



City of Richmond

City Hall
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Meeting Minutes - Final Planning Commission

Monday, March 1, 2021

1:30 PM

5th Floor Conference Room

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 the Planning Commission meeting on Monday, March 1, 2021, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES
2021.102](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
3-1-21](#)

Citizens are encouraged to provide their comments in writing to 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 Monday, March 1, 2021, 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

2. [PDRMIN
2021.032](#)

Attachments: [CPC DRAFT Minutes Nov 16, 2020](#)

A motion was made by Commissioner Johannas, seconded by Commissioner Law, that the November 16, 2020 Minutes be adopted. The motion carried by the following vote:

- Aye --** 7 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Vivek G. Murthy

Excused -- 2 - * Commissioner Lincoln Saunders and * Commissioner Andreas Addison

3. [PDRMIN
2021.033](#)

Attachments: [CPC DRAFT Minutes Nov 2, 2020](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that the November 2, 2020 Minutes be adopted. The motion carried by the following vote:

- Aye --** 7 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Vivek G. Murthy

Excused -- 2 - * Commissioner Lincoln Saunders and * Commissioner Andreas Addison

4. [PDRMIN
2021.034](#)

Attachments: [CPC DRAFT Minutes Oct 5, 2020](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Greenfield, that the October 5, 2020 Minutes be adopted. The motion carried by the following vote:

Aye -- 7 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Vivek G. Murthy

Excused -- 2 - * Commissioner Lincoln Saunders and * Commissioner Andreas Addison

Director's Report

- Richmond 300 Update

Mr. Kevin Vonck provided the Director's Report, including an update on Richmond 300.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its February 22, 2021 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Public Hearing: No one spoke.

A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that the Consent Agenda be approved. 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

5. [ORD. 2020-266](#) To authorize the special use of the property known as 3419 2nd Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

Attachments: [Ord. No. 2020-266](#)

[Staff Report](#)

[Application Form and Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2021-027](#) To amend Ord. No. 2020-142, adopted Jul. 27, 2020, which authorized the special use of the properties known as 1705, 1707, and 1711 Westover Hills Boulevard, and 4922 New Kent Road for the purpose of retail, office, and commercial uses accessory to an existing church, to allow a sign, upon certain terms and conditions.

- Attachments:** [Ord. No. 2021-027](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2021-029](#) To authorize the special use of the property known as 1518 Pulaski Street for the purpose of a personal fitness business within an accessory building, upon certain terms and conditions.

- Attachments:** [Ord. No. 2021-029](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans and Survey](#)
[Map](#)
[Petition of Support](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2021-030](#) To authorize the special use of the property known as 1919 Wilmington Avenue for the purpose of no more than one dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2021-030](#)
[Staff Report](#)
[Application Forms & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2021-031](#) To rezone the property known as 2902 North Arthur Ashe Boulevard from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District.

- Attachments:** [Ord. No. 2021-031](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)
[Letter of No Opposition_SABA](#)

This Ordinance was recommended for approval to the City Council.

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. 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

10. [ORD. 2021-028](#) To authorize the special use of the properties known as 1031 Fourquare Lane, 1031 Rear Fourquare Lane, and 1101 Fourquare Lane for the purpose of a multifamily development containing up to 56 dwelling units within up to 14 dwellings, community center, leasing office, open space, and a playground, upon certain terms and conditions.

Attachments: [Ord. No. 2021-028](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Opposition](#)
[Letters of Support](#)
[Letter of Support - St Elizabeth Catholic Church](#)
[Letter of Concern - Green Park Civic Association](#)
[Staff Presentation](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Jay Brown, Commonwealth Catholic Charities, provided the applicant's presentation.

Public Hearing:

Mr. Thomas Courtney asked questions regarding revenue.

Mr. Johannas stated, he likes the project, he's a little concerned about concentration of low income housing in one quadrant but the quality of the site plan is really nice. He stated I like the center court, it will help to create a sense of community within the space. The design of the housing exterior is quite compatible with the neighborhood. That is a real benefit to this project.

A motion was made by Commissioner Johannas, seconded by Commissioner Thompson, that this Ordinance be recommended for approval to the City Council. The motion carried unanimously.

11. [PDRPRES 2021.101](#)

Attachments: [Presentation](#)

Ms. Kimberly Chen provided staff's presentation.

Public Hearing: No one spoke.

Upcoming Items

Mr. Ebinger shared a list of items tentatively scheduled for the March 15, 2021 meeting of the Planning Commission and reminded the Commission of the March 4, 2021 Special Meeting of the Planning Commission to receive the presentation: FY 22 – FY 26 Five Year Capital Improvement Program.

Adjournment

Mr. Poole adjourned the meeting at 2:58 p.m.