



City of Richmond

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Meeting Minutes - Final Planning Commission

Tuesday, July 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
2021.139](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
7-6-21](#)

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 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 eight members present.

- Present 7 - * Commissioner David Johannas, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, and * Commissioner Andreas Addison
- Absent 1 - * Commissioner Vivek G. Murthy

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

No minutes to approve.

Director's Report

- Richmond 300 Implementation

Ms. Maritza Pechin provided an update.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its June 28, 2021 meeting.

Consideration of Continuances and Deletions from Agenda

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

Attachments: [Application](#)

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

A motion was made by Commissioner John Thompson, seconded by Commissioner Elizabeth Hancock Greenfield, that this Section 17.05 Review be continued to the Planning Commission on 7/19/2021. The motion carried by the following vote:

- Aye --** 7 - * Commissioner David Johannas, * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Andreas Addison

- Excused --** 1 - * Commissioner Melvin Law

Consent Agenda

Mr. Ebinger presented the Consent Agenda.

Public Hearing: No one spoke.

A motion was made by Commissioner David Johannas, seconded by Commissioner Elizabeth Hancock Greenfield, that the Consent Agenda be

approved. The motion carried by the following vote:

Aye -- 7 - * Commissioner David Johannas, * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Andreas Addison

Excused -- 1 - * Commissioner Melvin Law

- 2. [ORD. 2021-183](#) To authorize the special use of the property known as 412 West Franklin Street for the purpose of a multifamily dwelling and a dwelling unit within an accessory building, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2021-183](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 3. [ORD. 2021-187](#) To declare a public necessity for the acquisition of and to authorize the Chief Administrative Officer to accept from certain property owners a retaining wall and variable width retaining wall maintenance easement and the dedication as public right-of-way of a portion of certain properties located within the 7 West subdivision located at West 7th Street and Semmes Avenue, consisting of 0.23± square feet, for the purpose of providing for the City’s ownership and maintenance of that certain retaining wall and public right-of-way within the 7 West subdivision. (6th District)

Attachments: [Ord. No. 2021-187](#)
[Staff Report](#)
[DPW Drawing](#)
[O&R Map - W 7th & Semmes Ave](#)

This Ordinance was recommended for approval to the City Council.

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

Motion to Reconsider

A Motion to Reconsider the action taken by the Planning Commission on June 21, 2021 pertaining to the final location, character, and extent review of a monument and pedestal; 499 Stuart Circle (JEB Stuart Monument, UDC 2021-25), was made by Commissioner David Johannas, and seconded by Chairman Poole.

Alex Nyerges, Director of the Virginia Museum of Fine Arts spoke regarding the re-imagining of Monument Avenue.

The motion failed by the following vote (3:5), with Chairman Poole and Commissioners Thompson and Johannas voting in support, and Vice-Chairman Law and Commissioners Saunders, Addison, Greenfield, and Hepp-Buchanan voting in opposition.

5. [UDC 2021-26](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[UDC Presentation to CPC](#)
[UDC 2021-26 Public notice](#)
[Letter State Senator Reeves](#)
[Additional Public Comment](#)
[Letter Governor Northam's Office](#)
[Studio Two Three Letter](#)
[Citizen Input Pedestals](#)
[Input VA Monument Preservation Taskforce](#)
[Public Comment](#)
[Citizen Comment](#)
[Input Reimagining Monument Avenue](#)

Item Description: Final location, character, and extent review of the removal of a cannon monument; 2395 Monument Avenue (Confederate Cannon #1)

Mr. Alex Dandridge provided staff's presentation for Items 5-9.

Public Hearing: Mr. Thomas Courtney suggested a replacement for all monuments on the agenda.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Greenfield, that the Commission make no recommendation regarding this Location, Character and Extent Item.

The motion carried by the following vote:

Aye -- 8 - * Commissioner David Johannas, * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Andreas Addison

6. [UDC 2021-27](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[UDC Presentation to CPC](#)
[UDC 2021-27 Public notice](#)
[Letter State Senator Reeves](#)
[Additional Public Comment](#)
[Letter Governor Northam's Office](#)
[Studio Two Three Letter](#)
[Citizen Input Pedestals](#)
[Input VA Monument Preservation Taskforce](#)
[Public Comment](#)
[Citizen Comment](#)
[Input Reimagining Monument Avenue](#)

Item Description: Final location, character, and extent review of the removal of a monument and pedestal; 2399 Monument Avenue (Jefferson Davis Memorial)

Mr. Alex Dandridge provided staff's presentation for this Item during the presentation of Item 5.

Public Hearing:

Tyler Rackley expressed concern with the process.

Jim Goodin supports replacement suggestions.

