



City of Richmond

City Hall
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Meeting Minutes - Draft Planning Commission

Monday, April 19, 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 this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES
2021.114](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
4-19-21](#)

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 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 David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy, and * Commissioner Andreas Addison
- Absent 1 - * Commissioner Lincoln Saunders

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 12, 2021 meeting.

Consideration of Continuances and Deletions from Agenda

16. [ORD. 2021-085](#) To conditionally rezone the property known as 1801 East Main Street from the M-1 Light Industrial District to the TOD-1C Transit-Oriented Nodal District (Conditional), upon certain proffered conditions. (7th District)

Attachments: [Ord. No. 2021-085 - Amended 20210524](#)

[Staff Report](#)

[Original Proffers \(Feb 8, 2021\)](#)

[Amended Proffers \(May 17, 2021\)](#)

[Application Form](#)

[Applicant's Report](#)

[Survey](#)

[Map](#)

[Letter of Support - Shockoe Partnership](#)

[Letter of Opposition - HRF](#)

[Letter of Opposition - CHA](#)

[Letter of Opposition](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[20210524 Amendment of Ord. No. 2021-085](#)

A motion was made by Commissioner John Thompson, seconded by Commissioner David Johannas, that this Ordinance be continued to the May 17, 2021 meeting of the Planning Commission. The motion carried unanimously.

Consent Agenda

Mr. Ebinger presented the Consent Agenda.

Public Hearing: No one spoke.

A motion was made by Commissioner Law, seconded by Commissioner Murthy, that the Consent Agenda be adopted. The motion carried by the following vote, with Commissioner Johannas abstaining on Item 7.

Aye -- 8 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy and * Commissioner Andreas Addison

- 2. [ORD. 2021-083](#) To authorize the special use of the property known as 109 North Plum Street 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. (As Amended) (2nd District)

Attachments: [Ord. No. 2021-083 - Amended 20210510](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Public Response Letter](#)
[FDA Letter of No Opposition](#)
[Letter from Applicant](#)
[Additional Letters of Concern](#)
[20210510 Amendment of Ord. No. 2021-083](#)

This Ordinance was recommended for approval to the City Council.

- 3. [ORD. 2021-090](#) To authorize the Chief Administrative Officer to accept \$472,500.00 from the Clerk of the Circuit Court of the City of Richmond consisting of funds deposited by the Commonwealth of Virginia for the Virginia Department of Transportation's acquisition of a portion of City-owned property located at 800 North 3rd Street with such funds to be credited to the Reserve Fund for Permanent Public Improvements and, in connection therewith, to execute an Agreement between the City and the Commonwealth of Virginia for the purpose of accepting compensation and settling all claims for such acquisition. (6th District)

Attachments: [Ord. No. 2021-090](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 4. [ORD. 2021-091](#) To amend Ord. No. 2020-051, adopted May 11, 2020, which accepted a program of proposed Capital Improvements Projects for Fiscal Year 2020-2021 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2020-2021, and determined a means of financing the same, by (i) establishing a new project in the City Facilities category called the “Theatre Row Building (730 E. Broad Street) - DJS/ADC Renovations” project and (ii) increasing estimated revenues from the sale of the Public Safety Building and the amount appropriated to the new Department of Public Works’ Theatre Row Building (730 E. Broad Street) - DJS/ADC Renovations project by \$352,000.00 for the purpose of renovating the Theatre Row Building located at 730 East Broad Street for use by the Department of Justice Services and the Adult Drug Court program. (6th District)

Attachments: [Ord. No. 2021-091](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 5. [ORD. 2021-092](#) To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of facilitating the construction of the East Richmond Road over Gillies Creek bridge replacement project. (7th District)

Attachments: [Ord. No. 2021-092](#)
[Staff Report](#)
[Plan](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 6. [ORD. 2021-093](#) To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of facilitating the construction of the East Richmond Road over Stony Run Creek bridge replacement project. (7th District)

Attachments: [Ord. No. 2021-093](#)
[Staff Report](#)
[Plan](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 7. [SUBD 2021.006](#)

- Attachments:** [Staff Report](#)
[Exception Request Letter](#)
[Plat](#)
[Map](#)

Item Title: Subdivision Exception Request for 3131 Kensington Avenue (Kensington Row).

This Subdivision Exception was approved.

