

**From:** [Susan Rebillot](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [Gibson, Kenya J. - City Council](#); [Trammell, Reva M. - City Council](#)  
**Subject:** Letter of Support for Ordinances 2026-092 and 2026-096  
**Date:** Monday, June 1, 2026 9:14:15 AM

---

Some people who received this message don't often get email from jsrebillot2@gmail.com. [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Members of the Organizational Development Committee,

I am writing to support recommending that proposed Ordinances 2026-092 and 2026-096 be referred to City Council for full review and public hearings. Since I learned about the City's plan for zoning reforms, I delved into the data about zoning reform outcomes and processes around the U.S. for the past 10 to 20 years. I firmly believe that Richmond's final plan should be evidence based and should reflect best practices developed over the past decade in its zoning technology, its complimentary and necessary tools, and in its community engagement and education processes. There is a tremendous amount of data that Richmond can benefit from in order to achieve the stated goals of Code Refresh, but the first two drafts and the processes followed to create those drafts do not reflect an understanding of available evidence or of best practices for processes. City Council has an opportunity to improve the final draft and to decrease polarization and to broaden community input so that the voices of special interest groups do not dominate our outcomes.

Studies from the Lincoln Institute of Land Policy, American Planning Association, National Civic League, and Kettering Foundation suggest that the most successful formula for zoning reform processes consists of the following. First, a Citizens Community Advisory Commission, which both proposed ordinances provide. For Richmond, the strongest approach would be a commission that reflects:

- Homeowners and renters
- Northside, Southside, East End, West End, and Downtown residents
- Affordable housing advocates
- Neighborhood association representatives
- Young adults and seniors
- Small business owners
- Transit users

I believe that the number of members of the commission provided in both ordinances is inadequate and likely needs to be 25 to 35 to be adequately representative and balanced across the city and demographics.

In addition to the tasks of the commission members that are outlined in both ordinances, the process for community engagement, education and honest discussions about tradeoffs or secondary consequences of upzoning should shift from on-line and poster board post-its at

open houses to face to face small group discussions. The process should also shift to a more deliberative process where citizens evaluate multiple growth scenarios, conduct neighborhood workshops, and make recommendations before final zoning decisions. Research suggests that this type of representative deliberative process is more likely to reduce polarization than relying primarily on presenting a plan and then requesting responses at public hearings, where participation is often dominated by the most organized interest groups.

Finally, I would like to encourage all City Council representatives to take advantage of the readily available data and best practices recommendations regarding zoning reform outcomes, obstacles to effectiveness, and effective planning and community engagement processes. The future of Richmond will be shaped by zoning reform

Warmest regards,

Susan Rebillot

727-744-3779

“There is no power greater for change than a community discovering what it cares about.”  
Margaret J. Wheatley

**From:** [Doug Allen](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [Lynch, Stephanie A. - City Council Office](#); [Robins, Amy E. - City Council Office](#)  
**Subject:** Oppose ORD 2026-096  
**Date:** Wednesday, June 3, 2026 1:16:28 PM

---

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I oppose ORD 2026-096 and the establishment of the unnecessary and duplicative Resident Planning Review Commission. Establishment of this committee at this time would likely derail the efforts to implement Code Refresh.

v/r  
Doug Allen  
513 S Pine St  
Richmond, VA  
5th District

Sent from iPhone

**From:** [Robin Levey](#)  
**To:** [Gibson, Kenya J. - City Council](#); [Mayor Danny Avula](#); [Breton, Andrew S. - City Council](#); [Abubaker, Sarah M. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Robertson, Ellen F. - City Council](#); [reva.trammel@rva.gov](mailto:reva.trammel@rva.gov); [Jones, Nicole - City Council Office](#)  
**Cc:** [Dan Alloway](#); [City Clerk's Office](#)  
**Subject:** CAC Ordinance2026-096  
**Date:** Monday, June 22, 2026 8:55:04 AM

---

Some people who received this message don't often get email from robin.levey@longandfoster.com. [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To: The Richmond City Council

Re: Support for Ordinance 2026-096 – Establishment of a Citizen Advisory Committee

Dear Mayor and Members of Richmond City Council,

I am writing to express my strong support for Ordinance 2026-096, sponsored by Councilmember Kenya Gibson of the Third District, establishing a citizen advisory committee to provide community input and engagement regarding important policy decisions affecting the future of our city.

