



City of Richmond

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

Meeting Minutes - Final Planning Commission

Monday, March 21, 2022

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic communication means.

This meeting will be held through electronic communication means pursuant to the current ongoing declaration of a local emergency concerning the COVID-19 pandemic confirmed by Res. No. 2020-R025, adopted March 16, 2020, and as permitted by section 2.2-3708.2(A)(3) of the Virginia Freedom of Information Act. 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
2022.011](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
3-21-2022](#)

Secretary Richard Saunders read the 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.

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

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

Roll Call

Reginald Gordon served as an alternate for CAO Lincoln Saunders.

Commissioner Andreas Addison arrived late.

- Present 8 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, and * Commissioner Lincoln Saunders
- Absent 1 - * Commissioner Samuel Young

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

2. [PDRMIN 2022.008](#)

Attachments: [Approved Minutes March 4, 2022 Special Meeting](#)

A quorum of members who attended the March 4, 2022 special meeting voted to approve the March 4, 2022 meeting minutes; thus, the March 4, 2022 meeting minutes were approved.

A motion was made by Commissioner Murthy, seconded by Commissioner Saunders, that the March 4, 2022 Special Meeting Minutes be approved. The motion carried by the following vote:

- Aye --** 4 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders
- Excused --** 1 - * Commissioner Andreas Addison
- Abstain --** 3 - * Commissioner John Thompson, * Commissioner Burchell Pinnock and * Commissioner Elizabeth Hancock Greenfield

3. [PDRMIN 2022.009](#)

Attachments: [Approved Minutes March 7, 2022](#)

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that the March 7, 2022 Meeting Minutes be adopted. The motion carried by the following vote:

- Aye --** 5 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield and * Commissioner Rodney Poole
- Excused --** 1 - * Commissioner Andreas Addison
- Abstain --** 2 - * Commissioner John Thompson and * Commissioner Lincoln Saunders

Director's Report

Director Kevin Vonck provided an update that included changes to the building permit and

plan review process. Chairman Rodney Poole applauded Kevin Vonck's efforts and Commissioner Greenfield acknowledged that Kevin Vonck and staff have been working hard to make improvements.

- Council Action Update

Secretary Richard Saunders provided an update on the actions taken by City Council at its March 14, 2022 meeting.

Consideration of Continuances and Deletions from Agenda

4. [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: [Ord. No. 2021-097](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support - Edgehill Chamberlayne Court Civic Assoc](#)

Chairman Rodney Poole acknowledged that he has been in touch with DHR and Council for VA Union and that a resolution is close. He requested for one last continuance and noted that the Planning Commission will vote on the matter at its June 6, 2022 meeting.

A motion was made by Ms. Greenfield, seconded by Commissioner Hepp-Buchanan, that this Ordinance be continued to the June 6th, 2022 meeting of the Planning Commission . The motion carried by the following vote:

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, *
Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, *
Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, *
Commissioner Andreas Addison and * Commissioner Lincoln Saunders

Consent Agenda

Commission Murthy noted that he is highly in support of Item 10.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that the consent agenda be approved. The motion carried by the following vote:

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, *
Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, *
Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, *
Commissioner Andreas Addison and * Commissioner Lincoln Saunders

5. [ORD. 2022-036](#) To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, and 2017-169, adopted Oct. 9, 2017,

concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 400 Hioaks Road to allow for an expansion of the multifamily development known as “Beaufont Towers” located on the parcel known as 7015 West Carnation Street and also known as 350 Hioaks Road. (9th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-036](#)
[Application](#)
[Applicant's Report](#)
[Amended Community Unit Plan](#)
[Final Plan Amendment](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [CPCR.2022.028](#)

Attachments: [Signed Resolution](#)
[Staff Report](#)
[Resolution_Beaufont Oaks](#)

Item Title: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE BEAUFONT OAKS PRELIMINARY COMMUNITY UNIT PLAN AND A FINAL PLAN AMENDMENT, TO AMEND THE USE OF THE PARCEL KNOWN AS 400 HIOAKS ROAD TO ALLOW FOR AN EXPANSION OF THE MULTIFAMILY DEVELOPMENT KNOWN AS “BEAUFONT TOWERS” LOCATED ON THE PARCEL KNOWN AS 7015 WEST CARNATION STREET AND TO ALLOW FOR AN ADDITION TO THE MULTIFAMILY BUILDING LOCATED ON THE PARCEL KNOWN AS 7015 WEST CARNATION STREET.

