



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, February 22, 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:

[PDRPRES
2022.005](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
2-22-2022](#)

Call To Order

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

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.

Roll Call

Samuel Young replaces Melvin Law as the new Mayoral appointee. He was absent from this meeting.

Reginald Gordon acted on behalf of CAO Lincoln Saunders.

- Present 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, and * Commissioner Lincoln Saunders
- Absent 2 - * Commissioner Melvin Law, and * Commissioner Andreas Addison

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

- 1. [PDRMIN 2022.006](#)

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

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

- Aye --** 6 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders
- Excused --** 1 - * Commissioner Vivek G. Murthy

Director's Report

Mr. Kevin Vonck provided an update on Richmond 300 implementation and Maritza Pechin provided on update on the Diamond District RFI.

- Council Action Update

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

Consideration of Continuances and Deletions from Agenda

- 2. [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](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Pinnock, that this Ordinance be continued to the March 21, 2022 Planning Commission meeting . The motion carried by the following vote:

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

**3. [CPCR.2021.1](#)
[47](#)**

Commissioner Greenfield asked why this item continues to be continued. Director Kevin Vonck explained that staff resources have been limited and have had a difficult time prioritizing this item. He explained that this should be the last time it will be continued.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this City Planning Commission Resolution be continued to the March 21, 2022 Planning Commission meeting . The motion carried by the following vote:

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

Consent Agenda

Mr. Frank Wilson and Ms. Barbara Goode spoke in opposition to Item 8. Both acknowledged that the developer had made an effort to address concerns by changing the proposal so that the easternmost building would be a single-family dwelling rather than the previously proposed two-family dwelling.

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

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

**4. [ORD.](#)
[2022-021](#)**

To amend and reordain Ord. No. 2008-192-194, adopted Sept. 8, 2008, as previously amended by Ord. No. 2009-45-125, adopted Jun. 22, 2009, which authorized the special use of the property known as 305 North 18th Street for the purpose of a mixed-use, multifamily dwelling and allowed the alteration of the design of the building, to modify the site plan and on-site parking requirements, upon certain terms and conditions. (7th District)

- Attachments:** [Staff Report](#)
[Ord. No. 2022-021](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2022-022](#) To authorize the special use of the property known as 1628 North 27th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

- Attachments:** [Staff Report](#)
[Ord. No. 2022-022](#)
[Application](#)
[Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2022-023](#) To authorize the special use of the property known as 2501 Berwyn Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (8th District)

- Attachments:** [Staff Report](#)
[Ord. No. 2022-023](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2022-025](#) To authorize the special use of the properties known as 1505 West Cary Street and 1507 West Cary Street for the purpose of two two-family attached dwellings, upon certain terms and conditions. (5th District)

- Attachments:** [Staff Report](#)
[Ord. No. 2022-025](#)
[Application Form and Applicant's Report](#)
[Plans and Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 8. [ORD. 2022-026](#) To authorize the special use of the property known as 2117 Fairfax Avenue for the purpose of two two-family detached dwellings and one single-family detached dwelling, upon certain terms and conditions. (8th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-026](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 9. [ORD. 2022-027](#) To authorize the special use of the property known as 3411 Hawthorne Avenue for the purpose of a single-family detached dwelling with an accessory dwelling unit, upon certain terms and conditions. (3rd District)

Attachments: [Staff Report](#)
[Ord. No. 2022-027](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Support Ginter Park Residents Association](#)

This Ordinance was recommended for approval to the City Council.

- 10. [ORD. 2022-028](#) To rezone the properties known as 601 Albany Avenue, 603 Albany Avenue, 600 Maury Street, and 610 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-028](#)
[Application Form & Applicant's Report](#)
[Surveys](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

- 11. [ORD. 2022-037](#) To amend Ord. No. 2021-042, adopted May 24, 2021, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2021-2022, and determined a means of financing the same, by (i) establishing a new project for the Department of Public Works in the City Facility Maintenance & Improvements category called the "Diamond Maintenance" project and (ii) transferring funds in the amount of \$1,800,000.00 from the Capital Maintenance Reserve and

appropriating such transferred funds to the Department of Public Works’ new Diamond Maintenance project in the City Facility Maintenance & Improvements category for the purpose of funding capital maintenance of the City’s baseball stadium known as the Diamond.