I believe that effective government depends on meaningful participation from the people it serves. When decisions have long-term impacts on neighborhoods, property owners, residents, and the overall character of Richmond, it is essential that citizens have a meaningful opportunity to be heard, provide perspective, and contribute to the process.

A citizen advisory committee creates an important bridge between residents and local government. It allows the City to benefit from the lived experiences of the people who know their neighborhoods best, while also encouraging transparency, trust, and collaboration.

Richmond is experiencing significant discussions about growth, development, housing, land use, and the future of our communities. These conversations are complex and involve many competing priorities. A thoughtful advisory process allows for a more complete understanding of the opportunities, challenges, and potential impacts of proposed changes before decisions are finalized.

Citizen participation should not be viewed as an obstacle to progress. Instead, it is a valuable tool that strengthens decision-making. Residents bring knowledge about neighborhood history, infrastructure concerns, community needs, and the practical realities that may not always be captured through policy discussions alone.

A well-structured advisory committee can help ensure that Richmond's future reflects not only the goals of city leadership but also the voices of the residents who live, work, and invest here.

I respectfully encourage City Council to support Ordinance 2026-096 and move forward with creating a meaningful citizen advisory process that promotes openness, accountability, and informed decision-making.

Thank you for your service to the City of Richmond and for your commitment to engaging residents in shaping our shared future.



**Robin Levey**

Associate Broker  
Long & Foster

- 804.288.8888
- 804.516.5590
- robin.levey@longandfoster.com
- <https://longandfoster.com>
- 5702 Grove Avenue

Richmond, VA 23226



---

**ALERT! Long & Foster Real Estate will never send you wiring information via email** or request that you send us personal financial information by email. If you receive an email message like this concerning any transaction involving Long & Foster Real Estate, **do not respond to the email and immediately contact your agent via phone.**

---

The contents of this e-mail message may be privileged and/or confidential. If you are not the intended recipient, any review, dissemination, copying, distribution or other use of the contents of this message or any attachment by you is strictly prohibited. If you receive this communication in error, please notify us immediately by return e-mail, and please delete this message and all attachments from your system.

**Warning:** If you receive an email from anyone concerning a transaction involving Long & Foster Companies (“Long & Foster”) which requests that you wire funds or that you provide nonpublic personal information by unsecured return email, do not respond to the message. To protect yourself, immediately call your real estate agent or other contact at Long & Foster.

---

**From:** [Susan Rebillot](#)  
**To:** [City Clerk's Office](#)  
**Cc:** [Gibson, Kenya J. - City Council](#); [Elliott, Sarandon C. - City Council](#); [Philipsen, Sven J. - City Council](#); [Jordan, Katherine - City Council](#); [gradywhart@gmail.com](#); [Breton, Andrew S. - City Council](#); [Newbille, Cynthia I. - City Council](#); [Lynch, Stephanie A. - City Council Office](#); [Abubaker, Sarah M. - City Council](#); [Trammell, Reva M. - City Council](#); [Jones, Nicole - City Council Office](#); [Robertson, Ellen F. - City Council](#)  
**Subject:** Letter of Support to Approve Ordinance 2026-096, Proposed by Councilor Gibson  
**Date:** Monday, June 22, 2026 6:44:48 AM

---

Some people who received this message don't often get email from [jsrebillot2@gmail.com](mailto:jsrebillot2@gmail.com). [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Honorable City Representatives,

I am writing to request that you vote to approve Ordinance 2096-096 to create a Code Refresh Citizens Advisory Commission. I am not a citizen who wishes to stop a zoning rewrite. I am a citizen who believes that the development of the zoning rewrite proposals and the public engagement education processes followed by the city have been ineffective-engaging just 2.1% of the population, with drafts reflecting an imbalance of influence, and delivering codes and land use provisions that are inconsistent with the Richmond 300 Master Plan, and causing community divisions.

