



# City of Richmond

City Hall  
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## Meeting Minutes - Draft Planning Commission

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Monday, July 20, 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, July 20, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES  
2020.038](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission - 7/20/20](#)

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, July 20, 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 1:35 p.m.

### **Roll Call**

- Present 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, \* Commissioner Lenora Reid, and \* Commissioner Ellen Robertson

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

No minutes to approve.

### Director's Report

#### - Richmond 300 Update

Ms. Maritza Pechin provided an update on Richmond 300.

#### - Update on Removal of Confederate Monuments

Mr. Ebinger stated the ordinance will be before the Land Use Sub-Committee tomorrow.

#### - Council Action Update

Mr. Matthew Ebinger stated there is no Council Action update; Council did not meet on July 13, 2020.

### Consideration of Continuances and Deletions from Agenda

2. [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 David Johannas, seconded by Commissioner Vivek Murthy, that this Ordinance be continued to the August 3, 2020 Planning Commission meeting. The motion carried unanimously.**

3. [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 David Johannas, seconded by Commissioner Elizabeth Greenfield, that this Ordinance be continued to the August 3, 2020 Planning Commission meeting. The motion carried unanimously.**

4. [ORD. 2020-103](#) To rezone certain properties in the areas surrounding the Science Museum of Virginia, Allison Street, and the Virginia Commonwealth University and the Virginia Union University Broad Street Bus Rapid Transit station areas.

**Attachments:** [PulseRezoning3\\_200902.FINAL](#)  
[Staff Report](#)  
[Ord. No. 2020-103](#)  
[Rezoning Summary](#)  
[Sauer Properties Letter of Support](#)  
[Historic Richmond Email](#)  
[Historic Richmond Letter](#)  
[Carver Area Civic Improvement League Email](#)  
[Fan District Association Email](#)  
[Letter of Support Nicholas Smith](#)  
[Mike Casey Letter of Support](#)  
[Preservation Virginia Letter](#)  
[West Grace Street Association Letter](#)  
[Historic Jackson Ward Association Email](#)  
[Letter of Support Urban Core Construction](#)  
[Trip Pollard Preservation VA email](#)  
[Additional Letters of Support](#)  
[Additional Letters of Opposition](#)  
[Cindy Wofford 9-7-20 #2](#)  
[Gayle W. Fix 9-8-20](#)  
[Cindy Wofford 9-8-20](#)  
[7 Civic Associations 9-8-20](#)  
[Martha Warthen 9-7-20](#)  
[Gayle W. Fix 9-8-20](#)

**A motion was made by Commissioner John Thompson, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be continued to the September 8, 2020 Planning Commission meeting.**

**The motion carried by the following vote: 7;2 (with Commissioner Johannas and Vice Chair Law voting in opposition).**

**5. [ORD. 2020-104](#)**

To amend the official zoning map for the purpose of designating certain street blocks as "priority streets" and certain street blocks as "street-oriented commercial streets" in the areas surrounding the Science Museum of Virginia, Allison Street, and the Virginia Commonwealth University and the Virginia Union University Broad Street Bus Rapid Transit station areas.

**Attachments:** [PulseRezoning3\\_200902.FINAL](#)  
[Staff Report](#)  
[Ord. No. 2020-104](#)  
[Rezoning Summary](#)  
[Sauer Properties Letter of Support](#)  
[Historic Richmond Letter](#)  
[Historic Richmond Email](#)  
[Fan District Association Email](#)  
[Letter of Support\\_Nicholas Smith](#)  
[Mike Casey Letter of Support](#)  
[Preservation Virginia Letter](#)  
[West Grace Street Association Letter](#)  
[Carver Area Civic Improvement League Email](#)  
[Historic Jackson Ward Association Email](#)  
[Letter of Support\\_Urban Core Construction](#)  
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[Cindy Wofford 9-8-20](#)  
[7 Civic Associations 9-8-20](#)  
[Martha Warthen 9-7-20](#)  
[Gayle W. Fix 9-8-20](#)

