



City of Richmond

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Meeting Minutes - Final Planning Commission

Monday, March 7, 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:

1. [PDRPRES
2022.009](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
3-7-2022](#)

Secretary Richard Saunders read the public access and participation instructions.

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.

Call To Order

Chairman Poole called the meeting to order at 1:30 pm.

Roll Call

All members attended the meeting virtually.

- **Present** 7 - * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, *
Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, *
Commissioner Andreas Addison, * Commissioner Samuel Young, and * Lincoln
Saunders
- **Absent** 1 - * Commissioner John Thompson

Chair's Comments

Approval of Minutes

2. [PDRMIN 2022.007](#)

Attachments: [Draft Minutes February 22, 2022 Meeting](#)

Item Title: Draft Minutes- February 22, 2022 Meeting

A motion was made by Commissioner Greenfield, seconded by Commissioner Pinnock, that the February 22, 2022 meeting minutes be approved. The motion carried by the following vote:

- Aye --** 7 - * Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner
Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner
Rodney Poole, * Commissioner Andreas Addison and * Lincoln Saunders
- Abstain --** 1 - * Commissioner Samuel Young

Director's Report

Director Kevin Vonck provided an update on Richmond 300 implementation.

- Council Action Update

Secretary Richard Saunders read the actions taken by City Council at its February 28, 2022 meeting on items that had received Planning Commission review.

Consideration of Continuances and Deletions from Agenda

None.

Consent Agenda

A motion was made by Commissioner Pinnock, seconded by Commissioner Hepp-Buchanan, that the consent agenda be approved. The motion carried by the following vote:

- Aye --** 8 - * Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner
Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner
Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young
and * Lincoln Saunders

3. [ORD. 2022-039](#)

To close, to public use and travel, a portion of East 30th Street located southeast of a 16-foot public alley that runs parallel to and southeast of Stockton Street,

consisting of 4,104± square feet, upon certain terms and conditions.

Attachments: [Ord. No. 2022-039](#)

[Staff Report](#)

[Survey](#)

This Ordinance was recommended for approval to the City Council on 3/14/2022

4. [ORD.
2022-040](#)

To close, to public use and travel, a portion of Logandale Avenue located southwest of East 29th Street and northwest of Maury Street, consisting of 11,550± square feet, upon certain terms and conditions.

Attachments: [Ord. No. 2022-040](#)

[Staff Report](#)

[Survey](#)

This Ordinance was recommended for approval to the City Council on 3/14/2022

5. [ORD.
2022-041](#)

To close, to public use and travel, an alley in the block bounded by Richmond Highway, Afton Avenue, Columbia Street, and Bellemeade Road, consisting of 2,450± square feet, upon certain terms and conditions.

Attachments: [Ord. No. 2022-041](#)

[Staff Report](#)

[Survey](#)

This Ordinance was recommended for approval to the City Council on 3/14/2022

6. [ORD.
2022-042](#)

To authorize the special use of the property known as 615 North 30th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (7th District)

Attachments: [Ord. No. 2022-042](#)

[Staff Report](#)

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

[Plans](#)

[Map](#)

[Survey](#)

This Ordinance was recommended for approval to the City Council on 3/14/2022

7. [ORD.
2022-043](#)

To authorize the special use of the property known as 617 China Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions. (5th District)

Attachments: [Ord. No. 2022-043](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council on 3/14/2022

8. [ORD. 2022-044](#) To authorize the special use of the property known as 4204 Hermitage Road for the purpose of an arts, education, and community center, upon certain terms and conditions. (3rd District)

Attachments: [Ord. No. 2022-044](#)
[Staff Report 4204 Hermitage Rd](#)
[Application & Report](#)
[Survey](#)
[Map](#)
[Support Bellevue Civic Association](#)
[Support Hermitage Road Historic District Association](#)
[Support Lambert](#)
[Presentation from Applicant](#)

This Ordinance was recommended for approval to the City Council on 3/14/2022

9. [SUBD 2022.003](#)

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

Item Title: Subdivision exception request for 4201 Echo Ho Road per Sec. 25-9 of the Subdivision Ordinance.

