

INTRODUCED: July 27, 2026

AN ORDINANCE No. 2026-173

To close, to public use and travel, an alley in the block bounded by South Meadow Street, Appomattox Street, Hampton Street and Powhatan Street, consisting of approximately 1,600± square feet, upon certain terms and conditions.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 14 2026 AT 6 PM

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That a public alley located at 1101 Hampton Street and bounded by South Meadow Street, Appomattox Street, Hampton Street and Powhatan Street, consisting of approximately 1,600 square feet, is hereby closed to public use and travel as a right-of-way of the City of Richmond, as shown enclosed with bold lines on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-29202, dated February 13, 2026, and entitled “Proposed Closing to Public Use and Travel of a Public Alley Located in the Block Bounded by South Meadow Street, Appomattox Street, Hampton Street and Powhatan Street,” a copy of which drawing is attached to this ordinance.

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

§ 2 That this ordinance, as to the closing of the rights-of-way identified in section 1 above, shall be in force as provided in section 4.09 of the Charter of the City of Richmond (2020), as amended, and shall become effective only when, within 18 months from the day this ordinance is adopted:

(a) The applicant obtains consent to the closing from each of the owners of land, buildings or structures from whom consent is required under section 24-314 of the Code of the City of Richmond (2020), as amended, which consents shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk.

(b) The applicant makes arrangements satisfactory to public utility or public service corporations whose properties or facilities are in the right-of-way area to be closed either for the removal, relocation or abandonment thereof or for the construction, reconstruction, maintenance and repair thereof, evidence of which shall be in writing, approved as to form by the City Attorney, and filed in the office of the City Clerk. If the applicant submits to the Chief Administrative Officer a writing indicating the applicant's decision not to relocate the utilities in the right-of-way area to be closed, the applicant shall grant to the City an easement over the subject areas, which easement shall be defined on a plat provided by the applicant and approved by the Director of Public Works. In such case, the Chief Administrative Officer shall be authorized to accept the dedication of such easement, provided that the easement shall be approved as to form by the City Attorney.

(c) The applicant bears all costs associated with the closing, including, but not limited to, realignment, relocation or removal of utilities or infrastructure, installation of new utilities or infrastructure, new or revised street name or directional signs, streetlights, and similar infrastructure, as required by City agencies, and agrees in writing with the City that, for itself, its successors and its assigns, they shall indemnify, reimburse, and keep and hold the City free and

harmless from liability on account of injury or damage to persons, firms, corporations or property, which may result directly or indirectly from the closing of the right-of-way to public use and travel by this ordinance and from the interference with the drainage, flow or overflow of surface or subsurface water resulting directly or indirectly therefrom; and in the event that any suit or proceeding is brought against the City at law or in equity, either independently or jointly with the owner or owners of all the property abutting the aforesaid alley on account thereof, they shall defend the City in any such suit or proceeding at their cost; and in the event of a final judgment or decree being obtained against the City, either independently or jointly with the property owner or owners granting consent for the aforesaid rights-of-way to be closed to public use and travel, they shall pay such judgment or comply with such decree including payment of all costs and expenses or whatsoever nature and hold the City harmless therefrom.

(d) The applicant shall provide evidence that they have identified any public or private utilities that may have a vested interest in, or facilities located within, the subject right-of-way and worked out arrangements with the owners of any such utilities to protect the owner's rights. All affected owners of private and public infrastructure must provide written acknowledgement that they are satisfied with the resolution of their facilities within the proposed closing area for this Ordinance to be valid.

(e) The applicant provides written evidence satisfactory to and approved as to form by the City Attorney that all facilities of the Department of Public Utilities in the right-of-way area to be closed have been removed, relocated or otherwise accommodated within the right-of-way areas to be closed in such a manner satisfactory to the Director of Public Utilities.

(f) The applicant pays the City the sum of \$15,119.24 for the right-of-way area to be closed. This condition is satisfied when all abutting property owners execute an agreement to

purchase the right-of-way area to be closed, with such agreement being in accordance with section 15.2-2008 of the Code of Virginia (1950), as amended, and approved as to form and legality by the City Attorney. If any property owner fails to make the payment for such owner's fractional portion within 18 months of the date of adoption of this ordinance, then the closing shall be null and void.

