



City of Richmond

900 East Broad Street
Richmond, VA 23219
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Meeting Minutes Land Use, Housing and Transportation Standing Committee

Tuesday, November 22, 2022

1:30 PM

Council Chamber, 2nd Floor - City Hall

Committee Members

The Honorable Andreas Addison – Chair
The Honorable Ellen Robertson – Vice chair
The Honorable Ann-Frances Lambert – Councilmember

Absent

The Honorable Michael Jones – Committee Member

Others in Attendance

Bonnie Ashley, Deputy City Attorney
Pamela Nichols, Council Management Analyst
Candice Reid, City Clerk
Steve Taylor, Council Policy Analyst
RJ Warren, Deputy City Clerk

Call to Order

Chair Andreas Addison called the meeting to order at 1:42 p.m., and presided.

Chamber Emergency Evacuation Plan Announcement and Citizen Speaker Guidelines

Council Management Analyst Pamela Nichols provided information on the appropriate manner in which the Council Chamber is to be evacuated in the event of an emergency along with citizen speaker guidelines.

Public Comment Period

Keith Rader, Stratford Hills Neighborhood Alliance member, addressed the committee to express his opposition to the Sheetz development at the intersection of Forest Hill Avenue and Hathaway Road. Mr. Rader indicated that area residents were not notified about the planned development, and that the development will cause traffic hazards at the busy intersection.

Mary Beth Willis expressed her concerns relative to a Sheetz development at the intersection of Forest Hill Avenue and Hathaway Road. Ms. Willis stated that the proposed project will exacerbate traffic on roads not equipped to handle the volume of cars, and the planned development was not compatible with the surrounding area.

Jeanne Walls addressed the committee regarding the planned Sheetz development. Ms. Walls commented that area residents were not notified of the project, and she stated that the city approved the project based on an outdated traffic study. Ms. Walls expressed concern about the impact the development will have on cyclists navigating a new bike lane that will end in the vicinity of the development, and she questioned the connection between the property owner and the city's adoption of the Richmond 300 Master Plan.

Jeanie Rule expressed opposition to the proposed planned Sheetz development, stating that the proposed development will have a negative impact on the surrounding neighborhood, and the proposed development does not comply with the Richmond 300 Master Plan. Ms. Rule reported that ten automobile related businesses are currently located within close proximity to the proposed project.

Dexter Brown, associated with the Stratford Hills Neighborhood Association, stated his concern that his neighborhood was not being developed in accordance to the approved Richmond 300 Master Plan. Mr. Brown shared his hopes that the City Council and city residents could work closer together in order to tackle development issues in the future. Mr. Brown also requested commentary on the individuals, groups, and funds involved in the Richmond 300 Master Plan and other development projects.

A copy of all material provided during the Public Comment Period has been filed.

[CD.2022.404](#) 20221122 Land Use - Public Comment Period

Approval of Minutes

There were no amendments or corrections to the meeting minutes of Tuesday, October 18, 2022, and the committee approved the minutes as presented.

[CD.2022.342](#) October 18, 2022 Land Use, Housing and Transportation Meeting Minutes

Presentation(s)

Request for Proposals (RFP) for the City Zoning Ordinance Re-Write

Kevin Vonck, Planning and Development Review Director, presented the committee with information regarding the status of the revision of zoning coordinates, and stated the revision is guided by principles established in the Richmond 300 Master Plan with the goal of directing development to specific areas of the city.

Director Vonck shared the current status of the project, reporting that many of the proposals were in their final stages of completion. Director Vonck also stated that projects to complete rezoning would then take place over the course of the next two years.

A copy of the material provided has been filed.

[CD.2022.396](#) 20221018 - LUHT City Zoning Ordinance - RFP

Chair Andreas Addison noted that the Council dialogue on the rezoning projects was limited due to procedure, however, he was open to finding a way to promote more discussion on the topic.

Vice Chair Ellen Robertson suggested the need for a timeline ensuring the ability for committee discussion and public input. Specifically, Vice Chair Robertson suggested that special work sessions may be useful to move forward with the rezoning projects.

Chair Addison thanked Director Vonck for his work and stated that he looked forward to discussing the rezoning projects further in the future.

Staff Report

Steve Taylor, Council Policy Analyst, provided the committee with the November staff report.

A copy of the material provided has been filed and can be accessed below.

