



City of Richmond

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Meeting Minutes - Draft Planning Commission

Monday, January 4, 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 the Planning Commission meeting on Monday, January 4, 2021, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES
2020.077](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
1-4-2021](#)

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.

All written comments received via email prior to 10:00 a.m. on Monday, January 4, 2021, 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

- Present 9 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Ellen Robertson, and * Commissioner Vivek G. Murthy

Chair's Comments

Mr. Poole welcomed all who were present.

- Election of Officers for 2021

Election of Officers was continued to the January 19, 2021 meeting of the Planning Commission.

Director's Report

- Richmond 300 Update

Mr. Mark Olinger provided an update.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its December 14, 2020 meeting.

- 2021 Meeting Schedule

The Planning Commission will continue to meet the first and third Monday of the month unless there is a holiday.

Consideration of Continuances and Deletions from Agenda

2. [ORD. 2020-261](#) To amend and reordain City Code §§ 30-420.1, 30-420.1:1, and 30-420.2, concerning permitted uses in the R-73 Multifamily Residential District; 30-426.1, 30-426.1:1, and 30-426.2, concerning permitted uses in the RO-2 Residential-Office District; 30-432.1, concerning permitted uses in the I Institutional District; 30-434.1 concerning permitted uses in the B-1 Neighborhood Business District; 30-436.1, concerning permitted uses in the B-2 Community Business District; 30-438.1 and 30-438.2, concerning permitted uses in the B-3 General Business District; 30-440.1 and 30-440.2, concerning permitted uses in the B-4 Central Business District; 30-450.1, concerning permitted uses in the OS Office-Service District; 30-452.1, concerning permitted principal and accessory uses in the M-1 Light Industrial District; 30-1045.6, concerning specific conditions applicable to particular uses, and 30-1220, concerning certain definitions; to amend ch. 30. art. VI of the City Code by adding therein a new div. 15 (§§ 30-698-30.698.3), concerning specific conditions applicable to particular uses; and to amend ch. 30, art. XII of the City Code by adding therein new sections 30-1220.32:1, 30-1220.84:1, 30-1220.84:2, 30-1220.95:1, 30-1220.95:2, 30-1220.120:1, and 30-1220.122:1 .

- Attachments:** [Ord. No. 2020-261 - Amended 20210208](#)
[Staff Report](#)
[Planning Commission Resolution](#)
[Homelessness Strategic Plan](#)
[Proposed Zoning Changes Presentation 2021 - kijv](#)
[Presentation-210126-Video](#)
[Letter of Support](#)
[Letter of Opposition](#)
[7-3-Emergency-Housing-Presentation-210201](#)
[7-3-Emergency-Housing-Map-Zoning-201208](#)
[7-3-Emergency-Housing-Map-Zoning-D1](#)
[7-3-Emergency-Housing-Map-Zoning-D2](#)
[7-3-Emergency-Housing-Map-Zoning-D3](#)
[7-3-Emergency-Housing-Map-Zoning-D4](#)
[7-3-Emergency-Housing-Map-Zoning-D5](#)
[7-3-Emergency-Housing-Map-Zoning-D6](#)
[7-3-Emergency-Housing-Map-Zoning-D7](#)
[7-3-Emergency-Housing-Map-Zoning-D8](#)
[7-3-Emergency-Housing-Map-Zoning-D9](#)
[20210208 Amendment of Ord. No. 2020-261](#)

Pursuant to Planning Commission Resolution 2020-063, adopted December 7, 2020, the intent of this ordinance is to amend the Zoning Ordinance to provide more clear and consistent pathways to establish emergency, transitional, and permanent supportive housing uses within the City.

A motion was made by Commissioner Thompson, seconded by Commissioner Hepp-Buchanan, that this Ordinance be continued to the February 1, 2021 meeting of the Planning Commission. The motion carried unanimously.