(g) The applicant satisfies all terms and conditions requisite for the closing of the rights- of-way areas to be closed by this ordinance and provides the Department of Public Works, the Office of the City Attorney, and the Office of the City Clerk with written evidence that all terms and conditions of this ordinance have been satisfied.

§ 3. That the City shall retain a full-width public utility easement consisting of approximately 1,600 square feet across the alley to be closed, as shown with crosshatched lines on a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-29202, dated February 13, 2026, and entitled "Proposed Closing to Public Use and Travel of a Public Alley Located in the Block Bounded by South Meadow Street, Appomattox Street, Hampton Street and Powhatan Street," a copy of which drawing is attached to this ordinance.. The Director of Public Utilities may approve the City's vacation of the easement if the Director determines that the easement is no longer necessary to satisfy the requirements of the Department of Public Utilities. The retention of the easement and any vacation thereof shall be only by deed approved as to form by the City Attorney.

§ 4. That, at such time as this ordinance becomes effective, the City shall have no further right, title or interest in the closed right-of-way area other than that expressly retained under provisions of this ordinance or granted to satisfy the terms and conditions set out in this ordinance.

§ 5. This ordinance shall be in force and effect only upon the satisfaction of the terms and conditions set out above.

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 27, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor

THROUGH: Odie Donald, Chief Administrative Officer

THROUGH: Alfred Wiggins, Deputy Chief Administrative Officer

THROUGH: Bobby Vincent Jr., Director, Department of Public Works

FROM: M.S. Khara, P.E., City Engineer, Department of Public Works

RE: **TO CLOSE TO PUBLIC USE AND TRAVEL AN ALLEY IN THE BLOCK BOUNDED BY SOUTH MEADOW STREET, APPOMATTOX STREET, HAMPTON STREET AND POWHATAN STREET, CONSISTING OF APPROXIMATELY 1,600 SQUARE FEET UPON CERTAIN TERMS AND CONDITIONS**

ORD. OR RES. No. _____

PURPOSE: To close, to public use and travel, an alley in the block bounded by South Meadow Street, Appomattox Street, Hampton Street and Powhatan Street, consisting of approximately 1,600 square feet as shown on DPW Dwg. No. N-29202 dated 2/13/2026 and entitled "PRO-POSED CLOSING TO PUBLIC USE AND TRAVEL OF A PUBLIC ALLEY LOCATED IN THE BLOCK BOUNDED BY SOUTH MEADOW STREET, APPOMATTOX STREET, HAMPTON STREET AND POWHATAN STREET" at the request of the applicant.

BACKGROUND: A letter of request dated November 6, 2025, has been received from Markham Planning on behalf of their client, The Virginia Home, the owner of the property containing the entirety of the alley proposed to be closed.

This existing "stub"/dead-end public alley is entirely contained within the property of The Virginia Home (1101 Hampton Street). The Virginia Home is the only user of the public alley as it serves as their access to the facilities loading docks. Closing this dead-end alley to public use and travel eliminates any responsibility of the City for maintenance and repair; and eliminates any potential liability should there be an accident or injury associated with the location.

The value of the right of way to be vacated (1600+/- sq. ft.) has been determined to be \$30,238.48 (\$18.8991 per sq. ft.) and is based on the assessed value of the parcel containing the

dead-end alley. This value may be reduced based upon the full-width utility easement to be dedicated to the City by the applicant.

The utility easement value (\$15,119.24) is determined based upon the total easement area (1600 sq. ft.) and applying a reduced assessed value (50% of the full assessed value; $50\% \times \$18.8991$ per sq. ft. = \$9.4496 per sq. ft.).

The acquisition value of the right-of-way to be vacated, should the applicant dedicate a utility easement to the City, has been determined to be **\$15,119.24**.

The proposed right-of-way closing will not negatively impact the local City transportation network as it is not currently serving as a public alley.

Other reviewing administrative agencies were contacted regarding this request and offered no objections to the right-of-way closing.

