



# City of Richmond

City Hall  
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## Meeting Minutes - Final Planning Commission

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Monday, July 19, 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  
2021.141](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission  
7-19-21](#)

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, 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**

Ms. Elizabeth Hancock Greenfield was also present, for a total of 9 members present.

- Present 8 - \* Commissioner David Johannas, \* 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

Mr. Matthew Ebinger announced that Mr. Richard Saunders will be serving as Secretary to the Planning Commission beginning in August.

#### - Richmond 300 Implementation

Mr. Kevin Vonck provided an update.

#### - Council Action Update

Mr. Matthew Ebinger stated there is no Council Action update.

### Consideration of Continuances and Deletions from Agenda

2. [PAC 2021-003](#)  
[\(a2021 - 5131\)](#)

**Attachments:** [Application](#)

Item Title: Section 17.05 Review of a public art installation (Positive Vibe Hopscotch) located at St. Mark's Episcopal Church, 520 N Arthur Ashe Blvd.

**This item was withdrawn by the applicant.**

13. [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](#)

On May 3, 2021, the Planning Commission voted to continue this ordinance to its July 19, 2021 meeting in order to receive the opinion of the Virginia Department of Historic Resources (DHR) regarding the signage. Staff has been informed by the applicant that an agreement has been reached between the applicant and DHR and that written documentation of such will be provided by the applicant to the Planning Commission once available.

**A motion was made by Commissioner Max Hepp-Buchanan, seconded by Commissioner John Thompson, that this Ordinance be continued to the September 20, 2021 meeting of the Planning Commission. The motion carried by the following vote:**

- Aye --** 9 - \* Commissioner David Johannas, \* 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

**Consent Agenda**

Mr. Ebinger presented the Consent Agenda.

A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that Item 6 be moved to the Regular Agenda. The motion carried by the following vote: (9;0).

Public Hearing:

Mr. Rob Jones, Groundwork RVA, asked for the process to be delayed for Item 8.

**A motion was made by Vice Chair Law, seconded by Commissioner Murthy, that the amended Consent Agenda be approved. The motion carried by the following vote (with Commissioner Thompson abstaining on Item 7):**

- Aye --** 9 - \* Commissioner David Johannas, \* 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

- 3. [ORD. 2021-159](#)** To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests for the public purpose of facilitating the construction of the East Main

Street and Williamsburg Avenue intersection improvement project. (7th District)

**Attachments:** [Ord. No. 2021-159](#)  
[Staff Report](#)  
[Letter of No Opposition Historic Richmond Foundation](#)

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

4. [ORD. 2021-190](#) To amend Ord. No. 2013-005-12, adopted Feb. 11, 2013, which authorized the special use of the property known as 3600 Forest Hill Avenue for the purposes of permitting live entertainment and an outdoor dining area, to authorize an expansion of the outdoor dining area, upon certain terms and conditions. (5th District)

**Attachments:** [Ord. No. 2021-190](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

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

5. [ORD. 2021-191](#) To amend and reordain Ord. No. 2016-261, adopted Nov. 14, 2016, which authorized the special use of a portion of the property known as 1407 Cummings Drive for the purpose of a residential use with up to 40 units accessory to a vocational school and other permitted principal uses on the property, to authorize additional multifamily dwelling units and a nightclub use, upon certain terms and conditions. (2nd District)

**Attachments:** [Ord. No. 2021-191](#)  
[Staff Report](#)  
[Application](#)  
[Applicant's Report](#)  
[Plans](#)  
[Map](#)

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

7. [ORD. 2021-193](#) To authorize the special use of the property known as 1624 Pollock Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (6th District)

- Attachments:** [Ord. No. 2021-193](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)

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

8. [ORD. 2021-197](#) To close, to public use and travel, an alley bounded by West 9th Street, Bainbridge Street, West 10th Street, and Porter Street, consisting of 1,025± square feet, upon certain terms and conditions. (6th District)

- Attachments:** [Ord. No. 2021-197](#)  
[Staff Report](#)

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

9. [UDC 2021-33](#)

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

Item Description: Final location, character, and extent review of a replacement Fire Station #12; 2223 W. Cary Street

**This Location, Character and Extent Item was approved.**

10. [UDC 2021-34](#)

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

Item Description: Final location, character, and extent review of modular restrooms located in J. Bryan Park; 4308 Hermitage Road

**This Location, Character and Extent Item 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**

6. [ORD. 2021-192](#) To authorize the special use of the property known as 205 West Brookland Park Boulevard for the purpose of art gallery, artist studio, outdoor entertainment, and outdoor retail uses, upon certain terms and conditions. (3rd District)

**Attachments:** [Ord. No. 2021-192](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Letter of Support North Barton Heights Civic Assoc](#)  
[Support- Brookland Park Area Association](#)

Mr. Ebinger provided staff's presentation.

Public Hearing: No one spoke.

**A motion was made by Commissioner David Johannas, seconded by Commissioner Melvin Law, that this Ordinance be recommended for approval to the City Council, with the understanding that, 1. the 20' section of the building addition along the sidewalk would follow B-5 fenestration standards, 2. the easternmost curbcut would be closed, and 3. transparent fencing, similar to details provided to staff, would be used.**

The motion carried by the following vote: (9:0).

#### 11. [UDC 2021-32](#)

**Attachments:** [UDC Report to CPC](#)  
[Staff Report to UDC](#)  
[Location & Plans](#)  
[Public Comment](#)  
[Public Comment \(2\)](#)  
[UDC 2021-32 Public Comment \(3\)](#)  
[UDC 2021-32 Public Comment \(4\)](#)

Item Description: Final location, character, and extent review of the removal of a monument and pedestal; 1900 Stuart Avenue

Mr. Alex Dandridge provided staff's presentation.