[CD.2022.389](#) Land Use, Housing and Transportation Staff Report

Paper(s) for Consideration

The following ordinance was considered:

1. [ORD. 2022-299](#) To install one speed table along Seminary Avenue between Overbrook Road and Edgehill Road, specifically located between 2604 Seminary Avenue and 2606 Seminary Avenue. (As Amended) (3rd District)

Patrons: Ms. Lambert

Councilor Ann-Frances Lambert introduced ORD. 2022-299.

Public Hearing

There were no public hearing speakers.

Vice Chair Ellen Robertson asked for clarification of the cost and timing of the project.

Bobby Vincent, Director of Public Works, stated that the specific date of completion of the speed table installation would rely on a number of variables across several departments.

Vice Chair Robertson asked if the city would be in compliance if the speed table was not installed within 90 days as the ordinance stated.

Director Vincent suggested an extension of projected installation time in order to complete the speed table in accordance to what is disclosed to the public.

Vice Chair Robertson suggested the paper be amended to allow until June 23, 2023, for the completed installation of the speed table.

There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward the ORD. 2022-229 to Council with recommendation to approve with amendment, which was seconded and unanimously approved.

The following ordinances were considered:

2. [ORD. 2022-312](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the implementation of the James River Branch Trail project from its intersection with West 49th Street to its intersection with Hopkins Road; and to repeal Ord. No. 2022-034, adopted Feb. 28, 2022.

Patrons: Mayor Stoney

3. [ORD. 2022-314](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the resurfacing of Belt Boulevard North.

Patrons: Mayor Stoney

4. [ORD. 2022-315](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the resurfacing of Broad Rock Boulevard South.

Patrons: Mayor Stoney

5. [ORD. 2022-316](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the resurfacing of Broad Rock Boulevard North between its intersection with Snead Road and a point 100 feet past its intersection with Cranford Avenue.

Patrons: Mayor Stoney

6. [ORD. 2022-317](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the resurfacing of Broad Rock Boulevard North between its intersection with Snead Road and a point 100 feet before its intersection with Plainfield Road.

Patrons: Mayor Stoney

7. [ORD. 2022-318](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Standard Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the Leigh Street Streetscape Improvements project.

Patrons: Mayor Stoney

Public Hearing

There were no public hearing speakers.

There were no comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2022-312, ORD. 2022-314, ORD. 2022-315, ORD. 2022-316, ORD. 2022-317, ORD. 2022-318 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following ordinance was considered:

8. [ORD. 2022-319](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a VDOT Administered - Locally Funded Project Administration Agreement between the City of Richmond and the Virginia Department of Transportation to provide funding for the implementation of the Mayo Bridge Replacement Project.

Patrons: Mayor Stoney and Vice President Robertson

M Khara, Department of Public Works Deputy Director/City Engineer, shared details concerning reconstruction of the two bridges that form Mayo bridge, and stated that goals include creating a more structurally sound and pedestrian friendly bridge. Mr. Khara shared that construction is planned to begin in 2025 and complete in 2028. Funding for the construction of the new bridge would be entirely covered by federal funding.

Dale Totten, District Engineer for the Virginia Department of Transportation, introduced the team that would be managing the bridge construction.

Vice Chair Ellen Robertson thanked Mr. Khara for his work on the bridge project.

Public Hearing

There were no public hearing speakers.

There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2022-319 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following ordinances were considered:

9. [ORD. 2022-320](#) To designate the 900 and 1000 blocks of Overbrook Road in honor of Langston R. Davis, Sr.

Patrons: City Council

10. [ORD. 2022-321](#) To designate that portion of East Charity Street located between its intersection with North 1st Street and its intersection with North 2nd Street in honor of Dr. Kenneth E. Dennis, Sr.

Patrons: City Council

11. [ORD. 2022-322](#) To designate the 600 block of Edgehill Road in honor of Willard H. Douglas, Jr.

Patrons: City Council

12. [ORD. 2022-323](#) To designate that portion of R Street located between its intersection with North 36th Street and its intersection with North 38th Street in honor of Harold Harris.

Patrons: City Council

13. [ORD. 2022-324](#) To designate the 1100 block of Eggleston Street in honor of Richard Jones and Bessie Jones.

Patrons: Ms. Lynch

14. [ORD. 2022-325](#) To designate [that portion of P Street located between its intersection with] the 1100 Block of North 28th Street [and its intersection with North 29th Street] in honor of Dr. Paul Nichols as “Paul Nichols Way.” (As Amended)

Patrons: City Council

Councilor Ann-Frances Lambert stated her support for the street designations.

Public Hearing

There were no public hearing speakers.

There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2022-320, ORD. 2022-321, ORD. 2022-322, ORD. 2022-323, ORD. 2022-324, and ORD. 2022-325, to Council with the recommendation to approve, which was seconded and unanimously approved.

