

SHCA Meeting

July 15, 2026



Agenda

1. Introductions

2. Stratford Hills Civic Association

- Formation, updates, needs
- Questions relevant JUST to SHCA formation

3. Code Refresh

- Connection to Richmond 300
- Questions relevant JUST to Code Refresh

4. What next?

SHCA Mission

SHCA is a volunteer organization dedicated to connecting neighbors, building community, sharing trusted information, and ensuring our neighborhood has a strong voice in the future of Stratford Hills.

- *Communication and connection are the priority*
- *Not an HOA*
- *Non Partisan*
- *Not just about Code Refresh - larger vision*
- *Open to all neighbors in area*
- *Here to help*



Early Founders Circle

SHCA is working towards formalizing as a 501c3 non profit organization.

We have not yet voted on leadership, and are functioning as a 'start-up' committee.

SHCA has notified the City and is acknowledged by the City as a civic association.

We are grateful to support from early "founders".

Brooke Betts & Keith Abbott

Matt Kraycinovich & Dale Jarrell

Amy & Jean-Michel Plantin

Donna & Jim Ransone

Joey & Mikki Hopcroft

Amy & Brian King

Lauren & Bolling Knowles

Glen Fernald & Chuck Rhode

Joyce Abbott & Paul Peters

Barrie & Danny Shapiro



In the spirit of connection

Find one neighbor you've never met before.

Introduce yourself and find out when each other moved to Stratford Hills area and why you each chose this neighborhood.

Status Updates



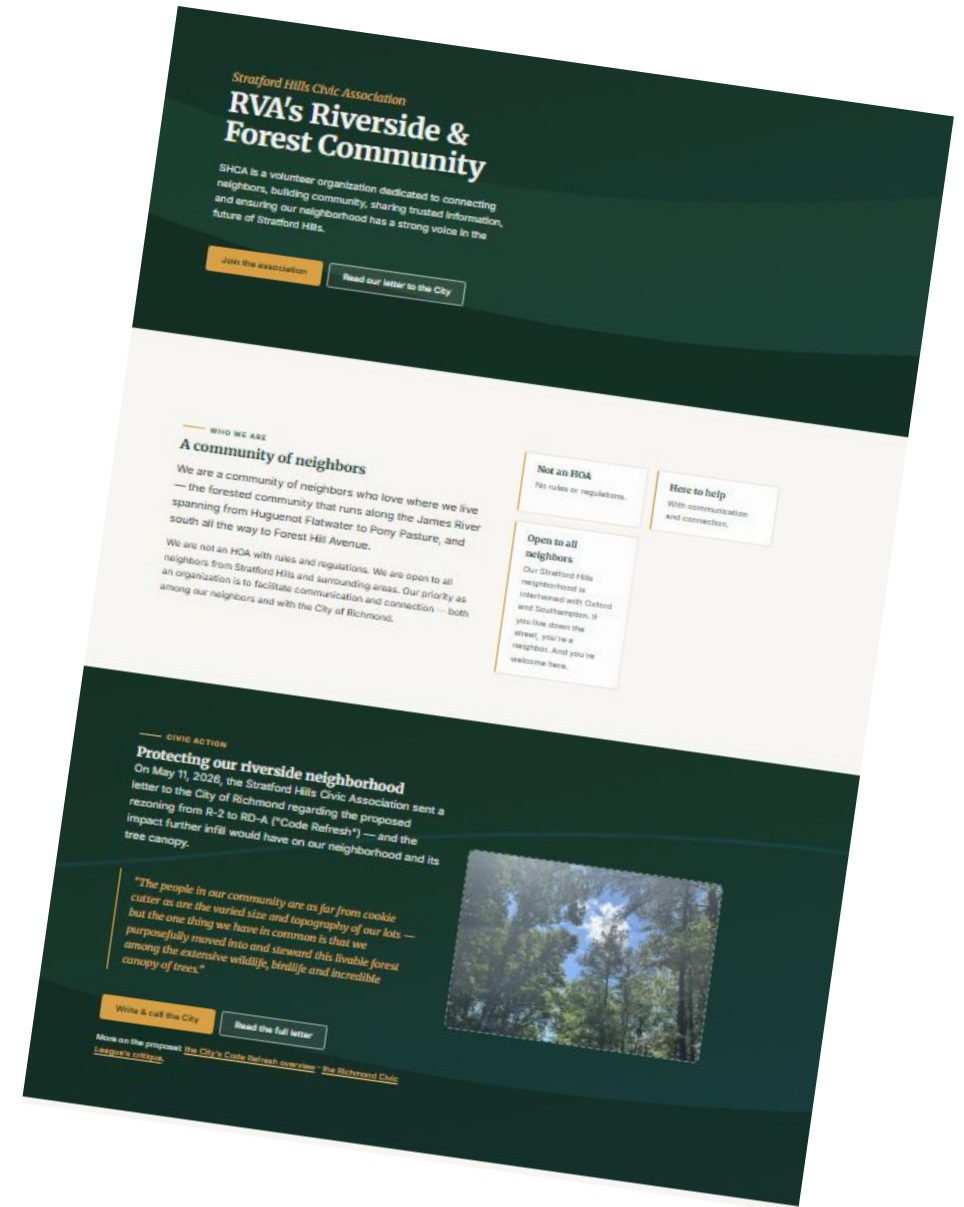
Stratford Hills
CIVIC ASSOCIATION

RVA's Riverside & Forest Community

Accomplishments / Stats

With over \$5,000 raised in support, we have:

- Created a website
www.StratfordHillsCivic.org
- Opened a Facebook:
www.facebook.com/stratfordhillscivic
- Distributed over 600 flyers
- Met with City of Richmond representatives
- Met with neighboring association/s
- Distributed ~100 yard signs
- Over 140 neighbors have signed-up (and growing towards our goal of 300 by August)
- Starting 3 committees



Block captains - Amy Plantin

PROPOSED Tasks:

- Act as point person for your block
- Maintain text / email lists for block specific communications
- Organize 1 block event per year
- Raise block specific needs to appropriate groups
- Raise suggestions for neighbors-helping-neighbors projects

Volunteers / recruiters:

- Donna Ransone
- Jim Ransone
- Mark Flanary
- Bob & Ann Claflin
- Frank & Gisele Domurat
- Katherine Martin
- Janice Palmer
- Barrie Shapiro
- Frank & Sally Watson

Communications - Brooke Betts & Matt Kraycinovich

PROPOSED Tasks:

- Manage website content
- Identify and produce neighborhood stories (in written or video form)
- Create routine email newsletters
- Create urgent / time sensitive messages for the entire community
- Work with block captains on how to manage block-level communications
- Report on City meetings and announcements
- Manage social media

Volunteers / Contributors:

- Lauren Knowles
- Amy King
- Lisa Porter

Membership & Fundraising- Matt Kraycinovich

PROPOSED Tasks:

Membership

- Welcome Email to New Members
- Welcome Email to New Residents
- Maintain Membership Database

Fundraising

- Early Founders Circle
- Annual Membership Dues
- Corporate Support & In-Kinds
- Special Annual Events

Volunteers / Networking

- Anita Evans
- Ann Claflin

Door Knocking & Sign Distribution - Keith Abbott

PROPOSED Tasks:

- Knock on doors when there's a communications "push"
- Gather feedback from doors knocked
- Distribute yard signs when requested

Volunteers / Door-knockers:

- Mikki Hopcroft
- Katherine Martin
- Barrie Shapiro
- Sande Dawes
- Ann Claflin
- Kris Taylor
- Frank & Gisele Domurat

Immediate needs / next steps:

EMAIL MEMBER DRIVE:

- Ask your neighbors to join at StratfordHillsCivic.org
- Goal - sign up at least 3 new people! (towards our goal of 300)
- They do NOT have to take a position on Code Refresh to participate

LEGAL / 501c3 / Formation:

- Anyone with legal expertise / relevant experience appreciated
- Anyone interested in a leadership role please let us know

MAPPING / GEOGRAPHY:

- Working with maps, City records to mark out our association target area

Questions?



City of Richmond Code Refresh

RICHMOND REZONING NOTICE

CHANGE FROM: SINGLE FAMILY RESIDENTIAL
NEIGHBORHOOD

CHANGE TO: INVESTOR OWNED RENTAL TRI-PLEXES;
RETAIL AND COMMERCIAL ALLOWED

**EMAIL YOUR CONCERNS TO
REPRESENTATIVES & CITY OFFICIALS:**

SARAH.ABUBAKER@RVA.GOV

RVAMAYOR@RVA.GOV

ODIE@RVA.GOV

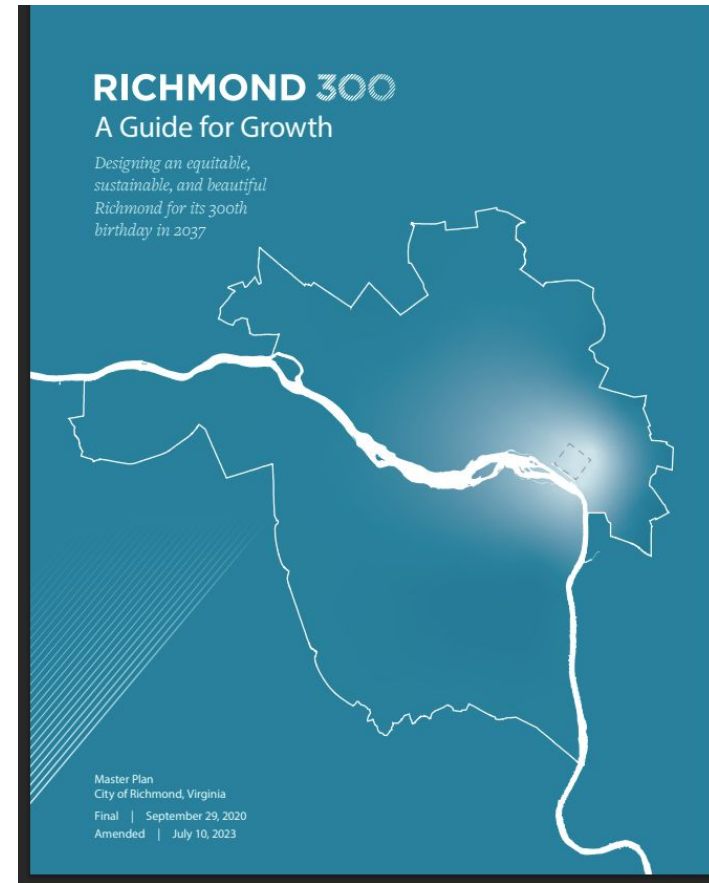
RICHMOND300@RVA.GOV

OR CALL COUNCILMEMBER ABUBAKER: 804-646-5646

Richmond 300 Vision

The Richmond 300 vision was approved in 2020. It aims to create an equitable, sustainable, and beautiful Richmond by its tricentennial in 2037.

The plan establishes a framework to guide growth through six "Big Moves," focusing on economic development, walkability, environmental justice, and housing affordability across the city. [[1](#), [2](#), [3](#), [4](#), [5](#)]



https://rva.gov/sites/default/files/2025-03/R300_Amended_RRHA_lowres_20250321.pdf

Richmond 300 - Six Big Moves



RICHMOND 300:
Code Refresh

- **Re-Write the Zoning Ordinance:** Direct growth to appropriate areas while maintaining existing neighborhoods as well as creating new authentic neighborhoods adjacent to enhanced transit.
- **Re-Imagine Priority Growth Nodes:** Target growth in jobs and population to Downtown, Greater Scott's Addition, Route 1 Corridor, Southside Plaza, and Stony Point Fashion Park.
- **Expand Housing Opportunities:** Encourage the development of housing options throughout the city to expand the geography of opportunity by de-concentrating poverty.
- **Provide Greenways & Parks for All:** Develop parks and greenways so that by 2037 100% of Richmonders live within a 10-minute walk of a park.
- **Reconnect the City:** Cap highways to reknit neighborhoods destroyed by interstates, build/improve bridges, introduce street grids, and make the city easier to access by foot, bike, and transit.
- **Realign City Facilities:** Improve City buildings (schools, libraries, fire stations, police stations, etc.) to provide better services in efficient, shared-use, accessible facilities to better match and serve the growing city.

https://www.rva.gov/sites/default/files/2021-03/Big%20Moves_0.pdf

Richmond 300 Vision

Initial approval 2020

Amended September 2023

City Council amended to formalize “growth nodes” including Stony Point and Southside Plaza.