- Attachments:** [Staff Report](#)
[Ord. No. 2022-037](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

12. [ORD. 2022-038](#)

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$4,122,214.00 from the Virginia Department of Transportation, to amend Ord. No. 2021-042, adopted May 24, 2021, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2021-2022, and determined a means of financing the same, by establishing a new project for the Department of Public Works in the Transportation Category called the James River Branch Trail (JRBT) project, and to appropriate the increase to the Fiscal year 2021-2022 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works’ James River Branch Trail (JRBT) project in the Transportation Category by \$4,122,214.00 for the purpose of funding the implementation of the James River Branch Trail project from West 49th Street to its intersection with Hopkins Road.

- Attachments:** [Staff Report](#)
[Ord. No. 2022-038](#)
[Administration Agreement](#)
[Appendix A to Administration Agreement](#)
[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. [ORD. 2021-359](#)

To amend and reordain Ord. No. 2010-100-83, adopted May 10, 2010, which authorized the special use of the property known as 200-214 East Leigh Street for the purpose of a multifamily residential use with up to eight dwelling units in an existing carriage house building with the commercial use requirement waived, to additionally authorize the construction of a mixed-use building containing non-dwelling uses and up to 63 dwelling units, upon certain terms and conditions. (6th District)

Attachments: [Staff Report](#)
[Ord. No. 2021-359](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Introduced Plans](#)
[Updated Plans](#)
[Map](#)
[Support_Berry](#)
[Opposition_NPS](#)
[200 E Leigh Street Presentation](#)

Mr. Richard Saunders provided staff's presentation.

Mr. Murthy asked why the building didn't address the entirety of the Leigh Street frontage since the covered parking extends to the street frontage. Secretary Saunders explained that staff did make the request, but the parking was necessary to meet minimum requirement and address parking concerns in the neighborhood.

Mr. Mark Baker provided the applicant's presentation.

Commissioner Pinnock asked for clarification on why the articulation of the facade was not carried around to the corner. Mr. Baker explained that the architect and client wanted to anchor the corner.

Commissioner Murthy asked why the entrances had been moved inward from the corner. Mr. Baker had explained that this was in response to feedback from DPW on safe pedestrian access across the street.

Commissioner Hepp-Buchanan asked if there was a tenant selected for the commercial space. Mr. Baker explained that the tenant had not yet been selected.

Ms. Janis Allen, President of the Historic Jackson Ward Association, spoke. She acknowledged that while all of the concerns of the Association had not been addressed, that the applicant and developer had worked closely with the Association to bring the project closer to what the community desires.

Ms. Leighton Powell, of the Historic Jackson Ward Association and Chair of the Association's newly formed Historic Preservation Committee, acknowledged the applicant and developer's cooperation with the neighborhood.

David Gammino, the developer, explained the reasoning for requesting the additional height.

A motion was made by Commissioner Pinnock, seconded by Chairman Poole that this ordinance be recommended for approval, with an amendment to include the updated plans that were last revised on February 3, 2022 and with the understanding that the applicant and developer will continue to work with the community regarding additional minor design elements of the building. The motion carried unanimously.

14. [ORD. 2022-024](#) To authorize the special use of the property known as 1801 Carlisle Avenue for the purpose of two two-family detached dwellings, upon certain terms and conditions. (7th District)

Attachments: [Staff Report](#)
[Ord. No. 2022-024](#)
[Application and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[1801 Carlisle Avenue Presentation](#)

Mr. Richard Saunders provided staff's presentation.

Mr. Mark Baker provided the applicant's presentation.

Mr. Marshall Bennett, who owns and resides at 1805 Carlisle Avenue, spoke in opposition of the request, citing concerns related to crime and property maintenance associated with rental units.

A motion was made by Commissioner Greenfield, seconded by Commissioner Saunders that this ordinance be recommended for approval with an amendment to include updated plans showing cementitious siding as the predominant building facade material. The motion carried unanimously.

Upcoming Items

Mr. Saunders shared a list of items tentatively scheduled for the March 7, 2022 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 3:25 pm.