



City of Richmond

City Hall
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Summary Planning Commission

Monday, December 6, 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
2021.181](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
12-6-21](#)

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 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

Mr. Reginald Gordon was appointed by Commissioner Lincoln Saunders to serve on his behalf. Commissioner Andreas Addison arrived at the meeting after the roll was taken.

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

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

No minutes to approve.

Director's Report

- 2. [PDRPRES 2021.182](#)

Item Description: Director's Report and Richmond 300 Update

Mr. Kevin Vonck provided an update.

- 3. [PDRPRES 2021.183](#)

Mr. Kevin Vonck discussed the 2022 Planning Commission Meeting Schedule:

- * Mr. Poole -- Supports later meetings
- * Mr. Law -- Supports later meetings
- * Mr. Addison -- Later meetings may conflict with City Council schedule
- * Mr. Murthy -- Difficult to have evening meetings with kids
- * Mr. Thompson -- Echo's Mr. Murthy's comments
- * Mr. Hepp-Buchanan -- Is it possible to poll members prior to the next meeting?
- * Ms. Greenfield -- Possibly alternate day and evening meetings

Consideration of Continuances and Deletions from Agenda

- 4. [CPCR.2021.1 47](#)

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

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Saunders, that this City Planning Commission Resolution be continued to the second meeting in January. The motion carried by the following vote:

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

Consent Agenda

Public hearing:

Steve Leibovic and Dan Gecker spoke in opposition of Item 10

Rob Long and Andrew Basham spoke in support of Item 10

Zeb Becker spoke in support of Item 9

A motion was made by Commissioner Murthy, seconded by Commissioner Pinnock to amend the Consent Agenda by moving Item 10 (Ord. No. 2021-328) to the regular agenda and approving the amended Consent Agenda. The motion carried unanimously.

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

- 5. [ORD. 2021-321](#) To authorize the special use of the property known as 918 North 35th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Staff Report 918 North 35th Street](#)

[Ord. No. 2021-321](#)

[Application Form](#)

[Applicant's Report](#)

[Survey](#)

[Map](#)

[Plans](#)

This ordinance was recommended for approval to the City Council.

- 6. [ORD. 2021-322](#) To authorize the special use of the properties known as 1012 West 49th Street and 1015 Herbert Street for the purpose of up to three single-family detached dwellings, upon certain terms and conditions. (4th District)

Attachments: [Staff Report 1012 W 49th St](#)

[Ord. No. 2021-322](#)

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

[Plans1](#)

[Plans2](#)

[Survey](#)

[Map](#)

This Ordinance was recommended for approval to the City Council.

- 7. [ORD. 2021-323](#) To authorize the special use of the property known as 506 Cheatwood Avenue for the purpose of two single-family detached dwellings, upon certain terms and

conditions. (3rd District)

- Attachments:** [Staff Report 506 Cheatwood Ave](#)
[Ord. No. 2021-323](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Support 506 Cheatwood Seibert](#)
[Support 506 Cheatwood Jennings](#)
[Support 506 Cheatwood Jarreau](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2021-324](#) To authorize the special use of the property known as 302 Clovelly Road for the purpose of one lodging unit accessory to a single-family dwelling, upon certain terms and conditions. (1st District)

- Attachments:** [Staff Report 302 Clovelly Rd](#)
[Ord. No. 2021-324](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Site Plan](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2021-326](#) To authorize the special use of the property known as 1807 Harwood Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions. (8th District)

- Attachments:** [Staff Report 1807 Harwood Ave](#)
[Ord. No. 2021-326](#)
[Application and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

11. [ORD. 2021-329](#) To authorize the special use of the property known as 2317 Rosewood Avenue for the purpose of an elevated deck and fence with screening panels accessory to a single-family dwelling, upon certain terms and conditions. (5th District)

- Attachments:** [Staff Report 2317 Rosewood Ave](#)
[Ord. No. 2021-329](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

12. [ORD. 2021-330](#) To authorize the special use of the property known as 7012 Marlowe Road for the purpose of an office use, including medical office uses, upon certain terms and conditions, and to repeal Ord. No. 77-34-45, adopted Feb. 28, 1977, Ord. No. 78-8-23, adopted Feb. 13, 1978, Ord. No. 81-019-30, adopted Feb. 23, 1981, Ord. No. 82-207-191, adopted Sept. 13, 1982, Ord. No. 87-165-183, adopted Sept. 14, 1987, Ord. No. 93-028-39, adopted Feb. 22, 1993, and Ord. No. 97-188-204, adopted Jun. 23, 1997. (9th District)

- Attachments:** [Ord. No. 2021-330](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Map](#)
[Staff Report 7012 Marlowe Road](#)

This Ordinance was recommended for approval to the City Council.