Also September 2023

City Council passes ADUs and STRs with key limits and protections

This post from Northside community compares the previously approved ADU and STR rules and protections with the expanded / loosened rules under proposed Code Refresh

<https://www.facebook.com/groups/NorthsideRVA/posts/1939279429960662/>

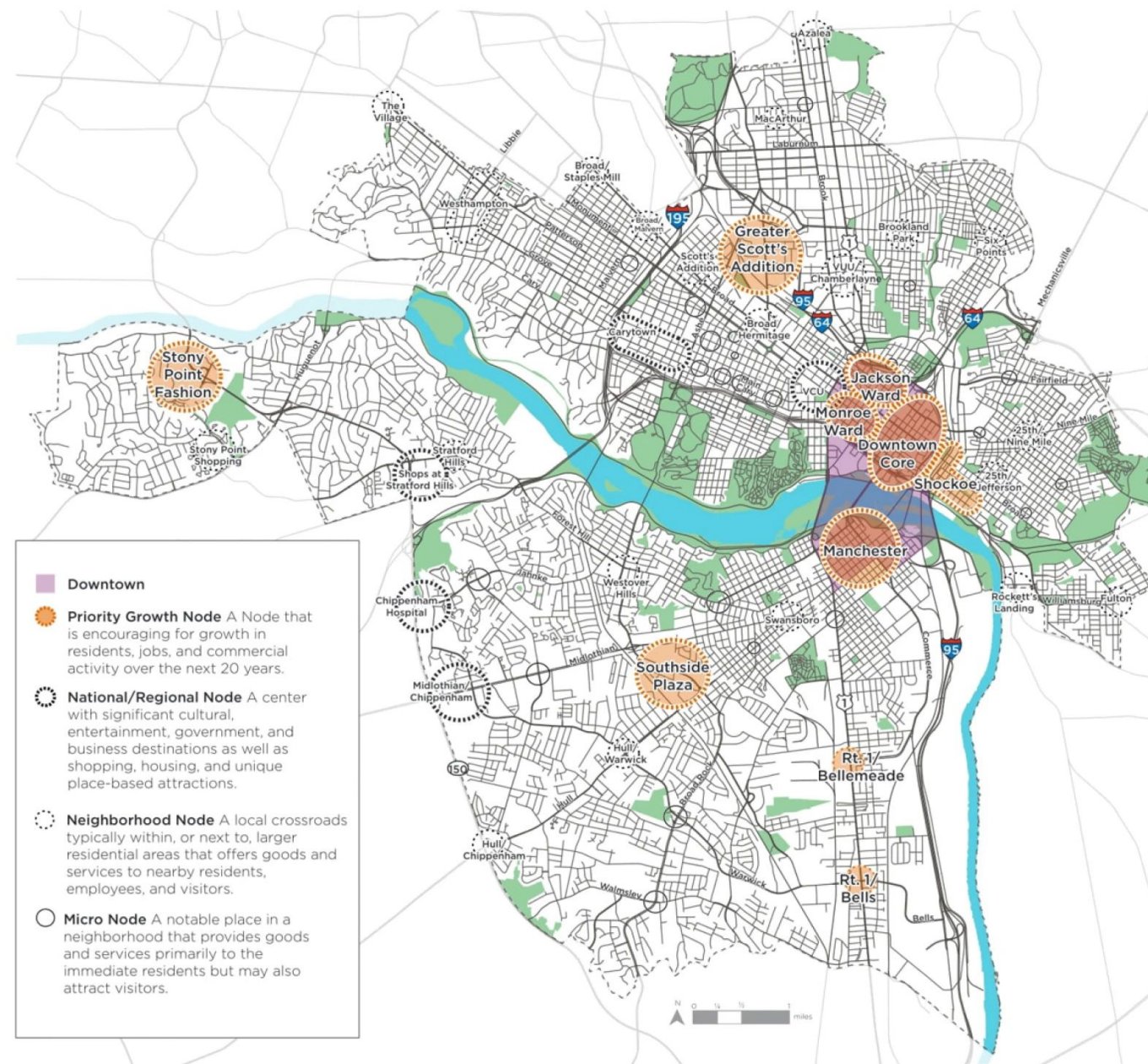


FIGURE 10 // **Nodes Map**

Nodes are places in Richmond that can either 1) accommodate additional growth in jobs and population or 2) are major activity centers today and should be preserved/enhanced.

Code Refresh

First draft -- June 2025.

Second draft -- November 18, 2025.