Public Hearing:

Councilwoman Jordan asked about the history and current status of the monument.

Mr. Chris Frelke, Director of Parks, Recreation, and Community Facilities, provided a response.

**A motion was made by Commissioner Saunders, seconded by Commissioner Murthy, that the Commission make no recommendation regarding this Location, Character and Extent Item.**

The motion carried by the following vote: (9:0).

12. [UDC 2021-35](#)

**Attachments:** [DPW Memo to Planning Commission 9-7-21](#)  
[UDC Report to CPC](#)  
[Location & Plans](#)  
[Nicholas Smith Public Comment](#)  
[Opposition Connor Johnson](#)  
[Opposition Judges of the Richmond City Circuit Court](#)

Item Description: Conceptual location, character, and extent review of a temporary GRTC Transfer Station; 808 E. Clay Street.

Mr. Alex Dandridge provided staff's presentation.

Public Hearing: No one spoke.

**A motion was made by Commissioner Murthy, seconded by Vice Chair Law, that this Location, Character and Extent Item be continued to the August 2, 2021 meeting of the Planning Commission. The motion carried by the following vote:**

**Aye --** 9 - \* Commissioner David Johannas, \* 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

14. [ORD. 2021-194](#)

To authorize the special use of the property known as 3800 Grove Avenue for the purpose of up to six single-family attached dwellings and a parking area, upon certain terms and conditions, and to repeal Ord. No. 2020-225, adopted Nov. 9, 2020. (1st District)

**Attachments:** [Ord. No. 2021-194](#)  
[Staff Report](#)  
[Application](#)  
[Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Support Letter](#)  
[Opposition Letters](#)  
[CPC Presentation 3800 Grove Avenue](#)  
[Letters of Support](#)

Mr. Rich Saunders provided staff's presentation.

Mr. John Nolde spoke for the applicant.

Public Hearing:

Ralph Bowden, Mary Meadows, T. Spenneberg, Helen Illicky, Carleen Griffin, Victoria

Holme, and John Thomas West, IV, spoke in opposition.

No one spoke in support.

**A motion was made by Commissioner Elizabeth Greenfield, seconded by Commissioner Lincoln Saunders, that this Ordinance be recommended for approval to the City Council.**

**The motion carried by the following vote: (8:1), with Commissioner Thompson voting in opposition.**

15. [ORD. 2021-195](#) To authorize the special use of the property known as 5005 Riverside Drive for the purpose of a short-term rental within an accessory structure to an existing single-family dwelling, upon certain terms and conditions. (4th District)

**Attachments:** [Ord. No. 2021-195](#)  
[Staff Report](#)  
[Application](#)  
[Applicant Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Westover Hills Neighborhood Association Letters](#)  
[Letters of Support](#)  
[Letters of No Opposition](#)  
[Letters of Opposition](#)  
[CPC Presentation 5005 Riverside Drive](#)

Mr. Rich Saunders provided staff's presentation.

Ms. Carrie Rogers provided the applicant's presentation.

Public Hearing:

Kristen Saybe, Theresa Gibbons, Brittaney Marshall, Josh Rogers, applicant, Karin Taylor, and Reid Carter spoke in Support.

Robin Smith spoke in Opposition.

**A motion was made by Commissioner Max Hepp-Buchanan, seconded by Commissioner Vivek Murthy, that this Ordinance be recommended for approval to the City Council.**

**The motion carried by the following vote: (9:0).**

16. [ORD. 2021-196](#) To authorize the special use of the property known as 5605 Grove Avenue for the purpose of an office use, upon certain terms and conditions, and to repeal Ord. Nos. 72-150-157, adopted Jul. 24, 1972, 85-208-197, adopted Aug. 26, 1985, and 2009-200-204, adopted Nov. 9, 2009. (1st District)



**Attachments:** [Ord. No. 2021-196](#)  
[Staff Report](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Memo Opposition- Glenburnie Civic Association](#)  
[Opposition Glenburnie Civic Association Board Vote](#)  
[Opposition Glenburnie Civic Association Membership Vote](#)  
[Glenburnie Survey](#)  
[Support- Westhampton Merchants Association](#)  
[Opposition- Westhampton Citizens Association](#)  
[Opposition Letters](#)  
[Support Letters](#)  
[CPC Presentation 5605 Grove Avenue](#)  
[Letters of Opposition](#)

Mr. Rich Saunders provided staff's presentation.

Ms. Jennifer Mullen provided the applicant's presentation.

Mr. Brock Saunders spoke for the applicant.

Public Hearing:

Barker Squire, Whit Wall, Chris Thompson, Robert Birdsey, Peyton Jenkins, Cole Clarkson, and Peter Breil spoke in Support.

Phillip Hart, Westhampton Citizens Association, Chris Blanton, Bill Hammill, Eric Burfeind, Gregory Lucyk, John Aldrich-Altman, Jay Klein, Judy Carpenter, Amanda Macaulay, Bonnie Andrews, Joe Andrews, Catherine Whitham, and Burton Kunz spoke in Opposition.

**A motion was made by Vice Chair Melvin Law, seconded by Commissioner Elizabeth Greenfield, that this Ordinance be recommended for approval to the City Council.**

**The motion carried by the following vote: (9:0).**

## **Upcoming Items**

Mr. Ebinger shared that the Commission would meet on August 2, 2021 and August 16, 2021, as scheduled.

## **Adjournment**

Mr. Poole adjourned the meeting at 6:06 pm.