13. [ORD. 2021-331](#) To rezone the property known as 4501 East Main Street from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District. (7th District)

- Attachments:** [Staff Report 4501 E Main St](#)
[Ord. No. 2021-331](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

14. [ORD. 2021-332](#) To rezone the properties known as 215 Hull Street and 301 Hull Street from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District. (6th District)

- Attachments:** [Staff Report 215 & 301 Hull St](#)
[Ord. No. 2021-332](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

**15. [SUBD](#)
[2021.010](#)**

- Attachments:** [Staff Report-3800 Grove Avenue Subdivision](#)
[Subdivision Exception Letter 3800 Grove Avenue](#)
[Subdivision Plat 3800 Grove Avenue](#)

Item Description: Subdivision exception request for 3800 Grove Avenue

This Subdivision Exception 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

**10. [ORD.](#)
[2021-328](#)**

To authorize the special use of the property known as 939 Myers Street for the purpose of an outdoor event venue and farmer’s market, upon certain terms and conditions. (2nd District)

- Attachments:** [Staff Report 939 Myers Street](#)
[Ord. No. 2021-328](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Map](#)
[Support 939 Myers Street Gunn](#)
[Opposition Leibovic \(Rebkee\)](#)
[Opposition Letter Pomplun](#)
[Opposition Letter Rosswog](#)
[Opposition Letters Cookie Factory Loft Residents](#)
[Support Gunn](#)
[Additional Opposition Letters Cookie Factory Lofts](#)
[939 Myers Street PC Presentation](#)

Mr. Richard Saunders provided the staff presentation.
 Rob Long spoke as the applicant.

Public hearing:

Support:
Andrew Basham

Opposition:
Steve Leibovic
Dan Gecker

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this ordinance be recommended for approval. The motion carried by a vote of 8-1.

16. [ORD. 2021-320](#)

To authorize the special use of the property known as 610 North 29th Street for the purpose of a single-family detached dwelling with an attached deck, upon certain terms and conditions. (7th District)

- Attachments:** [Staff Report 610 N 29th Street](#)
[Ord. No. 2021-320](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Support Letter 2808.5 E Leigh St](#)
[Support Letter 612 N 29th St](#)
[Support Letter 2808 E Leigh St](#)
[610 N 29th St PC Presentation](#)

Mr. Jonathan Brown provided staff's presentation.

Ms. Tracy Lipscomb spoke as the applicant.

Public Hearing: No one spoke

A motion was made by Commissioner Pinnock, seconded by Commissioner Saunders, that this ordinance be recommended for approval. The motion carried unanimously.

17. [ORD. 2021-325](#)

To authorize the special use of the property known as 3415 A Floyd Avenue for the purpose of a two-family dwelling and two single-family detached dwellings, upon certain terms and conditions. (1st District)

Attachments: [Staff Report 3415-A Floyd Ave](#)
[Ord. No. 2021-325](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Opposition Museum District Association](#)
[3415A Floyd Opposition 9_1_20.pdf](#)
[3415A Floyd Avenue Infill Project](#)
[Matthew Dowdy Petition Signature](#)
[Tom Williamson Case for Opposition to 3415 Floyd Plan](#)
[Special Use Permit - 3415 Floyd Infill Project](#)
[SUP Request for Infill Project In The Alley, LLC](#)
[Sent On Behalf of Elaine Kennedy & Linda Crowder](#)
[3400 Block Floyd Avenue Infill Project](#)
[3415A Floyd Avenue Infill Project - "Crenshaw Mews" - W0001596050](#)
[Opposition_3412 Ellwood Avenue](#)
[Special Use Permit at 3415-A Floyd Avenue](#)
[Alley behind 3415 Floyd ave](#)
[SUP Museum District](#)
[Infill proposal in the Museum District](#)
[residential alley infill behind 3400 Floyd Avenue](#)
[Special Use Permit 3415A Floyd Avenue \(W0001596050\)](#)
[SUP for 3400 Floyd Ave](#)
[Museum District infill proposal for 3400 block Ellwood Floyd](#)
[Opposition 3400 Ellwood Avenue](#)
[IMPORTANT Nextdoor Website--the MDA and Rezoning](#)
[Fwd Crenshaw Mews - SUP 3415 A Floyd Ave](#)
[Opposition Terminella](#)
[SUP](#)
[Not in favor of Special Use Permit 3415A Floyd Avenue \(W0001596050\)](#)
[OPPOSE 3400 Block Dwelling Proposal Between Floyd and Ellwood](#)
[Letter of Opposition Alley Infill](#)
[Opposition 3431 Floyd Ave](#)
[Letter of Opposition to SUP 3415A Floyd Avenue from Joseph Michael](#)
[objection to 3415 Floyd alley Crenshaw Mews special use permit](#)
[SUP for 3415A Floyd Av](#)
[Museum District Development - 3400 Floyd Ellwood](#)
[Signed Petition from Surrounding Neighbors](#)

