



City of Richmond

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Meeting Minutes - Final Planning Commission

Monday, April 18, 2022

1:30 PM

5th Floor Conference Room

Call To Order

Chairman Poole called the meeting to order at 1:30 pm.

This meeting was held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219. While all Planning Commissioners and staff will attend the meeting in-person, citizens may participate in the meeting virtually.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES
2022.016](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
4-18-2022](#)

Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@rva.gov in lieu of speaking in-person or through audio or video means during the meeting.

When submitting your comments by email, be sure to include in your email (i) your full legal name, (ii) any organizations you represent, and (iii) any economic or professional relationships that would be affected by the adoption of the legislation on which you are commenting.

The person responsible for receiving written comments is Richard Saunders, Secretary to the Planning Commission, or his designee. All written comments received via email prior to 10:00 a.m. on the day of this meeting will be provided to all members of the Planning Commission prior to the beginning of the meeting and will be included in the record of the meeting.

Roll Call

Mr. Reginald Gordon acted on half of CAO Lincoln Saunders.

- **Present** 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, and * Commissioner Lincoln Saunders
- **Absent** 2 - * Commissioner Andreas Addison, and * Commissioner Samuel Young

Chair's Comments

Approval of Minutes

2. [PDRMIN 2022.014](#)

Attachments: [Draft Minutes April 4, 2022 Meeting](#)
[Approved Minutes April 18, 2022 Meeting](#)

A motion was made by Commissioner Pinnock, seconded by Commissioner Thompson, that the April 4, 2022 meeting minutes be adopted. The motion was upheld unanimously.

Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders

Director's Report

Director Kevin Vonck provided an update on departmental changes, in addition to an update on Richmond 300 implementation.

Commissioner Greenfield asked about funding for the zoning ordinance rewrite. Director Vonck explained that they feel there is funding in the current departmental budget for a zoning ordinance rewrite, and would be putting out a request for proposals in FY 2023. Deputy Director Maritza Pechin provided an update on the timing.

Commissioner Hepp-Buchanan asked about the timing of the implementation of the Riverfront Plan. Director Vonck provided an explanation, which included searching for funding opportunities.

Chairman Poole asked if the development around the Coliseum would involve moving of a municipal building.

Deputy Director Pechin explained that a "big move" of the City Center Plan is to reduce the municipal footprint downtown.

Commissioner Murthy asked if there are considerations around planning/targeting sports tourism? Director Vonck provided an explanation.

- Council Action Update

Matthew Ebinger provided an update on City Council actions taken at the April 11, 2022 City Council meeting.

Consideration of Continuances and Deletions from Agenda

Consent Agenda

Adrianna Clinton spoke to Item Number 3 as the applicant. She explained the purpose of her request and thanked the Planning Commission in helping save endangered wildlife.

The consent agenda was approved.

Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders

- 3. [ORD. 2022-101](#) To authorize the special use of the property known as 1514 North 22nd Street for the purpose of a wildlife rehabilitation facility accessory to an existing single-family dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2022-101](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council

- 4. [ORD. 2022-102](#) To authorize the special use of the property known as 908 West 31st Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2022-102](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Letter of Support - Woodland Heights](#)

This Ordinance was recommended for approval to the City Council.

- 5. [ORD. 2022-111](#) To amend Ord. No. 2019-084, adopted Apr. 8, 2019, as previously amended by Ord. No. 2020-040, adopted Feb. 24, 2020, and Ord. No. 2020-169, adopted Sept. 14, 2020, which declared that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road, to authorize the acquisition of additional fee simple and easement interests for the project.

Attachments: [Ord. No. 2022-111](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council.

- 6. [ORD. 2022-112](#) To amend Ord. No. 2021-042, adopted May 24, 2021, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2021-2022, and

determined a means of financing the same, by providing for a revised description and scope for the School Modernization - George Wythe High School project in the Education category, transferring funds in the amount of \$7,310,391.00 from the School Planning and Construction project in the Education category, and appropriating such transferred funds to the School Modernization - George Wythe High School project in the Education category for the purpose of funding the planning and design of a new George Wythe High School.

Attachments: [Ord. No. 2022-112](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council.

Regular Agenda

7. [ORD. 2022-100](#) To authorize the special use of the properties known as 6 West 21st Street and 20 West 21st Street for the purposes of a community center, office use, and special events, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2022-100 - Amended 20220425](#)
[Staff Report](#)
[Application](#)
[Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support](#)
[Opposition Resident](#)
[Staff Presentation](#)
[20220425 Amendment of Res. No. 2022-R086](#)

Jonathan Brown provided the staff presentation.

Commissioner Pinnock asked for clarification on occupancy.
Chairman Poole asked for clarification on the number of special events.
Commissioner Thompson asked for a clarification on the limitation on the number of employees. Acting Secretary Ebinger provided an explanation.
Commissioner Hepp-Buchanan asked if the applicant is comfortable with the proposed amendments. Acting Secretary confirmed that the applicant is comfortable with the amendments.

Reverend Gary Callis provided the applicant's report.

Chairman Poole asked for clarification from Mr. Callis on several items.

Commissioner Murthy asked for clarification on what is considered a "special event."
Acting Secretary Ebinger and Mr. Callis provided an explanation.

Chairman Poole clarified with Mr. Callis that a majority of the events would be outside, but he would like the ability to have indoor events in the future. An amendment was

suggested to allow for special events both inside and outside of the building.

Ms. Cheryl Johnson spoke in opposition, requested that the property should remain commercial.

Mr. Lester Bell spoke in opposition, and also rescinded his opposition once receiving clarification.

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this Ordinance be recommended for approval with the following amendments:

- 1) The operations of the Special Use shall cease by 8:00 pm daily.**
- 2) The number of employees located in the building on the Property shall not exceed five employees.**
- 3) Special events taking place on the Property on a Saturday or Sunday shall be limited to a maximum of 15 events annually; the number of special events taking place on the Property on a Monday through Friday shall not be limited.**
- 4) Special events on the Property may be unrelated to the community use of the Property.**
- 5) 40 people maximum are permitted on the Property for special events, which may be outside or inside of the building.**

8. [PDRPRES
2022.017](#)

Attachments: [Staff Presentation](#)

Mr. Brian Mercer provided a presentation.

Commissioner Pinnock and Commissioner Murthy asked questions and provided input on proposed height and open space. Mr. Mercer, Director Vonck, and Deputy Director Pechin provided explanations.

Commissioner Gordon

Ms. Cyane Crump, representing the Historic Richmond Foundation, provided feedback which included: continuing to have inclined plane and/or FAR requirements, creating a zoning district that would encourage a distinctive brand for Richmond, and placing an emphasis on East Marshall Street as a priority or street-oriented commercial frontage.

Commissioner Pinnock asked for an update on Leigh Street being raised. Mr. Mercer explained that an add-grade street would likely be proposed between the current Coliseum and below grade Leigh Street, with an opportunity for below-grade parking.

Commissioner Thompson asked about the permanent home of the GRTC bus transfer center. Mr. Mercer explained that he has not been involved in those discussions. Deputy Director Pechin explained that the lease agreement between the City and GRTC for the temporary transfer center allows the City to terminate the lease with a one-year notice at any time, and that Dironna Moore from Public Works is the City staff person working directly with GRTC.

Commissioner Murthy asked if there have been conversations about 6th Street connecting to Leigh. Deputy Director Pechin and Mr. Mercer explained that the plan does call for the extension.

Upcoming Items

Acting Secretary Ebinger provided a list of upcoming items for the May 2, 2022 Planning Commission meeting.

Adjournment

Chairman Poole adjourned the meeting at 3:41 pm.