



City of Richmond

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Meeting Minutes - Final Planning Commission

Tuesday, September 6, 2022

1:30 PM

5th Floor Conference Room

Call To Order

Chairman Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

This meeting will be held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219. While all Planning Commissioners and staff will attend the meeting in-person, citizens may participate in the meeting virtually.

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
2022.048](#)

Public Access and Participation Instructions

Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@rva.gov in lieu of speaking through audio or video means during the meeting. All written comments received via email prior to 10:00 a.m. on the day of the meeting were 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.

Roll Call

- Present 8 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young, and * Commissioner Rebecca Rowe
- Absent 1 - * Commissioner Reginald Gordon

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

There were no minutes to approve.

Director's Report

Director Vonck invited Mr. Aaron Bond to provided an update on the Richmond 300 Master Plan. Mr. Bond gave a presentation to the commissioners on the city's efforts to

update the provisions for priority investment neighborhoods in the Richmond 300 Master Plan.

- Council Action Update

Alyson Oliver provided an update on the actions taken by City Council at its August 17, 2022 Special Meeting.

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2022-191](#) To repeal ch. 16, art. II (§§ 16-19-16-31) of the City Code; to amend ch. 30, art. VI, div. 10.1 by adding therein a new section 30-691.1:1, concerning definitions for the Affordable Dwelling Unit Density Program; and to amend City Code §§ 30-691, 30-691.1, 30-691.2, 30-691.3, 30-691.4, 30-691.6, 30-691.7, 30-691.8, 30-691.9, 30-691.11, for the purpose of revising the Affordable Housing Dwelling Unit Density Program as authorized by Va. Code § 15.2-2305.1.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this Ordinance be continued to the October 3, 2022 meeting of the Planning Commission. The motion carried unanimously.

3. [ORD. 2022-228](#) To authorize the special use of the property known as 109 East 17th Street for the purpose of two two-family attached dwellings, upon certain terms and conditions. (8th District)

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Pinnock, that this Ordinance be continued to the October 3, 2022 meeting of the Planning Commission. The motion carried unanimously.

4. [ORD. 2022-229](#) To authorize the special use of the property known as 501 North Allen Avenue for the purpose of a hotel use and ground floor commercial use, upon certain terms and conditions, and to repeal Ord. No. 98-115-182, adopted Jun. 8, 1998. (2nd District)

A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that this Ordinance be continued to the September 19, 2022 meeting of the Planning Commission. The motion carried unanimously.

5. [ORD. 2022-231](#) To authorize the special use of the property known as 3001 Midlothian Turnpike for the purpose of two single-family attached dwellings and a single-family detached dwelling, with off-street parking, upon certain terms and conditions. (5th District)

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this Ordinance be continued to the September 19, 2022 meeting of the Planning Commission. The motion carried unanimously.

6. [CPCR.2022.062](#)

Institutional Master Plan Amendment for the University of Richmond

A motion was made by Commissioner Murthy, seconded by Commissioner Pinnock, that this Ordinance be continued to the October 3, 2022 meeting of the

Planning Commission. The motion carried unanimously.

Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Samuel Young and * John Thompson

Excused -- 2 - * Commissioner Andreas Addison and * Lincoln Saunders

7. [PDRPRES 2022.051](#)

Update on proposed zoning ordinance rewrite.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Greenfield, that this PDR Presentation be continued . The motion carried unanimously.

Consent Agenda

During the public hearing, Lisa Hawkey spoke in opposition to ORD. 2022-233 (Item #14) , expressing concerns about the proposed density and lack of off-street parking.

A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that the consent be adopted. The motion carried unanimously.

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.

8. [ORD. 2022-223](#)

To amend and reordain Ord. No. 2004-345-325, adopted Dec. 13, 2004, which previously authorized the special use of the properties known as 3217 Grove Avenue and 111 North Dooley Avenue, now known as 3217 Grove Avenue and 3219 Grove Avenue, for the purpose of a single-family detached dwelling use and a lot split for the construction of a single-family detached dwelling, to authorize a three-car garage at 3219 Grove Avenue instead of the two-car garage previously authorized on that property, upon certain terms and conditions. (1st District)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2022-224](#)

To amend and reordain Ord. No. 2021-322, adopted Dec. 13, 2021, which authorized 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, to provide for modified plans, upon certain terms and conditions. (4th District)

This Ordinance was recommended for approval to the City Council.