**A motion was made by Commissioner John Thompson, seconded by Commissioner Ellen Robertson, that this Ordinance be continued to the September 8, 2020 Planning Commission meeting.**

**The motion carried by the following vote: 7;2 (with Commissioner Johannas and Vice Chair Law voting in opposition).**

6. [ORD. 2020-105](#) To amend and reordain City Code §§ 30-433.2 (concerning parking lots in the UB Urban Business District, 30-440.3 (concerning yards in the B-4 Central Business District), 30-446.2 (concerning parking lots in the B-7 Mixed-Use Business District), and 30-950.2-30-950.5 (concerning Plan of Development Overlays), for the purpose of implementing the recommendations of the adopted Pulse Corridor Plan. (As Amended)

**Attachments:** [Ord. No. 2020-105 - Amended 20200914](#)  
[PulseRezoning3 200902.FINAL](#)  
[CPC Staff Report - ORD. 2020-105](#)  
[Rezoning Summary](#)  
[Sauer Properties Letter of Support](#)  
[Historic Richmond Letter](#)  
[Historic Richmond Email](#)  
[Fan District Association Email](#)  
[Letter of Support\\_Nicholas Smith](#)  
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[Gayle W. Fix 9-8-20](#)  
[7 Civic Associations 9-8-20](#)  
[20200914 Amendment of Ord. No. 2020-105](#)

**A motion was made by Commissioner John Thompson, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be continued to the September 8, 2020 Planning Commission meeting.**

**The motion carried by the following vote: 7;2 (with Commissioner Johannas and Vice Chair Law voting in opposition).**

7. [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.

**A motion was made by Commissioner Elizabeth Greenfield, seconded by**

Commissioner David Johannas, that this Location Item be continued to the August 3, 2020 Planning Commission meeting. The motion carried unanimously.

**Consent Agenda**

Ms. Lory Markham gave a brief presentation on Item 8.

Mr. Peter Stewart spoke briefly about co-living.

Mr. Matthew Ebinger gave a brief overview on Item 10.

Ms. Barbara Lester gave more detail on Item 10.

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 unanimously, with Commissioner Ellen Robertson voting against Item No. 8.**

- 8. [ORD. 2020-149](#) To authorize the special use of the property known as 1101 North Arthur Ashe Boulevard for the purpose of a mixed-use building containing up to 29 dwelling units, with amenity spaces and commercial uses on the ground floor, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-149](#)  
[Staff Report](#)  
[Application Form and Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Letter of No Opposition\\_SABA](#)  
[Letter of Support](#)

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

- 9. [ORD. 2020-150](#) To authorize the special use of the property known as 1110 North 20th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-150](#)  
[Staff Report](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

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

- 10. [ORD. 2020-151](#) To authorize the special use of the property known as 3211 Delaware Avenue for the purpose of a group home located within an existing single-family dwelling, upon

certain terms and conditions.

**Attachments:** [Ord. No. 2020-151](#)  
[Staff Report](#)  
[Application Form and Applicant's Report/Management Plan](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Petition of Support](#)

**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**

### **11. [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.

Ms. Anne Darby provided staff's presentation.

Public Hearing:

Mr. Bryan Green spoke in opposition.

**A motion was made by Commissioner Johannas, seconded by Commissioner Hepp-Buchanan, that this City Planning Commission Resolution be continued to the August 3, 2020 Planning Commission meeting. 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, \* Commissioner Lenora Reid and \* Commissioner Ellen Robertson

### **Upcoming Items**

Mr. Ebinger listed the items tentatively scheduled for the August 3, 2020 meeting of the Planning Commission.

### **Adjournment**

Mr. Poole adjourned the meeting at 3:27 p.m.

*All persons attending the meeting are requested to register on the attendance sheets that have been placed on the chairs and are also available at the table by the conference room entrance. Once you have completed an attendance sheet, it should be provided to the Commission staff.*