



City of Richmond

City Hall
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Meeting Minutes - Draft Planning Commission

Monday, June 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
2021.131](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
6-7-21](#)

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 Matthew J. Ebinger, Secretary to the Planning Commission. 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

Note: Sharon Ebert served as an alternate for Lincoln Saunders.

- Present 8 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, and * Commissioner Andreas Addison
- Absent 1 - * Commissioner Vivek G. Murthy

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

2. [PDRMIN
2021.041](#)

Attachments: [CPC Draft Minutes Feb 1, 2021 Meeting](#)

A motion was made by Commissioner Addison, seconded by Vice Chair Law, that the February 1, 2021 Minutes be adopted. The motion carried by the following vote:

Aye -- 7 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Andreas Addison

Excused -- 1 - * Commissioner Lincoln Saunders

3. [PDRMIN
2021.042](#)

Attachments: [CPC Draft Minutes Feb 16, 2021 Meeting](#)

A motion was made by Vice Chair Law, seconded by Commissioner Johannas, that the February 16, 2021 Minutes be adopted. The motion carried by the following vote:

Aye -- 7 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Andreas Addison

Excused -- 1 - * Commissioner Lincoln Saunders

Director's Report

- Richmond 300 Implementation

Mr. Kevin Vonck provided an update.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its May 24, 2021 meeting.

Consideration of Continuances and Deletions from Agenda

4. [ORD. 2021-129](#) To amend Ord. No. 94-30-133, adopted Jun. 13, 1994, which authorized the special use of the properties known as 205 and 207 North Shields Avenue for the purpose of a restaurant and two dwelling units, together with accessory parking, to allow outdoor dining, upon certain terms and conditions. (2nd District)

Attachments: [Ord. No. 2021-129 - Withdrawn 20210611 Application Form and Applicant's Report](#)
[Plans](#)
[Map](#)

This item was withdrawn by the applicant.

13. [PAC 2021-003 \(a2021 - 5131\)](#)

Attachments: [Application](#)

Item Title: Section 17.05 Review of a public art installation (Positive Vibe Hopscotch) located at St. Mark's Episcopal Church, 520 N Arthur Ashe Blvd.

Note: Sharon Ebert served as an alternate for Lincoln Saunders.

A motion was made by Commissioner David Johannes, seconded by Commissioner Elizabeth Hancock Greenfield, that this Section 17.05 Review be continued to the Planning Commission meeting on 6/21/2021. The motion carried by the following vote:

Aye -- 8 - * Commissioner David Johannes, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Andreas Addison

14. [PAC 2021-004 \(a2021 - 5132\)](#)

Attachments: [PAC Report to CPC](#)
[Staff Report to PAC](#)
[Application](#)

Item Title: Section 17.05 Review of a public art installation component of The JXN Project, located throughout the Jackson Ward neighborhood.

Note: Sharon Ebert served as an alternate for Lincoln Saunders.

A motion was made by Commissioner David Johannes, seconded by Commissioner Elizabeth Hancock Greenfield, that this Section 17.05 Review be continued to the Planning Commission meeting on 6/21/2021. The motion carried by the following vote:

Aye -- 8 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Andreas Addison

Consent Agenda

Public Hearing: No one spoke.

Note: Sharon Ebert served as an alternate for Lincoln Saunders.

A motion was made by Vice Chair Law Johannas, seconded by Commissioner Hepp-Buchanan, that the Consent Agenda be adopted. The motion carried by the following vote, with Commissioner Johannas abstaining on Items 7 and 9:

Aye -- 8 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole and * Commissioner Andreas Addison

- 5. [ORD. 2021-130](#) To amend Ord. No. 2011-009-23, adopted Feb. 28, 2011, which authorized the special use of the property known as 405 Brook Road as a restaurant on a portion of the ground level of the building with a waiver of parking requirements, to allow a brewery, upon certain terms and conditions. (2nd District)

- Attachments:** [Ord. No. 2021-130](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Support - Historic Jackson Ward Assoc](#)
[Letters of Support](#)
[Resident Letter](#)

This Ordinance was recommended for approval to the City Council.