This City Planning Commission Resolution was approved.

7. [ORD. 2022-048](#)

To close, to public use and travel, an alley in the block bounded by Bellemeade Road, Columbia Street, Afton Avenue, and Lynhaven Avenue, consisting of 11,145± square feet, upon certain terms and conditions.

Attachments: [Ord. No. 2022-048](#)
[Staff Report](#)
[Plat](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2022-049](#)

To amend and reordain Ord. No. 2021-017, adopted Feb. 22, 2021, which authorized the special use of the properties known as 2525 Belt Boulevard, 2613 Belt Boulevard, and 2701 Belt Boulevard for the purpose of up to 36 single-family attached dwellings, to instead authorize up to 34 single-family attached dwellings and three two-family dwellings, upon certain terms and conditions. (8th District)

Attachments: [Ord. No. 2022-049](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2022-052](#) To amend and reordain Ord. No. 2021-018, adopted Feb. 22, 2021, which authorized the special use of the properties known as 5300 Rear Hull Street Road, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road for the purpose of up to 65 single-family attached dwellings, to instead authorize up to 73 single-family attached dwellings, upon certain terms and conditions. (9th District)

Attachments: [Ord. No. 2022-052](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

10. [ORD. 2022-087](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by the Richmond Redevelopment and Housing Authority and known as 400 East 15th Street, 426 East 15th Street, and 1421 Dinwiddie Avenue for the purpose of maintaining such properties as public greenspace and for playground and recreational uses. (8th District)

Attachments: [Ord. No. 2022-087](#)
[Staff Report](#)
[Parcels 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

13. [CPCR.2022.025](#)

Attachments: [Signed Resolution](#)
[Resolution of Intent- Amend Affordable House Dwelling Unit Program](#)

Item Title: Resolution of Intent to Amend Affordable Housing Dwelling Unit (Density Bonus) Program

Mr. Matthew Welch provided staff's presentation on behalf of DCAO Sharon Ebert.

Commissioner Thompson asked Mr. Welch how much feedback had been sought from the development community. Mr. Welch explained that Sharon Ebert would have more information and that the state code legislation is prescriptive in what localities can use as incentives in the Zoning Ordinance.

Commissioner Andreas Addison discussed the importance of the amendments and offered ways to explore other tools to incentivize affordable house.

Chairman Rodney Poole encouraged Matthew Welch and his team to get information to the Commission as early as possible in order for a thorough review.

Public Hearing:

Joh Gehlbach spoke in support.

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this City Planning Commission Resolution be approved. The motion carried unanimously.

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison and * Commissioner Lincoln Saunders

11. [ORD. 2022-050](#) To authorize the special use of the property known as 5 North Colonial Avenue for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2022-050](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Map](#)
[Plans & Survey](#)
[Letter of No Opposition_MDA](#)
[Opposition Catherine May](#)
[Opposition_Kelly_5 N Colonial](#)
[Opposition_Austin_5 N Colonial](#)
[Opposition_Gail Austin_5 N Colonial](#)
[Opposition_Millner_N Colonial](#)
[Support_Van Inwegan_5 N Colonial](#)
[Opposition_Caulkins_5 N Colonial](#)
[Opposition_Nelson_5 N Colonial](#)
[Opposition_Walker_5 N Colonial](#)

Commissioner Addison was absent and did not vote on this item.

Mr. David Watson provided staff's presentation.

Mr. David Johannas, Johannas Design, provided the applicant's presentation.

Public Hearing:

Opposition:

Bollin Millner noted that the plans do not meet historic preservation and design goals of Richmond 300, in addition to the garage entrance location off of a side alley.