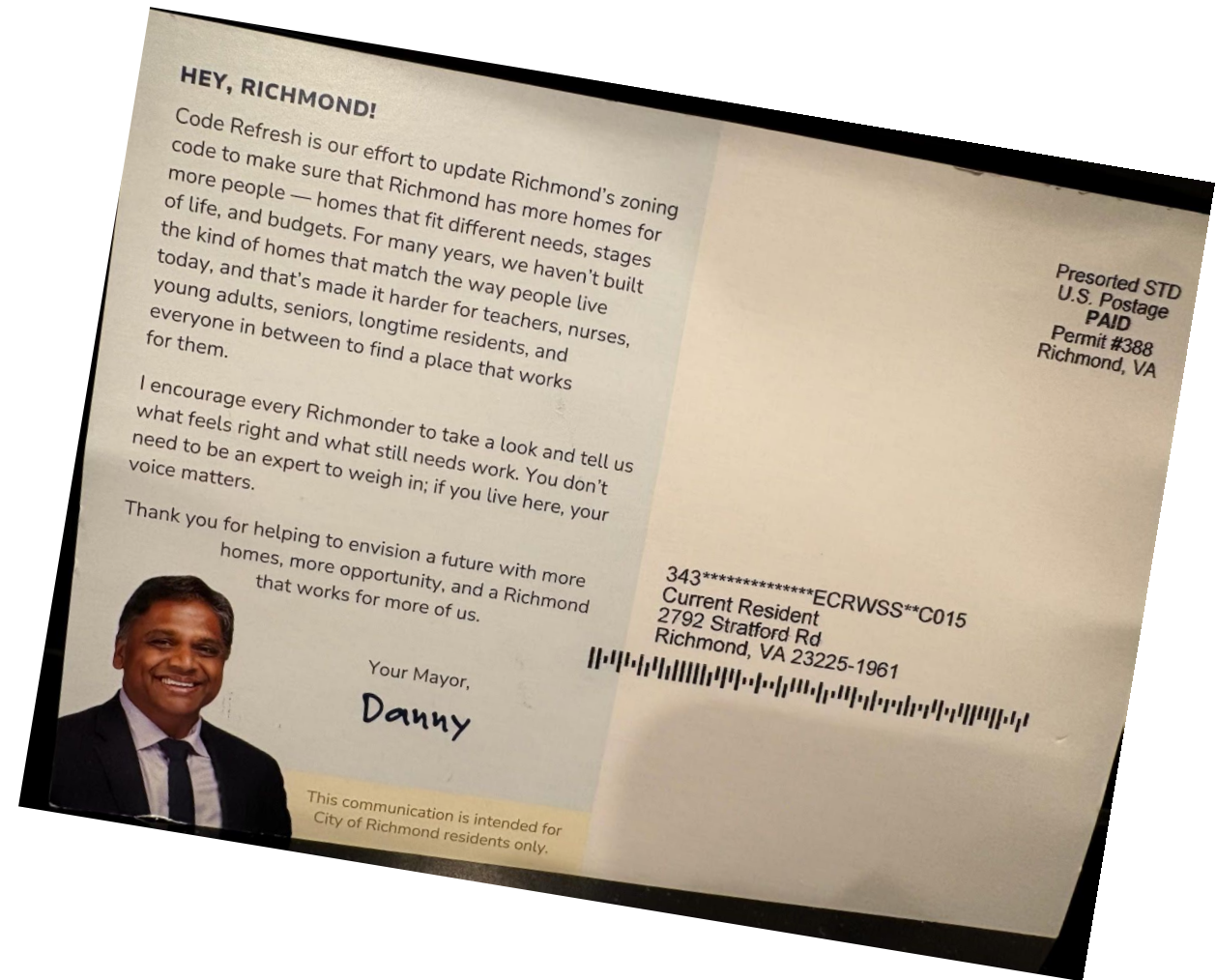
Feedback solicited -- late Dec, 2025.

Feedback ended -- March 1, 2026.

Third draft -- was expected July 2026, for finalization and City Council Vote. But it has been delayed.

Rumors about what is in Revision 3 are just rumors until it is published.

While we've seen people on social media claim to know what is in revision 3. Any speculation is just that. For example, when speaking to the business community via Richmond Biz Sense, the zoning forecasting is clear that all residential rezoning efforts are still in the third draft. <https://richmondbizsense.com/2026/06/15/workshops-this-week-aim-to-finalize-next-draft-of-citys-code-refresh-zoning-rewrite/>



What the heck?

Around April, we began to see information from Richmond Civic League. Then we did our own research. See links:

Richmond Civic League

- <https://richmondcivicleague.com/blog/>
- <https://richmondcivicleague.com/video/>

City of Richmond

- <https://richmond.konveio.com/code-refresh-draft-two>
- <https://app.atlas.co/shared/48tcyCZ08I84MxeabMFb?loc=-77.4618,37.5304,11.8075z&public=true>
- <https://www.rva.gov/planning-development-review/code-refresh>



Code Refresh - Stratford Hills

May 6th, 2026

- Representatives from SHCA contacted City officials to get clear updated information
- Met with Marianne Pitts, Deputy Director City of Richmond Planning & Policy
- Timmy Siverd, Liaison to City Councilmember Sarah Abubaker



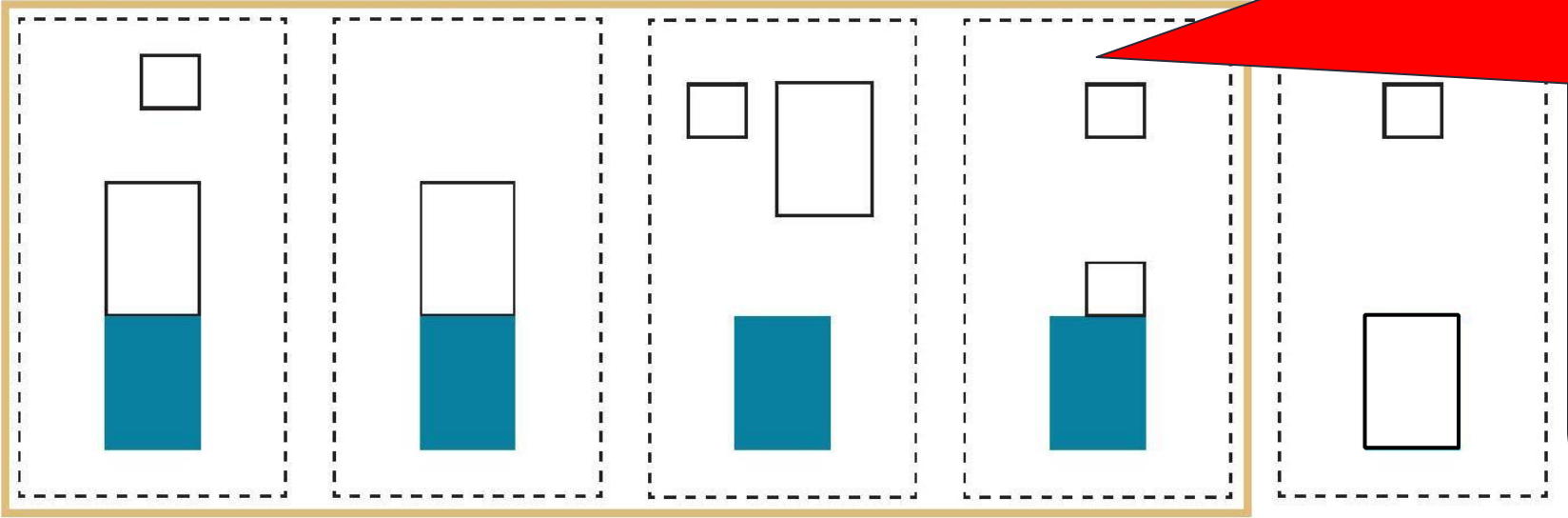
Key takeaway: Proposal would eliminate Single Family Residential