A motion was made by Commissioner Elizabeth Hancock Greenfield, seconded by Commissioner Max Hepp-Buchanan, that the Commission make no recommendation regarding this Location, Character and Extent Item.

The motion carried by the following vote:

- Aye --** 8 - * Commissioner David Johannas, * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Andreas Addison

7. [UDC 2021-28](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[UDC Presentation to CPC](#)
[UDC 2021-28 Public notice](#)
[Letter State Senator Reeves](#)
[Additional Public Comment](#)
[Letter Governor Northam's Office](#)
[Studio Two Three Letter](#)
[Citizen Input Pedestals](#)
[Citizen Input UDC 2021 28](#)
[Input VA Monument Preservation Taskforce](#)
[Public Comment](#)
[Citizen Comment](#)
[Input Reimagining Monument Avenue](#)

Item Description: Final location, character, and extent review of the removal of a monument and pedestal; 2799 Monument Avenue (Stonewall Jackson Monument)

Mr. Alex Dandridge provided staff's presentation for this Item during the presentation of Item 5.

Public Hearing: No one spoke

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Saunders, that this Location, Character and Extent Item be approved with the following condition:

-After the monument is removed, the City of Richmond's Department of Public Works prioritize this intersection to receive pedestrian enhancements.

The motion carried by the following vote:

- Aye --** 6 - * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law and * Commissioner Andreas Addison
- No --** 2 - * Commissioner David Johannas and * Commissioner Rodney Poole

8. [UDC 2021-29](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[UDC Presentation to CPC](#)
[UDC 2021-29 Public notice](#)
[Letter State Senator Reeves](#)
[Additional Public Comment](#)
[Letter Governor Northam's Office](#)
[Studio Two Three Letter](#)
[Citizen Input Pedestals](#)
[Input VA Monument Preservation Taskforce](#)
[Public Comment](#)
[Citizen Comment](#)
[Input Reimagining Monument Avenue](#)

Item Description: Final location, character, and extent review of the removal of a monument and pedestal; 3099 Monument Avenue (Matthew F. Maury Monument)

Mr. Alex Dandridge provided staff's presentation for this Item during the presentation of Item 5.

Public Hearing:

Sarah Driggs does not support removal.

Katherine Driggs, Reimagining Monument Ave Collective, does not support removal.

Jim Goodin supports removal and beautification.

Andrew Bennett Morehead stated the bases must go with the statuary.

A motion was made by Commissioner Greenfield, seconded by Commissioner Hepp-Buchanan, that the Commission make no recommendation regarding this Location, Character and Extent Item. The motion carried by the following vote:

Aye -- 7 - * Commissioner David Johannas, * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Andreas Addison

Excused -- 1 - * Commissioner Melvin Law

9. [UDC 2021-30](#)

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[UDC Presentation to CPC](#)
[UDC 2021-30 Public notice](#)
[Letter State Senator Reeves](#)
[Additional Public Comment](#)
[Letter Governor Northam's Office](#)
[Studio Two Three Letter](#)
[Citizen Input Pedestals](#)
[Input VA Monument Preservation Taskforce](#)
[Public Comment](#)
[Citizen Comment](#)
[Input Reimagining Monument Avenue](#)

Item Description: Final location, character, and extent review of the removal of a monument and pedestal; 3099 Monument Avenue (Matthew F. Maury Monument)

Mr. Alex Dandridge provided staff's presentation for this Item during the presentation of Item 5.

Public Hearing: No one spoke

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Greenfield, that the Commission make no recommendation regarding this Location, Character and Extent Item. The motion carried by the following vote:

Aye -- 7 - * Commissioner David Johannas, * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Andreas Addison

Excused -- 1 - * Commissioner Melvin Law

10. [UDC 2021-31](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[UDC Presentation to CPC](#)
[UDC 2021-31 Public notice](#)
[Letter State Senator Reeves](#)
[Additional Public Comment](#)
[Studio Two Three Letter](#)
[Citizen Input Pedestals](#)
[Input VA Monument Preservation Taskforce](#)
[Public Comment](#)
[Input Reimagining Monument Avenue](#)

Item Description: Final location, character, and extent review of the removal of various monuments and pedestals; 15 N. Laurel Street (Fitzhugh Lee Cross, Joseph Bryan Monument, William Carter Wickham Monument)

Mr. Alex Dandridge provided staff's presentation.

Public Hearing:

Katherine Driggs does not support removal.

