- Y8
- Y9

Id	ApptName	Address
1	Riverside Park	310 Woodbine St
2	Hopewell Lofts	1201 W City Park Rd
3	Mansfield Hills	703 Monticello Dr
4	Blossomworth Lofts	145 E Broadway
5	Riverton	315 E Cowden St
6	Tenth Street's	602 Wilson Churchhill Dr
7	The Summit	1000 Lancaster Park Dr
8		1900-1400 New York Ave
9		1900 Warren Ave
10		2714 Wilson Churchhill Dr
11	Hopewell Heights	4405 Old Iron Ct
12	Madison Terrace	2210 Richmond St
13		
14	Farmingtonale	3511 Wilmington Ave



Ward	Address
1	310 Woodbine St
2	1201 W City Park Rd
3	703 Monticello Dr
4	145 E Broadway
5	315 E Cowden St
6	602 Wilson Churchhill Dr
7	1000 Lancaster Park Dr
8	1900-1400 New York Ave
9	1900 Warren Ave
10	2714 Wilson Churchhill Dr
11	4405 Old Iron Ct
12	2210 Richmond St



REGULAR BUSINESS

R-1
CAFR
Update

R-2

**City Council
Retreat Dates**

**REPORTS
OF THE
CITY
ATTORNEY**

REPORTS OF THE CITY CLERK

Accepting Talent Bank Resumes (TBRs) for Hopewell Redevelopment & Housing Authority (HRHA), Hopewell Youth Commission, John Tyler Community College Board (JTCC), and ALL other Boards and Commissions. Applications can be found at www.hopewellva.gov.

REPORTS OF THE CITY COUNCIL

- **COMMITTEES**
- **INDIVIDUAL REQUEST**
- **ANY OTHER COUNCILOR**

ADJOURN