Cities that successfully implemented major reforms generally invested in public participation beyond public hearings. Richmond should not ask residents to react after the framework is largely developed. A citizens advisory commission creates a transparent forum where residents help evaluate choices before they become permanent law. Public trust is not created by top-down creative process telling residents why a policy is good; it is created by giving them a meaningful role in shaping it.

If the zoning rewrite is intended to guide Richmond for 20-30 years, a six-month citizen advisory process is a small but vital investment to ensure that the code has public legitimacy for decades. A major rewrite of the city's land-use rules requires a durable public legitimacy process that improves implementation, reduces conflict, and produces better policy outcomes.

A zoning code is not merely a technical document; it is the legal framework that determines how every neighborhood changes for decades. Richmond should create a representative Citizen Advisory Commission before adopting Code Refresh so residents, businesses, housing advocates, and technical experts can evaluate tradeoffs openly, build trust, and help ensure the final code achieves Richmond 300's goals for housing, equity, mobility, infrastructure, and neighborhood stability.

Richmond has one opportunity to rewrite its zoning code for the next generation. A Citizen Advisory Commission does not delay reform—it improves reform. It gives Council a stronger ordinance, reduces litigation and opposition, and ensures that the final code reflects not only technical expertise but the lived experience of Richmond residents.

There is precedent for zoning reform citizen advisory commissions, and the American

Planning Association and the National Civic League now recommend them as best practice. Here are examples, if you are interested in exploring their effectiveness.

- **Minneapolis 2040** — extensive resident engagement helped build support for citywide housing reform. This plan has had the least opposition and the most positive reform outcomes to date.
- **Portland Residential Infill Project** — stakeholder advisory process shaped missing-middle housing reforms.
- **Sacramento 2040 General Plan** — advisory committee reviewed alternatives and growth strategies.
- **Seattle HALA** — broad stakeholder advisory process shaped housing recommendations.

Thank you for considering my perspectives.

Sincerely,

Susan Rebillot

1350 Westwood Avenue

Unit 303

Richmond, VA 23227

727-744-3779

“There is no power greater for change than a community discovering what it cares about.”  
Margaret J. Wheatley

**From:** [Bruce Pardoe](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Support for a Citizen Advisory Committee for Code Refresh  
**Date:** Sunday, June 21, 2026 8:47:19 PM

---

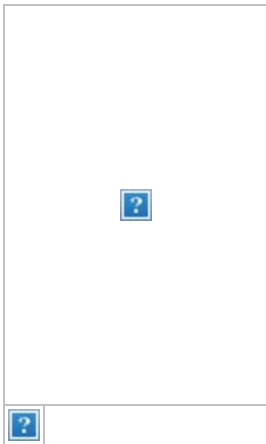
Some people who received this message don't often get email from [bpardoe@heartfluency.com](mailto:bpardoe@heartfluency.com). [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To Whom It May Concern,

As a resident of your district, I am writing to express my support for the establishment of a Citizen Action Committee to advise and review the rezoning plans. Richond300 affects Richmond citizens, the residents of different neighborhoods. Developers often have louder voices and/or easier access to city decision makers. than individual residents. It is critical that the plan receives input in real time from those whose daily quality of life is most affected.

Thank you for reading and considering my request to protect the integrity of our neighborhoods



Heart Fluency Founder Bruce Pardoe has created a radically gentle method to transform trauma, anxiety and emotional wounds into happiness and well-being. Bruce combines ancient wisdom traditions with modern neuroscience and somatic practices to reveal our unconditional resilience and joy.

