



City of Richmond

City Hall
Richmond VA, 23219
(p) 804.646.6304
(f) 804.646.5789

Meeting Minutes - Final Planning Commission

Tuesday, September 7, 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
2021.155](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
9-7-21](#)

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

Commissioner Greenfield was also in attendance, for a quorum of 8 members.

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

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

- 2. [PDRMIN 2021.054](#)

Attachments: [DRAFT CPC Minutes 3 May 2021 Meeting](#)

A motion was made by Commissioner Greenfield, seconded by Vice Chair Law, that the May 3, 2021 Minutes be approved. The motion carried by the following vote:

- Aye --** 6 - * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Vivek G. Murthy
- Excused --** 2 - * Commissioner Lincoln Saunders and * Commissioner Burchell Pinnock

Director's Report

- Richmond 300 Update

Mr. Kevin Vonck provided an update.

- Council Action Update

Mr. Richard Saunders stated there is no Council Action update.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

A motion was made by Commissioner Law, seconded by Commissioner Greenfield, that Consent Agenda be adopted. The motion carried by the following vote:

- Aye --** 7 - * Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy and * Commissioner Burchell Pinnock
- Excused --** 1 - * Commissioner Lincoln Saunders

- 3. [ORD. 2021-214](#) To amend Ord. No. 2010-028-36, adopted Feb. 22, 2010, which authorized the special use of the property known as 5724 Patterson Avenue for the purpose of waiving certain yard requirements, to allow additional floor area within the shopping center for restaurant use, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2021-214](#)
[Staff Report 5724 Patterson Avenue](#)
[Application Form](#)
[Applicant's Report](#)
[Agent Authorization](#)
[Plans](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 4. [ORD. 2021-215](#) To amend Ord. No. 2020-023, adopted February 10, 2020, which authorized the special use of the property known as 821 North 25th Street for the purpose of a multifamily dwelling containing up to three live/work units, to modify the conditions for the live/work units, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2021-215](#)
[Staff Report 821 North 25th Street](#)
[Application Form and Applicant's Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 5. [ORD. 2021-216](#) To authorize the special use of the property known as 1505 West Main Street for the purpose of a mixed-use building containing commercial uses and up to six multifamily dwelling units, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2021-216](#)
[Staff Report 1505 West Main Street](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Opposition_1505 W Main Street SUP](#)

This Ordinance was recommended for approval to the City Council.

- 6. [ORD. 2021-217](#) To authorize the special use of the property known as 1520 West Main Street for the purpose of two mixed-use buildings containing commercial uses, outdoor dining, and up to 20 multifamily dwelling units, upon certain terms and conditions. (5th District)

- Attachments:** [Ord. No. 2021-217](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Opposition_1505 West Main Street SUP](#)
[Opposition Minnick](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2021-218](#) To authorize the special use of the property known as 2320 East Marshall Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

- Attachments:** [Ord. No. 2021-218](#)
[Staff Report 2320 East Marshall Street](#)
[Application](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support Church Hill Association](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2021-219](#) To authorize the special use of the property known as 4331 Shackleford Road for the purpose of a two-family detached dwelling, upon certain terms and conditions. (8th District)

- Attachments:** [Ord. No. 2021-219](#)
[Staff Report 4331 Shackleford Rd](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

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

9. [a2021 - 5259](#)

- Attachments:** [Bloomberg Road Mural CPC Staff Report](#)
[Bloomberg Road Mural Application](#)
[Mayor Support Letter_Bloomberg Asphalt Art Initiative grant Dec 2019](#)
[Mayor Support Letter for Mural Message](#)

Item Description: Section 17.05 Review of the Bloomberg Road Mural Proposal at the Intersection of West Marshall Street and Brook Road.

Mr. Kevin Vonck and Ms. Susan Glasser provided staff's presentation.

Public Hearing:

Ms. Ashley Kistler and Mr. Vaughan Garland spoke in support.

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this Section 17.05 Review be adopted. The motion carried by the following vote:

- Aye --** 7 - * Elizabeth Hancock Greenfield, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy and * Commissioner Burchell Pinnock
- Abstain --** 1 - * Commissioner Max Hepp-Buchanan

10. [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.

Ms. Adrienne Torres, GRTC, provided the applicant's presentation.

Ms. Dironna Clarke, DPW, provided the staff's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Saunders, seconded by Vice Chair Law, that this Location, Character and Extent Item be adopted. 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 Burchell Pinnock
- No --** 2 - * Commissioner Rodney Poole and * Commissioner Vivek G. Murthy

11. [ORD.
2021-208](#)

To authorize the special use of the property known as 3101 East Marshall Street for the purpose of a mixed-use building, upon certain terms and conditions. (As Amended) (7th District)

- Attachments:** [Ord. No. 2021-208](#)
[Staff Report 3101 E Marshall St](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Church Hill Association Letter of Support October 2021](#)
[Church Hill Association Letter](#)
[Letters of Opposition](#)
[Letters of Support](#)
[Opposition-Zerbe](#)
[Opposition-Jordan-Cooley](#)
[Opposition Received Since 2nd Hearing](#)
[Opposition Letters Recd After 10.4.21](#)
[Plans 11-4-2021](#)
[20211213 Amendment of Ord. No. 2021-208](#)

Mr. Rich Saunders provided staff's presentation.

Mr. Sean Jefferson provided the applicant's presentation.

Public Hearing:

Opposition:

- Rich Wolkiewicz
- Melissa Newell
- Lauren Trotta
- Lucie Blanchard
- Jacob Dubois
- Jack Dustin
- Stewart Schwartz
- Dan Montgomery
- Emily Montgomery

A motion was made by Commissioner Pinnock, seconded by Vice Chair Law, that this Ordinance be recommended for approval with amendments to require private trash collection and use of dumpsters rather than super cans. The motion failed 3:4, with Commissioners Greenfield, Thompson, Poole, and Murthy voting to oppose the motion.

12. [PDRPRES
2021.156](#)

Attachments: [Shockoe Small Area Plan 9.7.21 Presentation to CPC](#)
[2021 10 19 - Board Vacancy Packet - LUHT](#)

Item Description: Shockoe Small Area Plan Update

Ms. Kimberly Chen provided staff's presentation.

Upcoming Items

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

Adjournment

Mr. Poole adjourned the meeting at 4:56 pm.