



# City of Richmond

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

## Meeting Minutes Planning Commission

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Monday, August 3, 2020

1:30 PM

5th Floor Conference Room

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### **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. 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, August 3, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES  
2020.042](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission  
8/3/20](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@richmondgov.com](mailto: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, August 3, 2020, 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**

NOTE: Commissioner Reid was also in attendance.

- Present 8 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, and \* Commissioner Ellen Robertson

**Chair's Comments**

Mr. Poole welcomed all who were present.

**Approval of Minutes**

2. [PDRMIN 2020.013](#)

Attachments: [CPC Draft Minutes March 6, 2020 Special Meeting](#)

**A motion was made by Commissioner Greenfield, seconded by Commissioner Thompson, that the March 6, 2020 Meeting Minutes be adopted. The motion carried by the following vote:**

- Aye --** 5 - \* Chair Rodney Poole, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan and \* Commissioner John Thompson
- Excused --** 2 - \* Vice Chair Melvin Law and \* Lenora Reid
- Abstain --** 2 - \* Commissioner David Johannas and \* Commissioner Ellen Robertson

3. [PDRMIN 2020.014](#)

Attachments: [CPC Draft Minutes April 20, 2020](#)

**A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that the April 20, 2020 Meeting Minutes be adopted. The motion carried by the following vote:**

- Aye --** 6 - \* Chair Rodney Poole, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan and \* Commissioner John Thompson
- Excused --** 2 - \* Vice Chair Melvin Law and \* Lenora Reid
- Abstain --** 1 - \* Commissioner Ellen Robertson

**Director's Report**

**- Richmond 300 Update**

Ms. Maritza Pechin provided an update on Richmond 300.

**- Removal of Confederate Monuments**

Mr. Olinger stated there will be a Special Council meeting tonight to talk about the

removal of Confederate Monuments.

### - Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its June 27, 2020 meeting.

### Consideration of Continuances and Deletions from Agenda

4. [ORD. 2018-324](#) To amend and reordain Ord. No. 2007-131-174, adopted Jul. 23, 2007, which authorized the special use of the property known as 1400 Grove Avenue for the purpose of permitting a multifamily dwelling consisting of no more than ten units and authorized the special use of the properties known as 1410 and 1412 Grove Avenue for the purpose of allowing single-family attached dwellings on substandard sized lots, together with accessory off-street parking, to remove from the ordinance the provisions pertaining to 1412 Grove Avenue, upon certain terms and conditions.

**Attachments:** [Ord. No. 2018-324](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Map](#)

**A motion was made by Commissioner Ellen Robertson, seconded by Commissioner David Johannas, that this Ordinance be continued to the September 8, 2020 Planning Commission meeting. The motion carried unanimously.**

5. [ORD. 2018-325](#) To authorize the special use of the property known as 1412 Grove Avenue for the purpose of either a single-family attached dwelling or a single-family detached dwelling and up to four rooms or groups of rooms for short-term rental use, upon certain terms and conditions.

**Attachments:** [Ord. No. 2018-325](#)  
[Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Letters of Opposition Posted 1/8/2019](#)  
[Letters of Opposition Posted 11/19/2019](#)  
[Letters of Opposition Posted 9/4/2020](#)  
[Public Comment Forms - Opposition](#)  
[Opposition Letters.pdf](#)

**A motion was made by Commissioner Ellen Robertson, seconded by Commissioner Vik Murthy, that this Ordinance be continued to the September 8, 2020 Planning Commission meeting. The motion carried unanimously.**

**Consent Agenda**

Public Hearing: No one spoke.

**A motion was made by Vice Chair Melvin Law, seconded by Commissioner David Johannas, that the Consent Agenda be approved. The motion carried by the following vote:**

**Aye --** 9 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Lenora Reid and \* Commissioner Ellen Robertson

**6. [Location](#)  
[2020-001](#)**

**Attachments:** [Staff Report](#)  
[Easement Plat](#)  
[Parcel Map](#)

Item Title: Location Review of a proposed access easement at the intersection of a 12' public alley and Albemarle Avenue.

**This Location Item was approved.**

**7. [ORD.](#)  
[2020-169](#)**

To amend Ord. No. 2019-084, adopted Apr. 8, 2019, as previously amended by Ord. No. 2020-040, adopted Feb. 24, 2020, which declared that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road, to authorize the acquisition of additional fee simple and easement interests for the project.

**Attachments:** [Ord. No. 2020-169](#)  
[Staff Report](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

*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**

**8. [CPCR.2020.0](#)  
[33](#)**

- Attachments:** [Staff Report](#)  
[Resolution](#)  
[Staff Report July 20, 2020](#)  
[Letters of Opposition](#)  
[Letters of Support](#)  
[Additional Letter of Support](#)  
[OHHIC Letter](#)  
[B-3 Map](#)  
[B-3 Zoning Study](#)  
[City Council Resolution 2018-R081](#)  
[Amendment Process Flow Chart](#)

Item Title: To declare an intent to amend the B-3 General Business District in response to City Council Resolution 2018-R081.

Anne Darby provided staff's presentation for this Item and Item 9.

Public Hearing:

Jennifer Mullen, Roth Jackson, spoke in support of the item.

Councilman Michael Jones spoke in favor of the item.

Charles Pool, Oregon Hill Home Improvement Council, stated support of the removal of uses, but objects to overreach.

Mr. Johannas stated it is very important that we do everything we can to protect our city. Every time we delay protecting our city we are losing properties that are taking advantage of old zoning. This discussion has been going on for a while and always a little bit concerned when we look at something as broad as this, that the effect for the city as a whole is a major task. He stated he understood Oregon Hill's concerns when they were talking about property issues. He supports taking this action and taking this next step. It is the resolution to move forward.

**A motion was made by Commissioner Reid, seconded by Vice Chair Law, that this City Planning Commission Resolution be approved. The motion carried by the following vote:**

- Aye --** 9 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Lenora Reid and \* Commissioner Ellen Robertson

**9.** [CPCR.2020.0](#)  
[39](#)

**Attachments:** [Staff Report](#)  
[Resolution](#)  
[OHHIC Letter](#)  
[B-3 Zoning Study](#)  
[B-3 Map](#)  
[City Council Resolution 2018-R081](#)  
[Amendment Process Flow Chart](#)

Title: To declare an intent to rezone certain properties in the B-3 General Business District.

Public Hearing:

Charles Pool, Oregon Hill Home Improvement Council, spoke in opposition.

Jennifer Mullen, Roth Jackson, expressed objection of property owners to down zoning or making properties non-conforming.

**A motion was made by Vice Chair Law, seconded by Commissioner Johannas, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:**

**Aye --** 9 - \* Chair Rodney Poole, \* Vice Chair Melvin Law, \* Commissioner David Johannas, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Max Hepp-Buchanan, \* Commissioner John Thompson, \* Lenora Reid and \* Commissioner Ellen Robertson

## **Upcoming Items**

Mr. Ebinger listed the items tentatively scheduled for the August 17, 2020 meeting of the Planning Commission.

## **Adjournment**

Mr. Poole adjourned the meeting at 2:16 p.m.