Cell (530) 277-3470

[www.heartfluency.com](http://www.heartfluency.com)



**From:** [jrice55@verizon.net](mailto:jrice55@verizon.net)  
**To:** [City Clerk's Office](#)  
**Subject:** Citizen Advisory Committee (CAC) Proposals  
**Date:** Sunday, June 21, 2026 5:32:12 PM

---

Some people who received this message don't often get email from [jrice55@verizon.net](mailto:jrice55@verizon.net). [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

RE: In Support of the Proposals for a Citizens Advisory Committee (CAC)

I am a citizen of Richmond and am strongly in support of concepts in the proposals presented by Councilwoman Gibson and Councilwoman Trammel for the establishment of a Citizens Advisory Council (CAC).

CAC is a means to further prepare Council to make a foundational decision for the future of Richmond while at the same time trying to improve the public's confidence in transparency and accountability related to Code Refresh. The CAC can be distinguished from the ZAC which was designed to advise on the creation of the draft while the CAC will assist with Council/Planning Commission's evaluation of what is being proposed.

I urge the Council to adopt one of these two proposals.

Thank you,

Jennifer Rice

Cell: 804-347-5611 [jrice55@verizon.net](mailto:jrice55@verizon.net)

**From:** [E.G](#)  
**To:** [City Clerk's Office](#)  
**Subject:** support for a CAC for Code refresh  
**Date:** Sunday, June 21, 2026 8:31:29 PM

---

Some people who received this message don't often get email from eigwith2@gmail.com. [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

To whom it may concern,

I am writing to express my support for the establishment of a Citizen Action Committee to advise and review the rezoning plans. Richond300 affects Richmond citizens, the residents of different neighborhoods. Developers often have louder voices and/or easier access to city decision makers. than individual residents. It is critical that the plan receives input in real time from those whose daily quality of life is most affected.

Thank you for reading and considering my request.

--

Emily Grimes

**From:** [revjlb@icloud.com](mailto:revjlb@icloud.com)  
**To:** [City Clerk's Office](#)  
**Subject:** Re: Citizens Advisory Committee  
**Date:** Saturday, June 20, 2026 9:29:29 AM

---

[Some people who received this message don't often get email from revjlb@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Hello City Clerk:

I am writing to request that the Citizens Advisory Committee be established sooner rather than later. This committee is crucial in looking at and advising on matters of great concern with Code Refresh.

While the City has reached out to 5,000 residents, that's clearly not enough given there's over 250,000 residents. The City is being lead by the developers as indicated during the Council meeting a week ago and the citizens are being left behind and have no idea what Code Refresh will do to their neighborhoods, especially in minority communities.

One size does not fit all! More consideration and flexibility should be given to unique and legacy neighborhoods instead of destroying them.

Thanks for your time and consideration.

SAVE WESTWOOD

Reverend Jeanette Brown, President  
Westwood Civic League  
Sent from my iPhone

**From:** [Susan Rebillot](#)  
**To:** [City Clerk's Office](#); [Vonck, Kevin J. - PDR](#); [Signer, Mira E. - Mayor's Office](#); [Mayor Danny Avula](#)  
**Cc:** [Gibson, Kenya J. - City Council](#); [Elliott, Sarandon C. - City Council](#)  
**Subject:** Letter of Opposition to Code Refresh Draft 3 RMC Zoning for Hermitage Nursing Home Parcels, Westwood Avenue and Hermitage Road  
**Date:** Friday, June 19, 2026 10:42:22 AM

---

Some people who received this message don't often get email from jsrebillot2@gmail.com. [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Dr. Vonck and Honorable City Council Representatives,

In opposing the proposed zoning change that is indicated on the Draft 3 Code Refresh Map for the Hermitage Nursing Home parcels, located at Westwood Avenue and Hermitage Road, I am not opposing housing and mixed use commercial development. I am opposing a site specific high intensity zoning code without a demonstrated infrastructure, design, and community benefit plan that is consistent with the Richmond 300 Master Plan. Richmond 300 calls for growth that is coordinated with infrastructure and community investments. A blanket RMC entitlement without those requirements implements only the density objective while ignoring the supporting policies

Here are my areas of objection and rationales.