3. [ORD. 2020-265](#) To authorize the special use of the property known as 2515 Rear Hanover Avenue for the purpose of a single-family detached dwelling, storage, a parking area, and a community garden, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-265 - Amended 20210208](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Opposition](#)
[Letters of Opposition](#)
[Letters of Opposition](#)
[FDA Letter](#)
[RSA Letter](#)
[Letters of Support](#)
[Letter of Support](#)
[Letter of Support](#)
[20210208 Amendment of Ord. No. 2020-265](#)

A motion was made by Vice Chair Law, seconded by Commissioner Hepp-Buchanan, that this Ordinance be continued to the February 1, 2021 meeting of the Planning Commission. The motion carried unanimously.

8. [ORD. 2020-266](#) To authorize the special use of the property known as 3419 2nd Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
[Ord. No. 2020-266](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

A motion was made by Commissioner Robertson, seconded by Vice Chair Law, that this Ordinance be continued to the February 1, 2021 meeting of the Planning Commission. The motion carried unanimously.

Consent Agenda

A motion was made by Commissioner Johannas, seconded by Commissioner Robertson, that Item 11 be moved from the consent agenda to the regular agenda. The motion carried unanimously.

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that Item 7 be moved from the consent agenda to the regular agenda. The motion carried unanimously.

Public Comment: No one spoke.

A motion was made by Vice Chair Law, seconded by Commissioner Hepp-Buchanan, that the amended Consent Agenda be approved. The motion carried by the following vote with Commissioner Johannas abstaining on Item 4:

Aye -- 9 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Ellen Robertson and * Commissioner Vivek G. Murthy

- 4. [ORD. 2020-249](#) To rezone the properties known as 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, 20 East Baker Street, 24 East Baker Street, and 11 East Charity Street from the B-2 Community Business District to the B-6 Mixed-Use Business District, and 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.

Attachments: [Ord. No. 2020-249](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 5. [ORD. 2020-262](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by Harry and Betty Loving, LLC and Loving's Produce, LLC and known as 200 North 17th Street, 208 North 17th Street, 212 North 17th Street, 214 North 17th Street, 220 North 17th Street, 222 North 17th Street, 103 Ambler Street, 1600 East Franklin Street, 1604 East Franklin Street, 1606 East Franklin Street, 1610 East Franklin Street, and 1601 East Grace Street for the purpose of the planned Enslaved African Heritage Campus in Shockoe Bottom in the city of Richmond.

Attachments: [Ord. No. 2020-262](#)
[Staff Report](#)
[Supplemental Documents](#)
[Map](#)
[Letter of Support Preservation Virginia](#)

This Ordinance was recommended for approval to the City Council.

- 6. [ORD. 2020-263](#) To amend Ord. No. 2019-203, adopted Sept. 9, 2019, which authorized the special use of the property known as 3111 Q Street for the purpose of a two-family detached dwelling, to authorize two single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-263](#)
[Staff Report](#)
[Application Form](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2020-267](#) To authorize the special use of the property known as 4016 Newport Drive for the purpose of an existing detached storage shed accessory to an existing single-family dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-267](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Concern](#)

This Ordinance was recommended for approval to the City Council.

10. [ORD. 2020-268](#) To authorize the special use of the property known as 406 Rear West Franklin Street for the purpose of a two-unit tourist home within an existing structure, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-268](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

12. [UDC 2020-19](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved.

13. [UDC 2020-20](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Public Comment Compilation](#)

This Location, Character and Extent Item was approved.

14. [UDC 2020-21](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Updated Interpretive Sign Location](#)

This Location, Character and Extent Item was approved.

15. [UDC 2020-22](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Updated Sign Location \(12/08/2020\)](#)

This Location, Character and Extent Item was approved.

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. 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

7. [ORD. 2020-264](#)

To authorize the special use of the property known as 111 Spring Street for the purpose of a parking deck, upon certain terms and conditions.

- Attachments:** [Staff Report](#)
[Ord. No. 2020-264](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Public Comment Letters](#)
[Ord. No. 2020-264](#)

Mr. Matthew Ebinger provided an overview of the Item.

Mr. Steve Mintz - VHDA, also spoke.

No public hearing was held.

A motion was made by Commissioner Greenfield, seconded by Commissioner Johannas, that this Ordinance be continued to the February 1, 2021 meeting of the Planning Commission. The motion carried unanimously with Commissioner Thompson abstaining.