Katherine Kelly expressed concern over the garage entrance location off of a side alley.

Allison Schutzer noted that the existing house is one of the few houses west of the Boulevard constructed prior to 1900 and expressed concern about the changes to the character of the neighborhood with the proposal.

Justin Austin noted that his main concern is with the finishes of the facade.

Commissioner Greenfield asked if Mr. Johannas could comment on whether or not the building is considered "historic."

David Johannas explained that the community decided to become a design overlay as opposed to a CAR district, which does not protect the house from demolition. He noted that some of the building finishes are not original to the house, including the stucco.

Commissioner Pinnock asked if Mr. Johannas could speak to the decision for the garage access along the side alley.

David Johannas explained that this alley provides access to many other garages and that Richmond 300 asks for alley access at the rear of buildings, not necessarily requiring that access be provided from the rear.

Matthew Ebinger clarified that staff opines Richmond 300 to encourages parking to be provided at the rear of street-facing buildings, and that access may be provided off of either a side or rear alley.

Director Kevin Vonck explained that Richmond 300 promotes pedestrian safety along the sidewalk by preventing new curb cuts, and to visually screen parking by providing parking to the rear. He also clarified that the special use is necessary because the zoning district does not permit multifamily dwellings and that staff and the Commission have to evaluate the merits of the application against competing goals and priorities in Richmond 300.

A motion was made by Commissioner Greenfield, seconded by Commissioner Hepp-Buchanan that this Ordinance be recommended for approval. The motion carried unanimously.

12. [ORD. 2022-051](#)

To authorize the special use of the property known as 417 Libbie Avenue for the purpose of a multifamily dwelling containing up to 26 dwelling units and off-street parking, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2022-051](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey 1](#)
[Plans & Survey 2](#)
[Map](#)
[No Opposition WCA 417 Libbie Ave](#)
[Opposition Graham 417 Libbie](#)
[Opposition Hagerty 417 Libbie](#)
[Opposition Carpenter 417 Libbie](#)

Commissioner Pinnock abstained from voting on this item. Commissioner Gordon was absent and did not vote on this item.

Mr. Jonathan Brown provided staff's presentation.

Mr. Bruce Tyler spoke for the applicant.

Public Hearing: No one spoke.

Commissioner Andreas Addison asked how Mr. Tyler if and how he worked with the neighborhood.

Bruce Tyler explained the changes that were made to accommodate concerns raised by the Westhampton Citizens Association and staff feedback.

Chariman Rodney Poole acknowledged that the applicant had worked extensively with Westhampton Citizens Association and noted that it is a good model for which applicants can work collaboratively with the neighborhood in order to achieve a product that both parties can support.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy that this Ordinance be recommended for approval. The motion carried unanimously with Commissioner Pinnock abstaining.

14. [UDC 2022-04](#)

Attachments: [CPC 2022-04 Staff Report](#)
[UDC 2021-04 Application & Plans](#)

Item Title: UDC 2022-04 - Final location, character, and extent review of the removal of a highway marker along Richmond Highway located at 400 Richmond Highway.

Commissioners Gordon and Addison were absent and did not vote on this item.

Mr. Alex Dandridge and Ms. Jeannie Welliver provided staff's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield that this Location, Character and Extent Item be approved. The

motion carried unanimously.

15. [UDC 2022-05](#)

Attachments: [CPC 2022-05 Staff Report](#)

[Location & Plans](#)

Item Title: UDC 2022-05 - Final location, character, and extent review of the removal of a highway marker along Richmond Highway located at the intersection of Richmond Highway and Harwood Street.

Commissioners Gordon and Addison were absent and did not vote on this item.

Mr. Alex Dandridge and Ms. Jeannie Welliver provided staff's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy that this Location, Character and Extent Item be approved. The motion carried unanimously.

Upcoming Items

Secretary Richard Saunders shared a list of items tentatively scheduled for the April 4, 2022 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 3:28 pm.