



# City of Richmond

City Hall  
Richmond VA, 23219  
(p) 804.646.6304  
(f) 804.646.5789

## Meeting Minutes - Final Planning Commission

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Monday, May 3, 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  
2021.121](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission  
5-3-21](#)

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 Matthew J. Ebinger, Secretary to the Planning Commission.

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

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

No minutes to approve.

### Director's Report

#### - Richmond 300 Implementation

Mr. Kevin Vonck and Ms. Maritza Pechin provided an update.

#### - Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its April 26, 2021 meeting.

### Consideration of Continuances and Deletions from Agenda

This item was withdrawn by the applicant.

2. [ORD. 2021-096](#) To authorize the special use of the property known as 1301 North Arthur Ashe Boulevard for the purpose of a drive-in theater, upon certain terms and conditions. (2nd District)

**Attachments:** [Ord. No. 2021-096 - Withdrawn 20210510](#)

[Application](#)

[Applicant's Report](#)

[Plans](#)

[Survey](#)

[Map](#)

This item was withdrawn by the applicant.

### Consent Agenda

Mr. Matthew Ebinger presented the items on the Consent Agenda.

Public Hearing:

Mr. Stewart Schwartz, Partnership for Smarter Growth, spoke in support of Item 7 but requested a continuance. He stated all rezonings should be deferred until the Shockoe Small Area Plan has been adopted. He also stated a site plan was not submitted with the application and the POD process does not involve public input. He expressed concerns

about potential historic resources on the property.

Mr. Brian Copple, Department of Public Works Right-of-Way Manager, spoke in support of Item 7, but stated traffic generated by the new zoning would be greater than existing zoning, DPW is still recommending submittal of this rezoning to VDOT, and is requesting that the developer work with DPW to acquire/dedicate necessary right-of-way for the Shockoe Valley Street Improvement Plan.

A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that Item 7 be moved to the Regular Agenda. The motion carried unanimously.

**A motion was made by Commissioner Law, seconded by Commissioner Johannas, that the amended Consent Agenda be adopted. The motion carried unanimously, with Commissioner Thompson abstaining on Item 9.**

3. [ORD. 2021-098](#) To authorize the special use of the property known as 2601 Edgewood Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (3rd District)

**Attachments:** [Ord. No. 2021-098](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Letters of Opposition - Battery Park Civic Assoc & Residents](#)  
[Letter of Support](#)

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

4. [ORD. 2021-099](#) To authorize the special use of the property known as 3008 Garland Avenue for the purpose of a single-family detached dwelling and a two-family detached dwelling, upon certain terms and conditions. (3rd District)

**Attachments:** [Ord. No. 2021-099](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of Support - North Central Civic Association](#)

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

5. [ORD. 2021-100](#) To authorize the special use of the property known as 3135 West Franklin Street for the purpose of a single-family detached dwelling and a two-family detached dwelling, upon certain terms and conditions. (1st District)

- Attachments:** [Ord. No. 2021-100](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Letter of No Opposition - Museum District Assoc](#)

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

6. [ORD. 2021-101](#) To rezone the property known as 103 East 2nd Street from the B-7 Mixed-Use Business District to the B-4 Central Business District, and the properties known as 104 East 2nd Street, 101 Stockton Street, and 121 Stockton Street from the M-2 Heavy Industrial District to the B-4 Central Business District. (6th District)

- Attachments:** [Ord. No. 2021-101](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[Letter of Support - Manchester Alliance](#)

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

8. [ORD. 2021-103](#) To rezone the property known as 711 Dawn Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (3rd District)

- Attachments:** [Ord. No. 2021-103](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)

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

9. [ORD. 2021-106](#) To declare surplus and to direct the sale of certain City-owned real estate for nominal consideration to The Maggie Walker Community Land Trust for the purpose of facilitating the redevelopment thereof.

- Attachments:** [Ord. No. 2021-106](#)  
[Staff Report](#)  
[Map](#)

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

10. [PAC 2021-002 \(a2021 - 5053\)](#)

**Attachments:** [PAC Report to CPC](#)  
[Staff Report to PAC](#)  
[Proposal](#)

Item Title: Section 17.05 Review of a public art installation (Becoming Silt II) consisting of a temporary (1 week) sculpture to be placed by the James River on the site of the Huguenot Flatwater Park within the James River Park System (4th District ).

**This Section 17.05 Review was approved.**

*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**

7. [ORD. 2021-102](#) To rezone the properties known as 300 Oliver Hill Way and 400 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District, and the property known as 510 Oliver Hill Way from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

**Attachments:** [Ord. No. 2021-102](#)  
[Staff Report](#)  
[Application Form & Updated Applicant's Report](#)  
[Survey](#)  
[Map](#)  
[DPW Comments](#)  
[Letter of Support - Shockoe Partnership](#)  
[Letter - Partnership for Smarter Growth](#)  
[Staff Presentation](#)

Jonathan Brown provided staff's presentation.

Lory Markham spoke for the applicant.

Public Hearing:

Stewart Schwartz, Partnership for Smarter Growth, supports deferral until the small area plan is completed. If not deferred, this rezoning should be distinguished from the proposed rezoning at 1801 East Main Street. He voiced concern with the proposed Shockoe Valley Street Improvement Plan.

**A motion was made by Commissioner Johannas, seconded by Commissioner Greenfield, that this Ordinance be recommended for approval to the City Council, with the acknowledgement that the draft Shockoe Small Area Plan supports the rezoning. The motion carried unanimously.**

11. [ORD. 2021-097](#) To authorize the special use of the property known as 1500 North Lombardy Street for the purpose of four wall signs, upon certain terms and conditions. (3rd District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-097](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Letter of Support - Edgehill Chamberlayne Court Civic Assoc](#)  
[Staff Presentation - May 3, 2021](#)  
[Applicant Presentation - May 3, 2021](#)

Mr. Richard Saunders provided staff's presentation.

Dr. Allia Carter, Virginia Union University, provided the applicant's presentation. Mr. Dale Mullen also spoke for the applicant.

Public Hearing:

Ms. Felicia Cosby, Virginia Union University, spoke in support.

**A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that this Ordinance be continued to the July 19, 2021 meeting of the Planning Commission, in order to receive the opinion of the Virginia Department of Historic Resources regarding the signage. The motion carried by the following vote:**

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

## 12. [PDRPRES](#) [2021.122](#)

**Attachments:** [Staff Presentation](#)

Item Title: Presentation: Greater Scotts Addition Rezoning

Mr. William Palmquist provided staff's presentation.

## **Upcoming Items**

Mr. Ebinger shared a list of items tentatively scheduled for the May 17, 2021 meeting of the Planning Commission.

## **Adjournment**

Mr. Poole adjourned the meeting at 3:22 p.m.