- R2 $\Rightarrow$ RD-A zoning
- Huge expansion of allowable options by-right
- Similar to The Fan, Church Hill today

The following slides come directly from the May 8 presentation to SHCA. The full presentation can be found here:

<https://stratfordhillscivic.org/assets/docs/stratford-hills-code-refresh-city-presentation-2026-05-08.pdf>

Preservation bonus



PRIMARY STREET

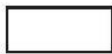
2 DU 1 ADU	2 DU	2 DU 1 ADU	1 DU 2 ADU	1 DU 1 ADU	1 DU 1 ADU	1 DU
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Preservation bonus

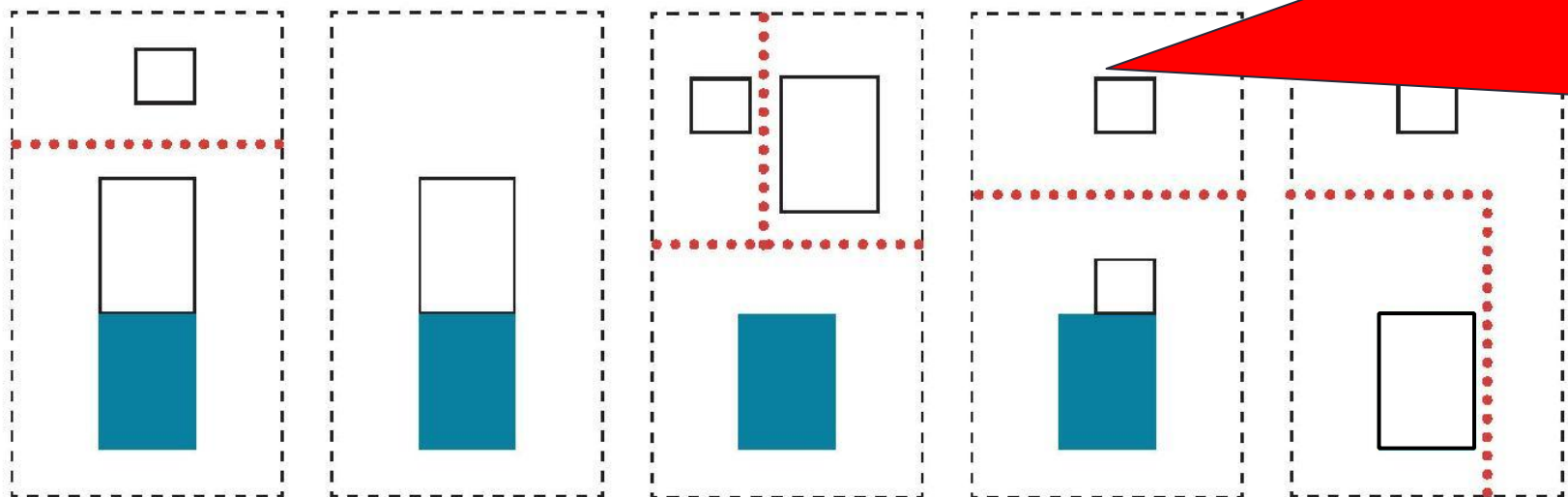


Existing structure



New structure

Sublots



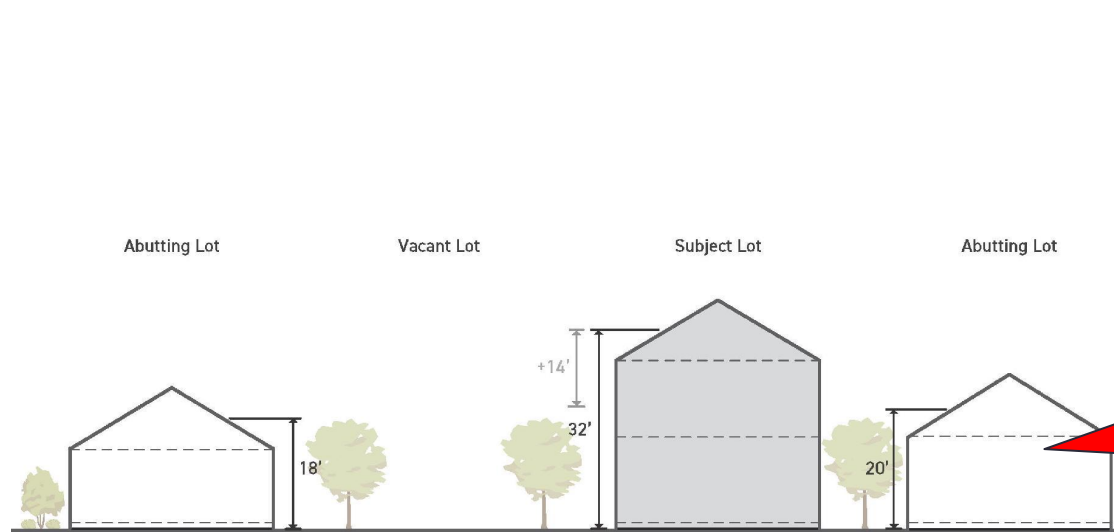
PRIMARY STREET

Divided sub-lots are allowed.