10. [ORD. 2022-225](#)

To conditionally rezone the properties known as 501 Orleans Street and 4811 South 37th Street from the M-1 Light Industrial District to the B-5 Central Business District, upon certain proffered conditions. (7th District)

This Ordinance was recommended for approval to the City Council.

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11. [ORD. 2022-226](#) To authorize the special use of the property known as 617 North 1st Street for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (2nd District)
- This Ordinance was recommended for approval to the City Council.**
12. [ORD. 2022-227](#) To authorize the special use of the property known as 2906 5th Avenue for the purpose of a multifamily dwelling containing up to 52 dwelling units, with off-street parking, upon certain terms and conditions. (6th District)
- This Ordinance was recommended for approval to the City Council.**
13. [ORD. 2022-230](#) To authorize the special use of the property known as 103 Libbie Avenue for the purpose of a single-family detached dwelling, with driveway access to the street, upon certain terms and conditions. (1st District)
- This Ordinance was recommended for approval to the City Council.**
14. [ORD. 2022-233](#) To authorize the special use of the property known as 3122 Parkwood Avenue for the purpose of a two-family detached dwelling, with off-street parking, upon certain terms and conditions. (5th District)
- This Ordinance was recommended for approval to the City Council.**
15. [ORD. 2022-234](#) To authorize the special use of the property known as 1701 Roseneath Road for the purpose of a mixed-use building containing dwelling units, amenity space, commercial space, and structured parking spaces, upon certain terms and conditions. (2nd District)
- This Ordinance was recommended for approval to the City Council.**

Regular Agenda

16. [ORD. 2022-232](#) To authorize the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, upon certain terms and conditions. (1st District)
- Mr. Jonathan Brown gave an overview of this request. Mr. Matthew Ebinger then provided an overview of the West of the Boulevard Design Guidelines and their applicability to the subject proposal.
- Will Payne and Robert England, representatives for the applicant, entertained questions from members of the Planning Commission. Questions focused on the extent of neighborhood engagement to date, the number of parking spaces provided, and the West of the Boulevard Design Overlay Guidelines.
- Chairman Poole opened the public hearing:
- Caley Crawford, President of the Museum District Association, spoke in opposition to the request, citing concerns with impact to pedestrians that will be posed by the proposed mid-block curb cut and the height of the cornice.

Stephen Versen spoke in opposition to the request, citing concerns with the proposed setbacks.

Sean Bell spoke in opposition to the request, citing concerns with massing and the proposed changes from the underlying zoning district.

Boz Boschen spoke in opposition to the request, citing concerns with the proposed demolition, density, compatibility with the Richmond 300 preservation objectives, and the lack of opportunity for public input.

Cyane Crump, a representative for the Historic Richmond Foundation, spoke in opposition to the request, asking that members of the Planning Commission support the neighborhood voice. Ms. Crump also cited a concern with a perceived increase in the volume of demolition across the city and asked the Commissioners to consider adopting a city-wide demolition policy.

Jennifer Fidura spoke in opposition to the request, citing concerns with the massing and lack of backyard space.

Arthur Seidenberg spoke in opposition to the request and raised procedural questions about the SUP timeline.

Lynn Davis spoke in opposition to the request, requesting that the applicant consider renovating the existing dwelling.

Seeing no one else wishing to speak, Chairman Poole closed the public hearing.

Members of the Planning Commission discussed the request. Discussion focused on the condition of the existing dwelling, the proposed architectural design and its conformance to the West of the Boulevard Overlay Design Guidelines, and the need for more discussion with the community.

A motion was made by Commissioner Pinnock, seconded by Commissioner Hepp-Buchanan, that this Ordinance be continued to the September 19, 2022 meeting of the Planning Commission. The motion carried unanimously.

17. [PDRPRES
2022.049](#)

Presentation on proposed city-wide zoning changes pertaining to revising short-term rental regulations, eliminating parking space minimums, and permitting accessory dwelling units.

Mr. Brian Mercer gave a presentation on three proposed city-wide zoning ordinance changes, providing an overview of the proposed changes, an update on the process and public participation to date, and a summary of feedback received and anticipated next steps.

Upcoming Items

Mr. Matthew Ebinger shared a list of items tentatively scheduled for the September 19, 2022 meeting of the Planning Commission.

Adjournment

Chairman Poole adjourned the meeting at 4:35 pm.