



# City of Richmond

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## Summary Planning Commission

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Monday, November 1, 2021

1:30 PM

5th Floor Conference Room

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### **This meeting will be held through electronic participation means**

This meeting will be held through electronic communication means pursuant to and in compliance with Ordinance No. 2020-093, adopted April 9, 2020, as amended. This meeting will be open to participation through electronic communication means by the public and closed to in-person participation by the public.

Most, if not all, Planning Commission members and other staff will participate in this meeting by teleconference/videoconference via Microsoft Teams. Those who may be assembling for this meeting will do so in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

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  
2021.174](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission  
11-1-21](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@richmondgov.com](mailto:PDRLandUseAdmin@richmondgov.com) in lieu of speaking 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.

### **Call To Order**

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

### **Roll Call**

- Present 8 - \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lincoln Saunders, \* Commissioner Melvin Law, \* Commissioner Rodney Poole, \* Commissioner Vivek G. Murthy, \* Commissioner Andreas Addison, and \* Commissioner Burchell Pinnock

**Chair's Comments**

Mr. Poole welcomed all who were present.

**Approval of Minutes**

[PDRMIN](#)  
[2021.056](#)

**Attachments:** [Draft CPC Minutes 7 June 2021 Meeting](#)

Item Description: June 7, 2021 Meeting Minutes

**A motion was made by Commissioner Greenfield, seconded by Vice Chair Law, that the June 7, 2021 Minutes be adopted. The motion carried by the following vote:**

- Aye --** 6 - \* Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Melvin Law, \* Commissioner Rodney Poole and \* Commissioner Burchell Pinnock
- Excused --** 3 - \* Commissioner Lincoln Saunders, \* Commissioner Vivek G. Murthy and \* Commissioner Andreas Addison

**Director's Report**

Ms. Maritza Pechin provided an update on current Richmond 300 implementation projects.

**- Council Action Update**

Mr. Richard Saunders stated there is no Council Action update.

**Consideration of Continuances and Deletions from Agenda**

- 2. [CPCR.2021.1](#)  
[27](#)

**Attachments:** [Staff Report City Center Plan Adoption](#)  
[Resolution\\_City Center Plan](#)  
[City Center Plan](#)

Item Description: Resolution of the City Planning Commission to adopt the City Center Plan as an amendment to Richmond 300.

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this City Planning Commission Resolution be continued to the November 15, 2021 Planning Commission meeting. The motion carried by the following vote:**

Aye -- 9 - \* Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lincoln Saunders, \* Commissioner Melvin Law, \* Commissioner Rodney Poole, \* Commissioner Vivek G. Murthy, \* Commissioner Andreas Addison and \* Commissioner Burchell Pinnock

3. [CPCR.2021.1](#)  
[47](#)

Item Description: Resolution of Intent to Amend the Affordable Housing Dwelling Unit (Density Bonus) Program

**A motion was made by Commissioner Thompson, seconded by Commissioner Murthy, that this City Planning Commission Resolution be continued to the Planning Commission, due back on 11/15/2021. The motion carried by the following vote:**

Aye -- 9 - \* Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lincoln Saunders, \* Commissioner Melvin Law, \* Commissioner Rodney Poole, \* Commissioner Vivek G. Murthy, \* Commissioner Andreas Addison and \* Commissioner Burchell Pinnock

**Consent Agenda**

**A motion was made by Commissioner Law, seconded by Commissioner Murthy, that the consent agenda be forwarded to the City Council with a favorable recommendation at its November 8, 2021 meeting. The motion carried by the following vote:**

Aye -- 9 - \* Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lincoln Saunders, \* Commissioner Melvin Law, \* Commissioner Rodney Poole, \* Commissioner Vivek G. Murthy, \* Commissioner Andreas Addison and \* Commissioner Burchell Pinnock

4. [SUBD](#)  
[2021.009](#)

**Attachments:** [Staff Report 509 & 511 Libbie Ave](#)  
[Subdivision Plat](#)

Item Description: Subdivision Exception Request for 509 and 511 Libbie Avenue

**This Tentative Subdivision was approved.**

5. [ORD.](#)  
[2021-296](#)

To authorize the special use of the property known as 4120 Dorset Road for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (8th District)

- Attachments:** [Ord. No. 2021-296](#)  
[Staff Report 4120 Dorset Road](#)  
[Application](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

**This Ordinance was recommended for approval by the City Council.**

6. [ORD. 2021-297](#) To authorize the special use of the property known as 2100 Edwards Avenue for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (8th District)

- Attachments:** [Ord. No. 2021-297](#)  
[Staff Report 2100 Edwards Ave](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

**This Ordinance was recommended for approval by the City Council.**

7. [ORD. 2021-298](#) To authorize the special use of the property known as 513 North 28th Street for the purpose of a day nursery in a single-family detached dwelling, upon certain terms and conditions. (7th District)

- Attachments:** [Ord. No. 2021-298](#)  
[Staff Report 513 N 28th St](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Support Letters](#)

**This Ordinance was recommended for approval by the City Council.**

*The Consent Agenda items will be considered by the Commission as a group, and there will be a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.*

**Regular Agenda**

8. [ORD. 2021-278](#) To authorize the special use of the properties known as 6900 Patterson Avenue and 6904 Patterson Avenue for the purpose of (i) up to seven single-family attached dwellings; (ii) either one single family detached dwelling or offices, including business, professional and administrative offices, medical and dental offices and clinics, and

studios of writers, designers and artists engaged in the graphic arts; and (iii) one common area, upon certain terms and conditions. (1st District)

- Attachments:** [Ord. No. 2021-278](#)  
[Staff Report 6900 Patterson Ave](#)  
[Plans & Survey](#)  
[Map](#)  
[Opposition Barkstrom](#)  
[Opposition-Thompson](#)  
[Henrico County Planning Guidance](#)  
[2020 Petition of Opposition](#)  
[Updated Opposition Letter\\_Dunreath](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Lory Markham provided the applicant's presentation.