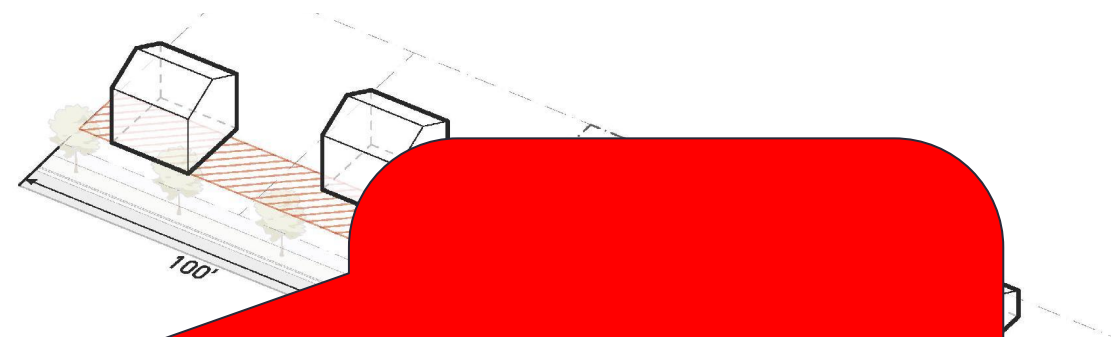
setbacks and building coverage apply “to the master lot” (eg, not the subplot)

- **Intent:** allow fee-simple sale of units to increase ownership opportunities
- All structures on a lot are required to follow district standards
- Setbacks, building coverage, lot width standards apply to the “master” lot

Contextual heights and setbacks



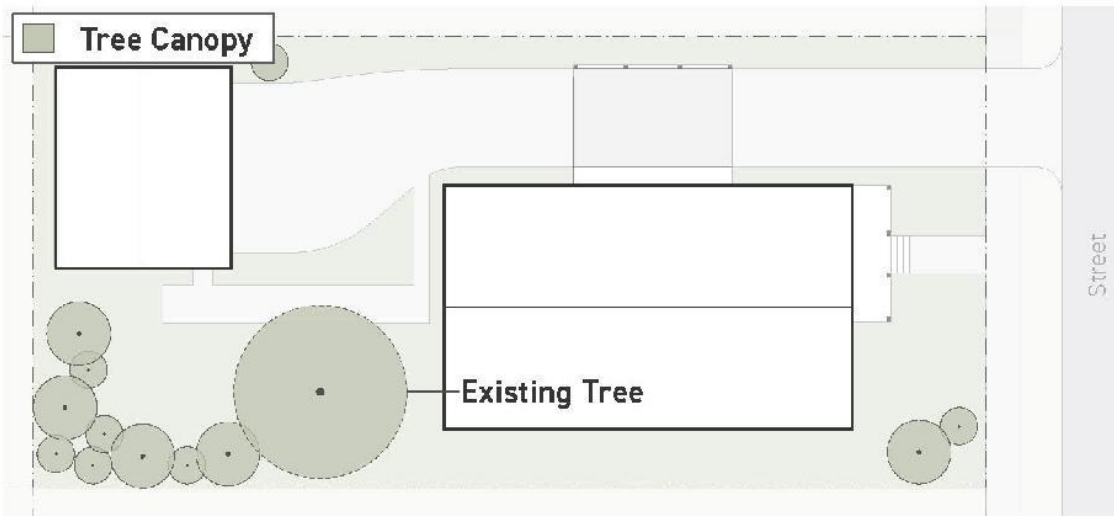
The maximum height of a building or structure cannot be more than 14 feet taller than the shortest principal structure on the 2 abutting lots along the same block face.



The primary structure must be no closer than 100 feet from the front of the lot and no further than 100 feet from the side of the lot within 100 feet of the front of the lot along the block face.

Tree canopy standards

Tree requirements are imagined for less forested neighborhoods.



	BASE REQUIRED CANOPY	PRESERVING EXISTING TREES
RD-A	20%	18%
RD-B	15%	13%
Other	10%	8%

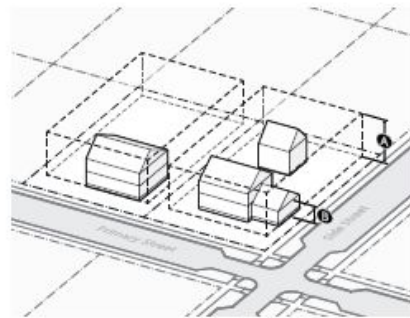
- **Intent:** help control stormwater runoff and soil erosion, improve air quality, reduce the heat island effect, and enhance aesthetic qualities across the City
- For existing trees to count, they must be at least 6-inches in diameter

Limited commercial allowed is in the fine print.

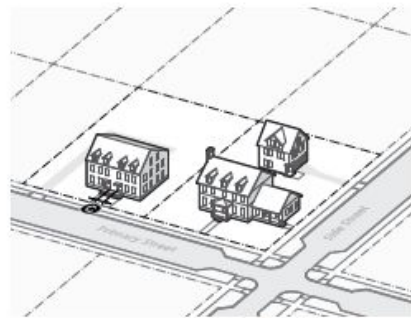
There was an additional handout provided on paper but not electronically.

1. Lot	Sec. 2.6.5
2. Dwelling	Existing range or 20'
3. Coverage	10'
4. Building	9'
5. Amenity	9'
6. Parking	3'
7. Side street	Sec. 2.6.6
8. Building	n/a
9. Amenity	n/a

6. Parking Location	Sec. 2.6.7
Parking setback (min)	n/a
Parking between building & street	Allowed



1. Massing	Sec. 2.6.9
2. Active Depth	Sec. 2.6.10
3. Ground Story	Sec. 2.6.11



4. Windows	Sec. 2.6.12
5. Doors	Sec. 2.6.13

RD-A RESIDENTIAL DETACHED LOW

Allows 1 unit & an ADU, on a lot no less than 90 ft wide. If house preserved, 1 additional unit allowed. Includes detached, attached, & duplex typologies. Limited commercial allowed conditionally.

Permite una vivienda unifamiliar y una unidad de vivienda accesorio (ADU) en un lote de no menos de 90 pies de ancho. Si se conserva la vivienda principal, se permite una unidad adicional. Incluye viviendas unifamiliares independientes, adosadas y duplex. Se permite uso comercial limitado, sujeto a condiciones.