- [Joseph Michael Opposition Letter](#)
- [Opposition Parch](#)
- [Opposition Reynolds 3426 Ellwood Ave](#)
- [Signed Petition from Surrounding Neighbors Additional Signatures](#)
- [Opposition Wilson 3432 Floyd Ave](#)
- [Opposition Dunnivant 105 Lucerne Lane](#)
- [Opposition Shugars 3113 Floyd Ave](#)
- [Opposition Headley 3426.5 Ellwood Ave](#)
- [Opposition North](#)
- [Opposition Carrera 3015 Grove Ave](#)
- [Opposition Ramussen](#)
- [Opposition Telfer](#)
- [Opposition Kyryk 3403 Ellwood Ave](#)
- [Opposition Thomasson 15 N Nansemond St](#)
- [Letters of Support](#)
- [Support Bunn](#)
- [Support McGrath 3405 Floyd Ave](#)
- [Support Mills 7 N Arthur Ashe Blvd](#)
- [Support McGann 3315 Park Ave](#)
- [3415-A Floyd Ave PC Presentation](#)

Mr. Jonathan Brown provided staff's presentation.

Mr. Mark Kronenthal provided the applicant's presentation.

Public Hearing:

Opposition:

- Caley Crawford, Museum District Association
- Tom Williamson
- Stephen Versen
- Shelby Crouch
- Jackie Kimberlin

A motion was made by Commissioner Pinnock, seconded by Vice Chair Law, that this ordinance be recommended for approval. The motion carried by a vote of 8-0-1, with Commissioner Addison abstaining.

18. [ORD. 2021-327](#)

To authorize the special use of the properties known as 509 Lincoln Avenue and 511 Lincoln Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions. (3rd District)

- Attachments:** [Staff Report 511 Lincoln Ave](#)
[Ord. No. 2021-327](#)
[Application and Applicant's Report](#)
[Plans](#)
[Site Plan](#)
[Survey](#)
[Map](#)
[Opposition 509 Lincoln Ave Williams](#)
[PC Presentation 511 Lincoln](#)

Mr. David Watson provided staff's presentation.

Mr. Mark Baker provided the applicant's presentation.

Public Hearing: David Williams spoke in opposition

A motion was made by Commissioner Greenfield, seconded by Commissioner Thompson, that this ordinance be recommended for approval. The motion carried unanimously.

19. [CPCR.2021.1](#)
[27](#)

- Attachments:** [Signed Resolution](#)
[Staff Report City Center Plan Adoption](#)
[City Center Plan](#)

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

Ms. Maritza Pechin provided staff's presentation.

Public Hearing: Sebastian Shetty, representing the Partnership for Smarter Growth, spoke in support

A motion was made by Commissioner Pinnock, seconded by Vice Chair Law, that this City Planning Commission Resolution be approved. The motion carried by the following vote:

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock and * Commissioner Elizabeth Hancock Greenfield

Excused -- 1 - * Commissioner Andreas Addison

20. [PDRPRES](#)
[2021.176](#)

- Attachments:** [UDC Guidelines Draft Revisions 2021](#)

Item Description: Updates to the Urban Design Guidelines of the Urban Design

Committee

Mr. Alex Dandridge provided staff's presentation.

Public Hearing: No one spoke

Upcoming Items

Mr. Saunders shared a list of items tentatively scheduled for the December 20, 2021 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 5:27 pm.