Public Hearing: Anna Lee Burkstrom, Abigail Thompson and Tom Thompson spoke in opposition

**A motion was made by Vice Chair Law, seconded by Commissioner Saunders, that this ordinance be recommended for approval. The motion carried by the following vote:**

**This Ordinance was recommended for approval by City Council on 11/8/2021**

12. [PAC 2021-006\(PD RPRES 2021.163\)](#)

- Attachments:** [PAC Staff Report FY23 Work Plan](#)  
[CPC Staff Report for PAC FY23 Work Plan](#)  
[FY23 PAC Work Plan](#)

Item Description: Public Art Commission FY 2023 Work Plan Project

Ms. Susan Glasser provided staff's presentation.

Public Hearing: No one spoke

**A motion was made by Commissioner Murthy, seconded by Commissioner Addison, that this Public Art Fiscal Year 2023 Work Plan be adopted. The motion carried by the following vote:**

- Aye --** 9 - \* Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Commissioner Lincoln Saunders, \* Commissioner Melvin Law, \* Commissioner Rodney Poole, \* Commissioner Vivek G. Murthy, \* Commissioner Andreas Addison and \* Commissioner Burchell Pinnock

9. [ORD. 2021-295](#) To authorize the special use of the properties known as 2200 Carrington Street and 2202 Carrington Street for the purpose of a mixed-use building containing up to nine dwelling units and commercial uses, upon certain terms and conditions. (7th District)

**Attachments:** [Ord. No. 2021-295](#)  
[Staff Report 2200 Carrington Street](#)  
[Application](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Development Response Form](#) [Opposition](#) [New Visions Civic League](#)  
[Opposition 2203 Q Street](#)  
[Opposition 2402 Carrington Street](#)  
[Opposition 1118 N 23rd Street](#)  
[Support Jason Clark](#)  
[Support 2117 and 2119 Carrington Street](#)  
[Support Jarreau](#)  
[Support 313 N 24th Street](#)  
[Support Seibert](#)  
[Opposition 2214 Carrington Street](#)

Mr. Richard Saunders provided staff's presentation.

Mr. Mark Baker provided the applicant's presentation.

Public Hearing: Charlie Field spoke in opposition

**A motion was made by Vice Chair Law, seconded by Commissioner Saunders, that this ordinance be recommended for approval. The motion carried by the following vote:**

**This Ordinance was recommended for approval to at the November 8, 2021 City Council meeting**

10. [ORD. 2021-299](#) To authorize the special use of the property known as 111 B North Lombardy Street for the purpose of restaurant and retail uses and other uses permitted in the B-1 Neighborhood Business District, upon certain terms and conditions. (2nd District)

- Attachments:** [Ord. No. 2021-299](#)  
[Staff Report 111B N Lombardy Street](#)  
[Application](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Petition of Support](#)  
[Support FABA](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Support Received after 10.29.21](#)  
[Opposition Received After 10.29.21](#)  
[Next Door Thread\\_reduced](#)  
[Development Response Form\\_No Opposition\\_FDA](#)

Mr. Richard Saunders provided staff's presentation.

Public Hearing:

Becca Bullard, Victoria Haugen and Harry Blackwood spoke in support.

Tom Innes and Erin Jordan spoke in opposition.

**A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this ordinance be recommended for approval.**

**A motion was made by Commissioner Thompson, seconded by Commissioner Greenfield, to amend the motion in order to incorporate an amendment to strike through "other uses permitted in the B-1 Neighborhood Business District." The motion carried unanimously.**

**This amended ordinance was recommended for approval to the City Council at its November 8, 2021 meeting.**

11. [ORD. 2021-300](#) To authorize the special use of the property known as 1823 Rose Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions. (As Amended) (6th District)

- Attachments:** [Ord. No. 2021-300 - Amended 20211108](#)  
[Staff Report 1823 Rose Ave](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Opposition Landon](#)  
[20211108 Amendment of Ord. No. 2021-300](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Mark Baker provided the applicant's presentation.

Public Hearing: No one spoke

**A motion was made by Commissioner Murthy, seconded by Commissioner Thompson, that this ordinance be recommended for approval. The motion carried by the following vote:**

**This Ordinance was recommended for approval to the City Council.**

### **Upcoming Items**

Mr. Saunders shared a list of items tentatively scheduled for the November 15, 2021 meeting of the Planning Commission.

### **Adjournment**

Mr. Poole adjourned the meeting at 4:29 pm.