TOTAL ACREAGE: 4,882
NUMBER OF PARCELS: 7,271
PERCENTAGE OF CITY: 14.8%



City's hand-out on what is allowed - residential

Group living:

General group living,
Co-housing, Senior Care

Special Needs Housing:

Emergency housing,
Permanent supportive
housing, Transitional housing

Use Category Specific Use

RESIDENTIAL USES

Household Living (R22A)

Single-unit detached

Two-unit detached

Two-unit attached

Multi-unit (3 to 6 units)

Multi-unit (7 to 12 units)

Multi-unit (13 or more units)

Manufactured home park

Live-work

Group Living (R22B)

General group living

Co-housing

Senior care

Special Needs Housing (R22C)

Emergency housing

Permanent supportive housing

Transitional housing

PUBLIC & INSTITUTIONAL USES

Civic (R22D)

General civic

Religious assembly

Day Care (R22E)

General day care

Education (R22F)

General education

Business education

College or university

Parks and Open Space (R22G)

Public open space

Private open space

Cemetery

Utility Service (R22H)

Minor utility

Major utility

Electric/gas substation

Wireless communications facility

COMMERCIAL USES

Adult Business (R22I)

Adult entertainment establishment

Agriculture (R22J)

Greenhouse or nursery

Indoor growing system

Urban garden

Entertainment and Recreation (R22K)

General indoor recreation

General outdoor recreation

General indoor entertainment

General outdoor entertainment

Golf course

Food and Beverage (R22L)

General food beverage

0-1,500 SF

1,501-3,000 SF

3,000+ SF

Microbrewery, small distillery/winery

Lodging (R22M)

General lodging

Medical (R22N)

General medical

0-1,500 SF

1,501-3,000 SF

3,000+ SF

Hospital

Medical laboratory

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | S Use Standards apply | - Use Not allowed

OPEN HOUSE NOVEMBER 2025

24

City's hand-out on what is allowed - commercial

Food & Beverage
Medical
Office
Personal services
Retail
Accessory uses:

Family day home
Outdoor dining
Outdoor display
Short term rental

Use Category
Specific Use

RESIDENTIAL USES

Household Living (R22A)

Single-unit detached

Single-unit attached

Two-unit detached

Two-unit attached

Multi-unit (3 to 6 units)

Multi-unit (7 to 12 units)

Multi-unit (13 or more units)

Manufactured home park

Live-work

Group Living (R22B)

General group living

Co-housing

Senior care

Special Needs Housing (R22C)

Emergency housing

Permanent supportive housing

Transitional housing

PUBLIC & INSTITUTIONAL USES

Civic (R33A)

General civic

Religious assembly

Day Care (R33B)

General day care

Education (R33C)

General education

Business education

College or university

Parks and Open Space (R33D)

Public open space

Private open space

Cemetery

Utility Service (R33E)

Minor utility

Major utility

Electric/gas substation

Wireless communications facility

COMMERCIAL USES

Adult Business (R34A)

Adult entertainment establishment

Agriculture (R34B)

Greenhouse or nursery

Indoor growing system

Urban garden

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General indoor recreation

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General lodging

Medical (R34F)

General medical

0-1,500 SF

1,501-3,000 SF

3,000+ SF

Hospital

Medical laboratory

Use Standard

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

OPEN HOUSE NOVEMBER 2025

All of this is BY RIGHT

Investors ⇒ Rental Model

- By-right extends equally to investors as it does to homeowners
- Even at \$1M invested, tri-plex landlords could make 10% annual return on their money.
- **No input from neighbors**
- **No recourse if it goes badly**

Some people do not believe investors will be interested. As soon as the ADU rules changed in 2023, we saw an influx of investors, then related community complaints. Here's a related story in Richmonder. This particular investor does rentals as well as flip-houses.

<https://www.richmonder.org/developer-uses-citys-adu-law-to-build-100-backyard-cottages/>



NONE of this was reviewed by any environmental experts

City acknowledged NO involvement from environmental experts of any kind, and no environmental studies.



- Tree canopy $\Rightarrow$ pollution mitigation & heat effects
- Permeable surface $\Rightarrow$ Run-off and erosion; watershed pollution, Chesapeake Bay Act
- Wildlife impacts $\Rightarrow$ not just a tree; an ecosystem

NONE of this was reviewed by transportation or other City infrastructure experts



Our streets, our water and waste-water systems, our schools are already over-extended.

The proposed plan has NO proffers from developers to solve the gap.

*“According to the Richmond Department of Utilities most neighborhoods don’t have the current capacity to handle additional units that are envisioned by Code Refresh.
(Source: [Richmond Civic League](#))*

Questions
and
clarifications
about Code
Refresh?



RICHMOND 300:
Code Refresh

Concerns based on meeting with City

Protect Neighborhoods (concerns City-wide)

Environmental Impacts (specific to Stratford Hills area)

Read our letter May 8 to Marianne & Timmy et al
<https://stratfordhillscivic.org/code-refresh>



Lack of community representation

Richmonder reports NO 4th District representation

- ZAC
- Zoning Commission

Sarah's office tells us that 4th does have representatives. Awaiting an introduction.



SARAH VOGELSONG

OCTOBER 08, 2025 | 3:39 PM EDT · 3 MIN

After months of complaints from Richmond residents that an advisory board for the ongoing zoning overhaul doesn't adequately represent the community, the Planning Commission is expanding its membership by four seats.

On Tuesday, the commission voted to [increase its Zoning Advisory Council](#) from 17 to 21

<https://www.richmonder.org/after-complaints-city-expands-zoning-advisory-group-from-17-to-21-members/>

RICHMOND REZONING NOTICE

CHANGE FROM: SINGLE FAMILY RESIDENTIAL
NEIGHBORHOOD

CHANGE TO: INVESTOR OWNED RENTAL TRI-PLEXES;
RETAIL AND COMMERCIAL ALLOWED

**EMAIL YOUR CONCERNS TO
REPRESENTATIVES & CITY OFFICIALS:**

SARAH.ABUBAKER@RVA.GOV

RVAMAYOR@RVA.GOV

ODIE@RVA.GOV

RICHMOND300@RVA.GOV

OR CALL COUNCILMEMBER ABUBAKER: 804-646-5646

Majority of Stratford Hills area residents have little to no knowledge of Code Refresh. That is a big problem.

Code Refresh is framed as a sustainable, equitable plan to create more affordable housing. It has been widely criticized for being designed by a committee of developers. Concerns include dramatic increases in demands on infrastructure (schools, water, sewage, streets) without providing any new money earmarked to fix those already failing systems, as well as lack of true affordability.