1. Inconsistency with the Richmond 300 Master Plan.

Richmond 300 generally supports:

- more housing choices
- walkable mixed-use areas
- equitable development
- better public benefits

But it also emphasizes:

- context-sensitive development
- infrastructure alignment
- neighborhood character
- parks and open space
- resilient development

2. **The Hermitage site is a major redevelopment opportunity that deserves a better plan**

Because this is a large institutional parcel, it is exactly the type of site where Richmond could require a comprehensive redevelopment plan.

A stronger alternative:

## **Approve a Planned Development / Special District approach requiring:**

- maximum building height limits
- unit count limits
- affordable housing percentage
- senior housing preservation or replacement
- traffic study
- pedestrian safety improvements
- tree canopy plan
- stormwater management
- public green space

### **3. The issue is not housing — it is scale and transition**

The surrounding area is primarily established residential neighborhoods with a mix of lower-scale housing. A transition from institutional use to residential use may be appropriate, but the jump to unlimited RMC intensity creates a scale mismatch between one parcel and the surrounding community.

A better planning approach would be:

- allow redevelopment
- allow housing
- allow mixed-income or senior housing
- require step-down heights near existing neighborhoods
- require a site plan review for major intensity

### **4. Unlimited density removes the City's and the Community's ability to negotiate public benefits**

Once the zoning is granted, the developer has the right to build within the zoning code.

The City and community lose leverage to secure:

- affordable housing commitments
- tree canopy preservation
- public open space
- traffic improvements
- pedestrian safety improvements
- stormwater improvements
- senior/community services

The City should not give away the highest-value zoning entitlement before determining what public benefits are needed in exchange.

### **5. RMC zoning will not achieve the affordability goals being promised**

A common argument for high-density zoning is that more units automatically create affordability.

The evidence from many cities shows that:

- increased supply can help long-term affordability under certain market conditions
- but new high-density construction is usually market-rate initially
- luxury or high-cost units often dominate redevelopment in high-demand neighborhoods
- affordability requires specific tools: subsidies, affordability requirements, land trusts, nonprofit development, or inclusionary mechanisms

Approving unlimited density is not the same as approving affordable housing.

### **Key Highlights**

This is not a question of whether Richmond needs housing. It does. The question is whether the City should permanently authorize unlimited density on one parcel without first requiring the infrastructure, design standards, and public benefits necessary to support that growth.

The Hermitage property is an important redevelopment opportunity, but the City should not trade away its planning authority by granting the maximum zoning entitlement upfront. A project of this size should come with a coordinated plan: traffic and pedestrian improvements, stormwater capacity, tree canopy protection, appropriate transitions to surrounding neighborhoods, and measurable housing benefits.

Responsible growth means pairing new density with the investments that make density work. We need a site-specific, strategic plan, not a by right high intensity zoning code.

Warmest regards,

Susan Rebillot  
Third District Resident  
Ginter Place  
1350 Westwood Avenue  
Unit 303  
Richmond, VA 23227  
727-744-3779

“There is no power greater for change than a community discovering what it cares about.”  
Margaret J. Wheatley

**From:** [Jason James \(jjames\)](#)  
**To:** [City Clerk's Office](#)  
**Subject:** City Council Meeting 6/22  
**Date:** Thursday, June 18, 2026 4:37:53 PM

---

[Some people who received this message don't often get email from jjames@umw.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good evening,

I would like to be included on the list of speakers for the city council meeting scheduled for 6/22/26. I wish to speak to an item on the consent agenda.