8. [UDC 2021-06](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of a new monument sign at Blackwell Preschool; 238 E. 14th Street

This Location, Character and Extent Item was approved.

9. [UDC 2021-07](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of a new monument sign at Mary Scott Preschool; 4011 Moss Side Avenue

This Location, Character and Extent Item was approved.

10. [UDC 2021-08](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of a new monument sign at John Marshall High School; 4225 Old Brook Road

This Location, Character and Extent Item was approved.

11. [UDC 2021-09](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of a new monument sign at Summer Hill School; 2717 Alexander Avenue

This Location, Character and Extent Item was approved.

12. [UDC 2021-10](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of a new monument sign at Martin Luther King Jr. Preschool; 1000 Mosby Street

This Location, Character and Extent Item was approved.

13. [UDC 2021-11](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Letters of Opposition](#)
[Letters of Support](#)

Item Title: Final review of a Parklet for Ms. Bee's Juice Bar; 114 W. Brookland Park Boulevard

This Location, Character and Extent Item was approved.

14. [UDC 2021-14](#)

- Attachments:** [UDC Report to CPC](#)
[Proposed Parklet Design Guidelines Amendments](#)
[Proposed Parklet Design Guidelines Amendments \(redlined\)](#)

Item Title: Updates to the City of Richmond Parklet Design Guidelines

The updated guidelines were 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

15. [ORD. 2021-084](#)

To authorize the special use of the property known as 520 North 25th Street for the purpose of a restaurant and beverage service establishment, upon certain terms and conditions.

Attachments: [Ord. No. 2021-084 - Amended 20210426](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support](#)
[Letters of Opposition](#)
[Church Hill Association Correspondence](#)
[Church Hill Association Letter of Support](#)
[Additional Letters of Opposition](#)
[Additional Letters of Support](#)
[Staff Presentation](#)
[20210426 Draft Amendment of Ord. No. 2021-084](#)
[20210426 Amendment of Ord. No. 2021-084](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Dave McCormick, the applicant, spoke regarding the application.

Public Hearing: Three individuals spoke during the public hearing:

Support:

Mr. Havis Wright

Opposition:

Ms. Katy Thomas

Mr. William Blaylock

Mr. Johannas stated he has concerns, it is a great use, this is a big building, it needs to be used, it's a historic structure, the 2250 or 60 square feet on the second level is what concerns me the most, not that it would necessarily be used frequently but there's always the potential that it could be used aggressively sometime in the future. The density of the first floor outdoor area doesn't concern me so much, it's the additive with the second floor and having that be of constant use at that level of intensity, I'd like to see that more controlled.

Mr. Addison stated the challenge is the boundary between people coming to visit versus those that live there. He stated revisiting our residential parking program is something that I put in priority. Hopefully, the whole country will be reopening soon and we'll be seeing more people leaving their cars, getting out of their houses and be outside and doing things, I think you will see public transit improvement in those areas as well as those areas providing public safety. This residential parking support will make people feel that they can come home and not have to drive around in circles trying to find parking. He stated this is a priority that he's putting before Council because this is an issue.

Mr. Poole stated having worked on Richmond 300, the parking study that was done was a magnificent piece of work, there are multiple recommendations for around the City with respect to parking.

A motion was made by Commissioner Hepp-Buchanan, seconded by

Commissioner Murthy, that this Ordinance be recommended for approval to the City Council with the following amendments:

1. A bike rack for at least 8 bicycles shall be provided on the property subject to City Old & Historic District guidelines.
2. The capacity of the interior of the building shall be limited to 200 patrons.
3. Screening of outdoor equipment and the shed shall be subject to City Old & Historic District guidelines.

A motion was made by Commissioner Johannas that this item be continued for 30 days. The motion failed for lack of a second.

The Planning Commission voted 7:1, with Commissioner Johannas voting in opposition, to recommend approval of the ordinance to the City Council with the following amendments:

1. A bike rack for at least 8 bicycles shall be provided on the property subject to City Old & Historic District guidelines.
2. The capacity of the interior of the building shall be limited to 200 patrons.
3. Screening of outdoor equipment and the shed shall be subject to City Old & Historic District guidelines.

Upcoming Items

Mr. Ebinger shared a list of items tentatively scheduled for the May 3, 2021 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 2:38 p.m.