Concerns that impact our area uniquely:

- 🌳 Significant tree canopy loss due to increased lot coverage and reduced set-backs
- 💧 Increased land erosion and runoff into James River / Chesapeake Bay watershed
- 🦋 Eliminate wildlife habitat for birds and animals reliant on our forest
- 🚫 No environmental experts were involved on Code Refresh committee

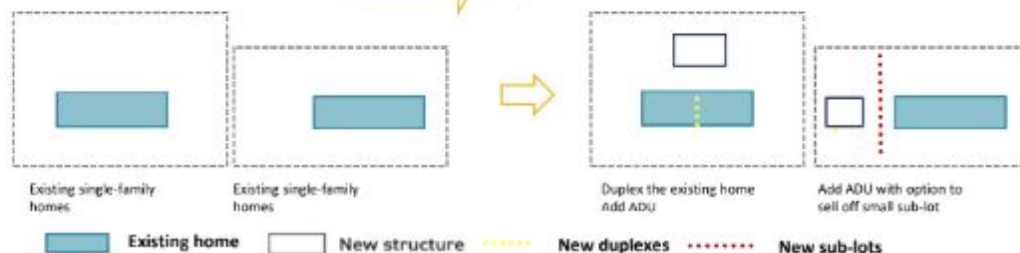
Proposed densification will transform our neighborhood in ways that cannot be undone.

Today – Single Family Residential

Stratford Hills is an R2 zoning area – protective zoning requiring single family housing with large lots / setbacks.

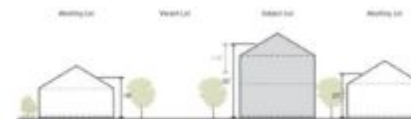
CODE REFRESH – Allows up to 3 Residences / Rentals on one lot

Stratford Hills will be a RD-A zoning – allowing for by-right separation of lots, duplexing of existing homes, additions of double the square footage and/or “ADU” additional dwelling units as well as 14’ taller buildings and commercial businesses to operate within the zone.



Code Refresh proposal:

- Eliminate single family zoning
- Promote duplexing of homes
- Promote adding Additional Dwelling Units (ADUs)
- Promote splitting lots up for sale
- Allow tear downs to reconfigure for denser lots
- Allow retail and commercial businesses on what are currently neighborhood streets
- Allow new structures to be 14’ higher than neighboring



The City is finalizing third (and likely final) round of changes now.

THIS is the time to:

- ✓ get informed
- ✓ get involved

Join us to learn, discuss, take action

4th District Newsletter

- Sign up
<https://lp.constantcontactpages.com/sl/eFSdMIF/Fourth>
- *“The previous two drafts did not propose to allow triplexes or commercial uses in single-family neighborhoods.”*
- **We’ll follow up with Sarah to address.**



#3 - City: Misleading Signs Related to Code Refresh

Earlier this week, signs like the one pictured below were placed throughout the 4th District, mostly in its western portion. They have caused considerable concern among 4th District residents and have led to subsequent emails to my office, so I felt it was important to address them in this newsletter.

These signs were not placed by the City government. They were placed by an outside group and are **NOT** related to any active rezoning applications. They appear to have been made to resemble the signs that the Zoning Department is required to post when a legitimate rezoning application is under consideration. I have also included an example of the legitimate sign below for comparison. As you will see, there are considerable differences between the two signs.

I have addressed Code Refresh many times in this newsletter, so I want to provide the same clarifications that I have to individuals who have reached out to my office directly, including:

- The third draft of Code Refresh is expected in late July or early August.

Ultimately, City Council controls the decision. So, we're keeping up the pressure.

- Attending relevant City meetings (ZAC, Zoning Commission, City Council) - thanks to Lisa Porter for attending!

<https://www.rva.gov/planning-development-review/code-refresh#:~:text=zoning%20code%20refresh,-ZAC%20Meetings,-The%20next%20ZAC>

- Writing Letters to Sarah & Full City Distribution List - using new easy to use feature on our website

<https://stratfordhillscivic.org/code-refresh>



Connecting with other communities. Attending RCL Meetings.

- Tuesday July 21, 6-8 p.m.
- ACCA Temple Shrine
1712 Bellevue Ave.
FREE PARKING
- REGISTER HERE to attend:
<https://tinyurl.com/StandUpToCodeRefresh>
- [Sign up to speak out, here!](#)
- Sign petition, or help circulate petition



**“CONCERNED ABOUT CODE REFRESH”
RALLY!**

...Maymont Warwick North Highland Park Westover Hills Jackson Ward
Bellevue Fulton Malvern Bellemeade Swansboro Forest Hill City Center
Westwood Forest View Woodland Heights The Fan Chesterfield Court Savers
Garden Colonial Place Frederick Douglass Court Montrose Woodstock
Randolph Barton Heights Rosedale Stratford Hills Cedarhurst Westhampton...

**July 21, 2026
6 - 8 PM Free Event**

**Acca Temple Shrine
1712 Bellevue Ave**

**JOIN US to LEARN MORE,
STAND UP, and SPEAK OUT!**

With NEIGHBORS, ask questions and voice your concerns! City leaders are here to listen to YOU.

Brought to you by Richmond Civic League and our community partners. Learn more about our history at [RichmondCivicLeague.org](https://richmondCivicLeague.org) and follow us on social media. If there is an issue benefiting Richmond citizens, we'll be on it. If city government is not doing it's job, we'll be on it for you.

**77,000 PARCELS FORCIBLY REZONED, YET NO ONE
ASKED US. DID THEY ZONE YOU RD-C, RA, RM?
JUST CONCERNED? HEAR FROM
COUNCILMEMBERS & A REFERENDUM INITIATIVE!**

Top 10 things you can do NOW:

1. Help Stratford Hills Civic Association grow. Get 3 people to sign up!
2. Do your own homework on Code Refresh.
3. Attend July 21st Richmond Civic League meeting (ACCA on Belleview)
4. Write your own letter or use templates from our website.
5. Sign Petition to put Code Refresh to a voter referendum.
6. Better yet, help circulate petition door to door.
7. Be ready for Revision 3 - when it comes out please attend SHCA meeting with Sarah & City Planning.
8. Become a supporter via Founders Circle and/or committee volunteer
9. Like / follow us on Facebook
10. Enjoy the neighborhood everyday!



We love Stratford Hills!

Thanks to everyone for helping protect the community we love.