Thank you,  
Jason James  
3812 Hermitage Road Apt. J  
Richmond, VA 23227

**From:** [North Barton Heights Civic Association](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Code Refresh Perspective  
**Date:** Monday, June 22, 2026 10:03:30 AM

---

Some people who received this message don't often get email from nbhca.rva@gmail.com. [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Honorable City Representatives,

We are writing to request that you vote to approve Ordinance 2096-096 to create a Code Refresh Citizens Advisory Commission. We are not a citizens who wishes to stop a zoning rewrite. We are citizens who believes that the development of the zoning rewrite proposals and the public engagement education processes followed by the city have been ineffective-engaging just 2.1% of the population, with drafts reflecting an imbalance of influence, and delivering codes and land use provisions that are inconsistent with the Richmond 300 Master Plan, and causing community divisions.

Cities that successfully implemented major reforms generally invested in public participation beyond public hearings. Richmond should not ask residents to react after the framework is largely developed.

A citizens advisory commission creates a transparent forum where residents help evaluate choices before they become permanent law. Public trust is not created by top-down creative process telling residents why a policy is good; it is created by giving them a meaningful role in shaping it.

If the zoning rewrite is intended to guide Richmond for 20-30 years, a six-month citizen advisory process is a small but vital investment to ensure that the code has public legitimacy for decades. A major rewrite of the city's land-use rules requires a durable public legitimacy process that improves implementation, reduces conflict, and produces better policy outcomes.

A zoning code is not merely a technical document; it is the legal framework that determines how every neighborhood changes for decades. Richmond should create a representative Citizen Advisory Commission before adopting Code Refresh so residents, businesses, housing advocates, and technical experts can evaluate tradeoffs openly, build trust, and help ensure the final code achieves Richmond 300's goals for housing, equity, mobility, infrastructure, and

neighborhood stability.

Richmond has one opportunity to rewrite its zoning code for the next generation. A Citizen Advisory Commission does not delay reform—it improves reform. It gives Council a stronger ordinance, reduces litigation and opposition, and ensures that the final code reflects not only technical expertise but the lived experience of Richmond residents.

There is precedent for zoning reform citizen advisory commissions, and the American Planning Association and the National Civic League now recommend them as best practice.

Thank you for considering our perspectives.

Sincerely,

North Barton Heights Civic Association

[NBHCA.rva@gmail.com](mailto:NBHCA.rva@gmail.com)

[northbartonheights.org](http://northbartonheights.org)

<https://www.facebook.com/share/155QbREYHD/?mibextid=wwXifr>

**From:** [Caroline Jennings](#)  
**To:** [City Clerk's Office](#)  
**Subject:** Code Refresh- Comments for 6/22 meeting of City Council  
**Date:** Monday, June 22, 2026 10:00:24 AM

---

Some people who received this message don't often get email from carolinejennings@me.com. [Learn why this is important](#)

**CAUTION:** This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

I am a citizen of Richmond's First District and have been for several decades. In advance of the 6/22 meeting, I would like to urge City Council to support the creation of the Citizens Advisory Committee regarding the re-zoning process. Of the two ordinances proposed, Councilor Gibson's makes the most sense and ensures that any zoning rewrite will adhere to the Richmond 300 Master Plan.

A Citizens Advisory Committee (CAC) will provide a balanced approach and offer an important interim step prior to a final City Council vote on Code Refresh. The Citizens Advisory Committee also is a means to further prepare Council to make a foundational decision for the future of Richmond while at the same time trying to improve the public's confidence in transparency and accountability related to Code Refresh. The CAC can be distinguished from the ZAC which was designed to advise on the creation of the draft while the CAC will assist with Council/Planning Commission's evaluation of what is being proposed.

I believe that citizen engagement is low because people just don't know about the proposals or, in many cases, if they do, understanding the true impact to their neighborhoods and the city is very complex. A CAC can bridge the gap and hopefully, ultimately, bring more consensus and understanding to this complex process.

Caroline Jennings,  
Resident of the First District