- 6. [ORD. 2021-131](#) To authorize the special use of the property known as 212 East Clay Street for the purpose of a mixed-use building, upon certain terms and conditions. (6th District)

- Attachments:** [Ord. No. 2021-131](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of No Opposition - 212 E Clay St Condo Assoc](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2021-132](#) To authorize the special use of the property known as 501 Oliver Hill Way for the purpose of warehouse, brewery, and food and beverage manufacturing uses, upon certain terms and conditions. (As Amended) (7th District)

Attachments: [Ord. No. 2021-132 - Amended 20210628](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Excepted Proffers for SUP Application](#)
[Letter of Support - Shockoe Partnership](#)
[20210628 Amendment of Ord. No. 2021-132](#)

This Ordinance was recommended for approval to the City Council, with the amendment to allow warehouse use of the building only if a minimum of 1,000 SF of the building is dedicated to another use permitted by the Special Use Permit.

8. [ORD. 2021-133](#) To authorize the special use of the properties known as 1705 Chamberlayne Parkway, 1705 ½ Chamberlayne Parkway, 1707 Chamberlayne Parkway, 1716 Roane Street, 1718 Roane Street, 710 West Fells Street, and 712 West Fells Street for the purpose of a multifamily dwelling, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2021-133](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of Concern - Chamberlayne Industrial Center Assoc](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2021-135](#) To authorize the special use of the property known as 3511 P Street, for the purpose of a community center, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2021-135](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans and Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 10. [ORD. 2021-136](#) To authorize the special use of the properties known as 3700 Monument Avenue and 1301A North Hamilton Street for the purpose of a multi-family building containing up to 263 units, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2021-136](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 11. [ORD. 2021-143](#) To amend Ord. No. 2021-003, adopted Feb. 8, 2021, which amended Ord. No. 2020-049, adopted May 11, 2020, which adopted the Fiscal Year 2020-2021 General Fund Budget and made appropriations pursuant thereto, by re-appropriating a \$500,000.00 portion of the Fiscal Year 2019-2020 fund balance excess, assigned to the Capital Reserve, to the General Fund Cash Transfer for Capital Projects program, and to appropriate these transferred funds to the Capital Improvements Projects for Fiscal Year 2020-2021 and to amend the Fiscal Year 2020-2021 Capital Budget by appropriating such transferred funds in the amount of \$500,000.00 to the Department of Public Works' City Hall project in the City Facility Maintenance & Improvements category for the purpose of constructing improvements to the southwest quadrant of City Hall necessary to house either an employee health clinic or a relocated credit union office, or both, to instead house a community resource center or a space for a relocated credit union office, or both.

Attachments: [Ord. No. 2021-143](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 12. [SUBD 2021.007](#)

Attachments: [Staff Report](#)
[Exception Request Letter](#)
[Plat](#)

Item Title: Subdivision Exception Request for 502, 504, 506, 508, 512, and 514 Westview Avenue (Enclave at Westview).

This Subdivision Exception was approved.

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

15. [ORD.
2021-134](#) To authorize the special use of the property known as 2015 North Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions. (6th District)

Attachments: [Ord. No. 2021-134](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

Mr. David Watson provided staff's presentation.

Mr. Paul Clothier, New Life Homes, provided the applicant's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Johannas, seconded by Chairman Poole, that this Ordinance be continued to the July 6, 2021 meeting of the Planning Commission. The motion failed to carry by the following vote: (4:4), with Commissioners Thompson, Ebert, Addison, and Greenfield voting in opposition.

A motion was made by Commissioner Thompson, seconded by Commissioner Ebert, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote: (6:2) with Chairman Poole and Commissioner Johannas voting in opposition.

16. [PAC
2021-005\(PD
RPRES
2021.098\)](#)

Attachments: [PAC Report to CPC](#)
[Staff Report to PAC](#)
[PAC Work Plan FY21-FY22 REVISED 2.0](#)

Item Title: Revised Public Art Commission Work Plan

Ms. Susan Glasser provided staff's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Greenfield, that the amended Public Art Commission Work Plan be adopted. The motion carried unanimously.

17. [PDRPRES
2021.124](#)

Attachments: [Presentation](#)

Item Title: Ms. Maritza Pechin provided staff's presentation.

Ms. Maritza Pechin provided staff's presentation.

Upcoming Items

Mr. Ebinger shared a list of items tentatively scheduled for the June 21, 2021 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 3:25 p.m.