11. [ORD. 2020-271](#) To authorize the special use of the property known as 7048 Forest Hill Avenue for the purpose of a freestanding sign, upon certain terms and conditions.

Attachments: [Ord. No. 2020-271 - Stricken 20210111](#)

[Staff Report](#)

[Application Form and Applicant's Report](#)

[Plans](#)

[Map](#)

[Letter of Opposition](#)

Mr. Matthew Ebinger provided an overview of the Item.

Public Hearing: No one spoke.

A motion was made by Commissioner Johannas, seconded by Vice Chair Law, that this Ordinance be recommended for approval to City Council. The motion carried unanimously.

16. [ORD. 2020-269](#) To authorize the special use of the properties known as 502, 504, 506, 508, 512, and 514 Westview Avenue for the purpose of up to 12 single-family detached dwellings, upon certain terms and conditions.

Attachments: [Ord. No. 2020-269](#)

[Staff Report](#)

[Application Form & Applicant's Report](#)

[Plans & Survey](#)

[Map](#)

[Letter of No Position Glenburnie Civic Association](#)

[Letter of Concern WCA](#)

[Letter of Opposition](#)

[Additional Letters of Opposition](#)

[Staff Presentation](#)

Mr. Jonathan Brown provided staff's presentation.

Ms. Lory Markham - Markham Planning, spoke for the applicant.

Public Hearing:

Mr. Joe Andrews - Westhampton Citizens Association expressed concern and Mr. Greg Lewis spoke in opposition.

Mr. Johannas stated he is concerned about affordability. This neighborhood is losing any sense of affordability with a natural process of becoming a more and more expensive

district as more and more people move in with more money. He stated, in general, I am concerned about affordability and what we are doing to bring affordability into other areas of the community where we have a need for a pretty strong workforce in the district between the hospital and the avenues.

Ms. Robertson stated my comment is in regards to we just adopted the Master Plan and I have expressed some concerns as it relates to some amendments that I would like to see added to the Master Plan. I would like to have the opportunity to speak with the entire commission about. When we talk about the subject matter that we continue to speak to as it relates to affordable housing when we have zoning that primarily only allows for single family homes for a certain lot size, it does not allow for the kinds of increase in density necessary in order for us to provide alternative sources of housing. She stated, I would like for us to at least have the staff to give me a status on the recommendation on the master plan for the Land Use. Ms. Robertson asked what is the land use proposed in the newly adopted Master Plan for this area?

Mr. Ebinger stated it is residential which does allow more density than perhaps what is usually seen in neighborhoods, that is why staff was able to recommend approval of this although it does not meet lot size requirements and other zoning matters. This Land Use recommendation is a step in the right direction in terms of recommending single family at higher density as well as accessory dwelling units and in some areas multifamily. The Land Use recommendation is in place, we need to update the zoning to match that.

A motion was made by Commissioner Johannas, seconded by Commissioner Greenfield, that this Ordinance be recommended for approval to City Council. The motion carried unanimously.

17. [ORD. 2020-270](#)

To authorize the special use of the properties known as 509 Libbie Avenue and 511 Libbie Avenue for the purpose of up to 14 single-family attached dwellings, upon certain terms and conditions.

Attachments: [Ord. No. 2020-270](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Opposition](#)
[Letter WCA](#)
[Letter of Support](#)
[Letters of Support](#)
[Libbie Ave Topographical Analysis](#)
[Letters of Support](#)
[Letter of Support](#)
[Letters of Opposition](#)
[Letters of Opposition](#)

Mr. Jonathan Brown provided staff's presentation.

Ms. Lory Markham - Markham Planning, spoke for the applicant.

Public Hearing:

Three individuals spoke in opposition: Mr. Chris Perkins, Mr. Joe Andrews - Westhampton Citizens Association, and Ms. Cyane Crump - Historic Richmond Foundation

A motion was made by Commissioner Saunders, seconded by Commissioner Johannas, that this Ordinance be continued to the February 1, 2021 meeting of the Planning Commission. The motion carried by the following vote: 7;2, with Vice Chair Law and Commissioner Greenfield voting in opposition.

Upcoming Items

Mr. Ebinger stated a presentation of the CIP is tentatively scheduled for the January 19, 2021 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 4:04 p.m.