COMMUNITY ENGAGEMENT: After introduction, the proposed Ordinance will be referred to a future Planning Commission meeting for discussion, public encouraged to attend and provide comment; subsequent to Planning Commission recommendation to City Council, Council to hold a public hearing regarding the proposed Ordinance.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:

FISCAL IMPACT: \$15,119.24 (revenue to be received by the City).

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 29, 2026

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2026

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Planning Commission

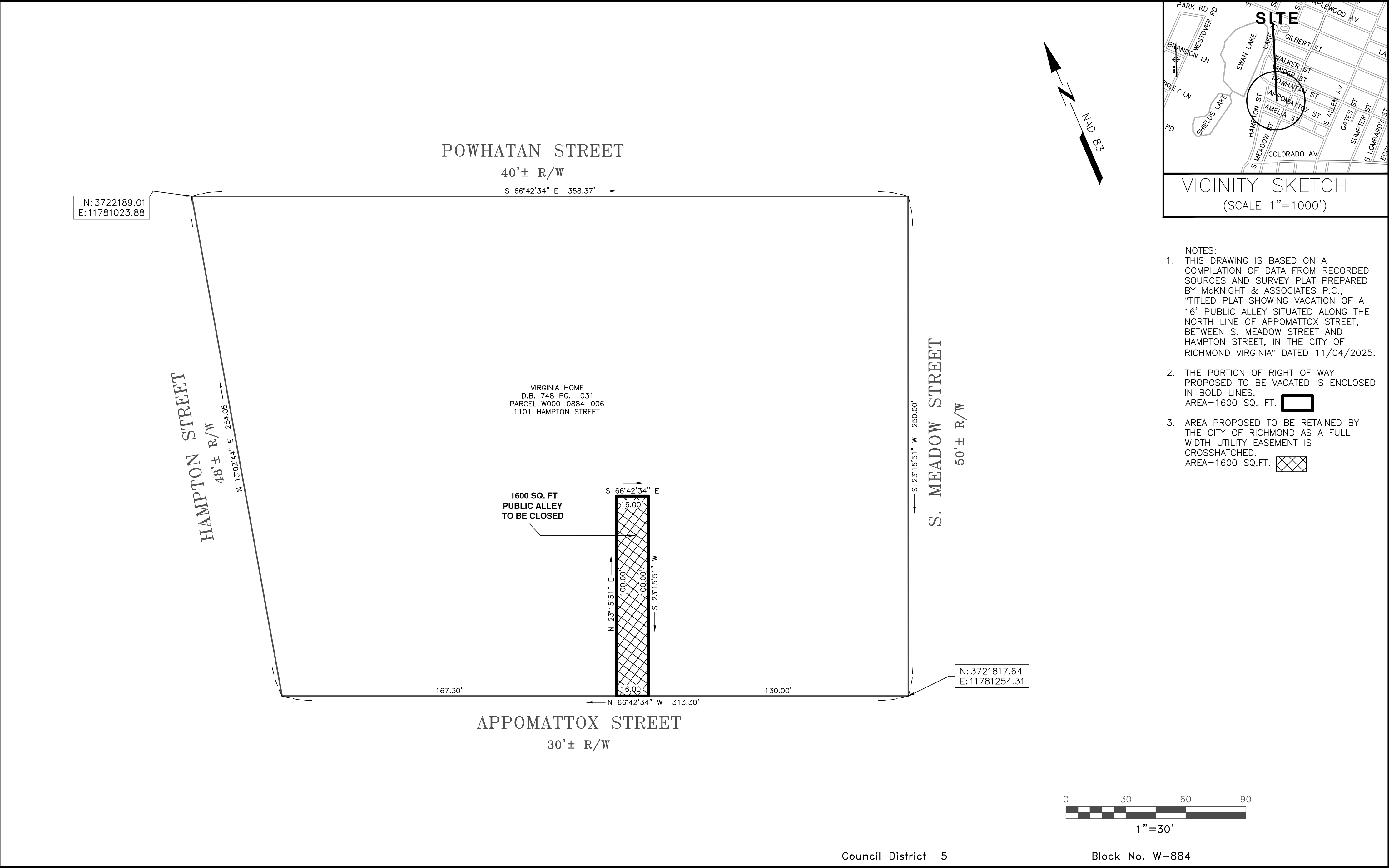
AFFECTED AGENCIES: Public Works; Law Department; Planning & Development Review; Public Utilities; Assessor; Finance; Budget and Strategic Planning; Fire Department; Police Department, Mayor's Office, and CAO's Office

RELATIONSHIP TO EXISTING ORD. OR RES.: None.