MISCELLANEOUS

The following ordinance was considered:

15. [ORD. 2022-310](#) To amend City Code § 26-1065, concerning Downtown General Special Service and Assessment District boundaries, for the purpose of expanding the Downtown General Special Service Assessment District to include the Manchester area of the city. (As Amended)

Patrons: Vice President Robertson

Public Hearing

There were no public hearing speakers.

Vice Chair Ellen Robertson provided an introduction and shared her support for the ordinance.

Allison Beatty, Office of the Chief Administrator Management Analyst, Principal and Project Manager, requested that Council amend the ordinance in order to update the effective date to January 1, 2023.

There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2022-310 to Council with the recommendation to approve with amendment, which was seconded and unanimously approved.

The following ordinance was considered:

16. [ORD. 2022-311](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Contract between the City of Richmond and the Italian-American Cultural Association of Virginia for the purpose of providing for the transfer of ownership of the statue portion of the City-owned monument to Christopher Columbus to the Italian-American Cultural Association of Virginia for nominal consideration.

Patrons: Mayor Stoney

Bob Steidel, Deputy Chief Administrative Office for Operations, introduced ORD. 2022-311.

Public Hearing

There were no public hearing speakers.

There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2022-311 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following ordinance was considered:

17. [ORD. 2022-326](#) To rename the park in the city of Richmond known as Carter Jones Park as “Fonticello Park.”

Patrons: Ms. Lynch

Amy Robins, Liaison for Councilor Stephanie Lynch, introduced ORD. 2022-326.

Public Hearing

Reverend Robin D. Mines, Civic Association President for Swansboro West, shared the history of the park and her support in returning the name of the park back to its original title.

Teresa Cole, resident of the Swansboro neighborhood and Board Member of Friends of Carter Jones Park, shared her support for the name change.

Dr. Vaughn Garland, resident of the Swansboro neighborhood and Board Member of the Friends of Fonticello Park, shared his support of the name change.

There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2022-326 to Council with no recommendation, which was seconded and unanimously approved.

The following ordinance was considered:

18. [ORD. 2022-313](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Commonwealth of Virginia Voluntary Remediation Program Certification of Satisfactory Completion of Remediation between the City of Richmond and the Virginia Department of Environmental Quality for the purpose of providing for the remediation of environmental hazards on the properties located at 3110 East Main Street and 3200 East Main Street to facilitate redevelopment of those properties. (7th District)

Patrons: Mayor Stoney

Eddie Childers, Jr., Program and Operations Manager with the Department of Public Utilities, introduced ORD. 2022-313.

Public Hearing

There were no public hearing speakers.

There were no further comments or discussions and Vice Chair Ellen Robertson moved to forward ORD. 2022-313 to Council with the recommendation to approve, which was seconded and unanimously approved.

The following resolution was considered:

19. [RES. 2022-R073](#) To declare a public necessity to amend ch. 30 of the City Code and to initiate an amendment to the City's zoning ordinance to make such lawful changes as may be necessary to exclude convenience stores from the permitted use of grocery stores, convenience stores and specialty food and beverage stores in all zoning districts where that use is permitted and to provide instead that convenience stores be regulated through either a neighborhood-based convenience store overlay district applied to such areas of the city as the Director of Planning and Development Review may deem appropriate to recommend or the conditional use permit process by requesting that the Chief Administrative Officer cause to be conducted a study thereof.

Patrons: Vice President Robertson, Ms. Lambert, Mr. Addison and Ms. Trammell

Vice Chair Ellen Robertson requested that city administration address why the study needs to be conducted.

Kevin Vonck, Planning and Development Review Director, explained that the study hoped to discover the impacts of a possible rezoning of the city's grocery store regulations and enforcement.

Vice Chair Ellen Robertson shared her belief that small businesses in the local communities provide important services to the city's residents, and that the study would be very useful to the ongoing discussion concerning the rezoning of the city.

Councilor Ann-Frances Lambert shared her support for the study.

Chair Andreas Addison shared his support for the study.

Public Hearing

There were no public hearing speakers.

Chair Andreas Addison requested to be added as a co-patron to the resolution.

There were no further comments or discussions and Chair Andreas Addison moved to forward RES. 2022-R073 to Council with the recommendation to approve, which was seconded and unanimously approved.

Discussion Item(s)

There were no discussion items.

Board Vacancies

There were no board vacancies.

Adjournment

There being no further business, the meeting adjourned at 3:15 p.m.