Andrew Bennett Morehead stated the bases must go with the statuary.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Law, that the Commission make no recommendation regarding this Location, Character and Extent Item. The motion carried by the following vote:

Aye -- 8 - * Commissioner David Johannas, * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Andreas Addison

11. [ORD. 2021-150](#)

To amend the official zoning map for the purpose of rezoning certain properties in the Greater Scott's Addition neighborhood, in order to implement the adopted Richmond 300 Master Plan, and to amend the official zoning map for the purpose of designating certain street blocks as "priority streets" and certain street blocks as "street-oriented commercial streets" in the Greater Scott's Addition neighborhood. (2nd District)

- Attachments:** [Ord. No. 2021-150](#)
[Staff Report](#)
[Master Plan Future Land Use Map](#)
[Existing Zoning Map](#)
[Proposed Zoning Map](#)
[Priority Streets Map](#)
[Street Oriented Commercial Frontage Map](#)
[City Planning Commission Resolution of Intent](#)
[Public Comment Letters](#)
[Rezoning Presentation CPC 210706](#)

Mr. Will Palmquist provided staff's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner David Johannas, seconded by Commissioner Max Hepp-Buchanan, that this Ordinance be recommended for approval to the City Council. The motion carried unanimously (8:0).

12. [ORD. 2021-151](#)

To amend the official zoning map for the purpose of rezoning certain properties in the Science Museum, Allison Street, and VCU&VUU Pulse BRT Station Areas, in order to implement the adopted Richmond 300 Master Plan and Pulse Corridor Plan, and to amend the official zoning map for the purpose of designating certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” in the Science Museum, Allison Street, and Virginia Commonwealth University and Virginia Union University Pulse BRT Station Areas. (2nd District)

- Attachments:** [Ord. No. 2021-151](#)
[Staff Report](#)
[Master Plan Future Land Use Map](#)
[Existing Zoning Map](#)
[Proposed Zoning Map](#)
[Priority Streets Map](#)
[Street Oriented Commercial Frontage Map](#)
[City Planning Commission Resolution of Intent](#)
[Public Comment Letters](#)
[Pulse- Allison Street Rezoning PDR Director Presentation](#)

Mr. Kevin Vonck provided staff's presentation.

Public Hearing:

Matt Roberts, representing Sterling Builder, requested an amendment to include 1315 and 1321-1335 West Clay Street in the R-63 District.

Kerthy Hearn, Historic West Grace Street Association, expressed concerns with the ordinance and suggesting amendments including height limits and an overlay for step-backs.

Jerome Legions, Carver Area Civic Improvement League, expressed concerns with the ordinance.

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

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Saunders, that the motion be amended to recommend approval of the Ordinance to the City Council with the recommendation that a parking overlay district be pursued by staff.

The motion to amend the motion carried unanimously (8;0).

The Commission then voted on the amended motion, which carried by the following vote:

13. [ORD. 2021-182](#)

To authorize a Creighton Court Redevelopment Preliminary Community Unit Plan permitting the development of a residential community of up to 700 dwelling units on approximately 38 acres of land located at 3070 Nine Mile Road, 3100 Nine Mile Road, 2101A Creighton Road and portions of adjacent unimproved public rights-of-way in Tate Street and Tuxedo Boulevard, upon certain terms and conditions. (As Amended)

Attachments: [Ord. No. 2021-182 - Amended 20210726](#)

[Staff Report](#)

[Application](#)

[Applicant's Report](#)

[Concept Plan](#)

[Survey](#)

[Community Engagement Report](#)

[Map](#)

[Resolution](#)

[20210726 Amendment of Ord. No. 2021-182](#)

Mr. Rich Saunders provided staff's presentation.

Ms. Stacey Daniels-Fayson, Richmond Redevelopment and Housing Authority, spoke for the applicant.

Mr. Juan Powell, Community Builders, also spoke for the applicant.

Public Hearing: No one spoke

A motion was made by Commissioner Johannas, seconded by Commissioner Law, that this Ordinance be recommended for approval to the City Council

with the following amendment:

-That solid vinyl shall not be a permitted building siding material.

The motion carried by the following vote: (5;0), with Commissioners Thompson, Saunders, and Addison excused from the vote.

14. [PDRPRES
2021.138](#)

Attachments: [Short Term Rental Presentation PDR Director](#)
[Public Comment](#)

Item Description: Short-Term Rental Ordinance Report

Mr. Kevin Vonck provided staff's presentation.

Public Comment:

Stacie Vanchieri expressed concerns with residency requirements and the tracking software.

Tyler Rackley expressed concerns with the short-term rental ordinance and implementation.

Jill McAuliffe expressed concerns with the short-term rental ordinance and agreed with Stacie Vanchieri's statements.

Carrie Rogers expressed support for other short-term rental operators in the city.

Thomas Courtney expressed agreement with the statements made during the public hearing, and does not support the residency requirement.

Upcoming Items

Mr. Ebinger shared a list of items tentatively scheduled for the July 19, 2021 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 6:25 pm.