ATTACHMENTS: DPW Dwg. No. N-29202
Applicant's request letter (Markham Planning, on behalf of The Virginia Home)

STAFF: Prepared for Bobby Vincent, Jr., Director, DPW (646-6444)

Prepared by M.S. Khara, City Engineer, DPW (646-5413)
Research and Drawing Coordinated By: DPW/Right-of-Way Management



NOTES 1. Property owners correct as of FEBRUARY 13, 2026 2. Ordinance No:_____ 3. Adopted:_____ 4. Accepted:_____		Engineering Specialist: Signed by: David Saunders Jr Surveys Superintendent: DocuSigned by: Shenonda Guerres Right Of Way Manager:		Surveys Division, Room 600 City Hall 900 E. Broad Street, Richmond, Va. 23219 DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA		 REQUESTED BY: MARKHAM PLANNING ON BEHALF OF VIRGINIA HOME 11/06/2025		PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF A PUBLIC ALLEY LOCATED IN THE BLOCK BOUNDED BY SOUTH MEADOW STREET, APPOMATTOX STREET, HAMPTON STREET AND POWHATAN STREET			
REFERENCES: BL 15SE, N-19096		REVISIONS		DRAWN BY: D.S. CHECKED BY: S.G.		FIELD NOTE	SCALE 1"=30'	DATE 2/13/2026	PROJECT W-884-AC	DRAWING NO. N-29202	



November 6, 2025

Bobby Vincent, Director
Department of Public Works
900 East Broad Street, Room 701
Richmond, VA 23219
bobby.vincent@richmondgov.com

RE: Closing of two alleys at The Virginia Home

Dear Mr. Vincent,

On behalf of The Virginia Home, I am writing to formally consent to the closure of the two alleys adjacent to our properties.

The first is an alley on the block bounded by Hampton St and S Meadow St to the west and east, and accessible from Appomatox St. This 16-foot wide alley dead-ends to the north and runs south to Appomatox St and shares common boundaries with The Virginia Home at 1101 Hampton St (W0000884006).

The second alley is a paper alley located on the block bounded by Winder St and Powhatan St to the north and south, and Lake Rd and S Meadow St to the west and east. This 10-foot wide alley was previously closed by Ord. 2001-99-89, but conditions were never met, and the alley remains public.

These two alleys do not benefit or serve any properties other than those that are owned by The Virginia Home. I have enclosed the following items in accordance with the Guidelines for Initiating a Right of Way

Closing:

- a) This letter will serve as the letter of request.
- b) \$300 application fee will be mailed to Division of Surveys in Room 600 City Hall, 900 E. Broad Street.
- a) The surveyor's plats showing the rights-of-way to be closed, dated November 4, 2025 and prepared by McKnight & Associates, are enclosed.
- b) Residual right-of-way from the state. This is not applicable.
- c) Adjoining landowner consent. The Virginia Home owns the adjoining parcels.

- d) Primary ingress and/or egress. The portion of the alley does not act as ingress or egress for anyone other than the entity requesting the closure. It is an unimproved paper alley.
- e) Adjoining landowner consent from owners prior to ordinance introduction. James R Mayo and The Virginia Home own adjoining parcels and will be notified prior to ordinance introduction.
- f) Adjoining landowner consent from owners at any time through the closing process.
The Virginia Home owns the adjoining parcels. The letter of consent is enclosed.

Thank you for your consideration of this request. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the request.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Lory Markham', with a stylized, cursive script.

Lory Markham
Markham Planning

Enclosures

cc: Stephanie Lynch, 5th District Council Representative
Shenouda Guergues, DPW Surveys
Alyson Oliver, Secretary to the City Planning Commission