The subdivision exception request 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

10. [PAC 2022.02 \(a2022 - 488\)](#)

Attachments: [PAC Report to CPC](#)
[Staff Report to PAC and Proposed Artwork](#)

Item Title: Section 17.05 Review of a public art installation (Hillside Court Playground+) located at Hillside Court, 1845 Southlawn Ave.

PAC Secretary Susan Glasser provided the staff presentation.

No citizens spoke.

Commissioner Andreas Addison asked that public art be considered in all RRHA public housing communities.

PAC Secretary Susan Glasser noted that staff and PAC are working with RRHA on a public art installation at the future Highland Grove development.

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this Section 17.05 Review be approved with the recommendations of the Public Art Commission. The motion carried by the following vote:

Aye -- 8 - * Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young and * Lincoln Saunders

11. [CPCR.2021.1](#)
[58](#)

Attachments: [Resolution](#)
[Presentation_Development Review Process](#)

Item Title: Resolution of Intent to Amend the Development Review Process

Director Kevin Vonck provided the staff presentation.

Commissioner Andreas Addison asked if the development community could be engaged early in the process.

Director Kevin Vonck explained that the new Deputy Director will be involved with helping engage stakeholders. He said that staff hosted one or two preliminary meetings with some of the development community and there has also been engagement with HBAR.

Commissioner Vivek Murthy commended the Director on the work and acknowledged that other localities have struggled with increased construction activity and limited resources as well. He asked if the red boxes from the presentation were something that is in the current operating budget and what the timeline is to fill those positions.

Director Kevin Vonck explained that the positions are all funded and the boxes were simply to show what is in line with development review. He noted that the only vacant position is his former position as Deputy Director and that an offer has been extended to fill that position. He thanked CAO Lincoln Saunders for ensuring that the department has the resources in place to make the process happen.

Commissioner Elizabeth Greenfield thanked Director Kevin Vonck, CAO Lincoln Saunders and staff for moving this process forward and engaging with the development community.

Commissioner Lincoln Saunders acknowledged the work and effort of Director Kevin Vonck, Jeff Gray and the MMR team.

Chairman Rodney Poole thanked Director Vonck and staff. He asked Director Vonck if there was any item he learned the most from in the preparation for the new development review process. Director Vonck stated that it is critical that those who attend the meetings have the scope of authority to make a decision.

No citizens spoke during the public hearing.

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this City Planning Commission Resolution be approved. The motion carried by the following vote:

Aye -- 8 - * Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young and * Lincoln Saunders

12. [CPCR.2022.023](#)

Attachments: [Staff Report](#)
[Resolution of Intent](#)

Item Title: RESOLUTION OF INTENT TO AMEND THE OFFICIAL ZONING MAP FOR THE PURPOSE OF REZONING CERTAIN PROPERTIES IN THE AREA GENERALLY NORTH OF EAST BROAD STREET, SOUTH AND WEST OF INTERSTATE 64/95, AND EAST OF NORTH THIRD STREET IN ACCORDANCE WITH THE RICHMOND 300 MASTER PLAN.

Brian Mercer provided the staff presentation.

Commissioner Burt Pinnock expressed some concern over unrestricted height within the downtown area.

Brian Mercer noted that the City Center plan did call for unrestricted height in this area.

Commissioner Pinnock explained that environmental impacts such as light and wind should be considered, particularly where there are narrow streets.

Brian Mercer said that staff is using Sketchup to see what can be accomplished with and without an inclined plane.

Director Kevin Vonck added that staff has been discussing the inclined plane internally and whether or not it would make sense to eliminate it in the B-4 District or create a new district that would apply solely to the downtown area.

Commissioners Vivek Murthy and Andreas Addison expressed support for allowing more height in the City Center area.

Chairman Rodney Poole urged staff to engage a diverse group of the development and local community to ensure that the proposed zoning changes will meet the needs of all parties.

No citizens spoke during the public hearing.

Director Kevin Vonck acknowledged that this rezoning is a priority in order to position the City competitively.

A motion was made by Commissioner Murthy, seconded by Commissioner Saunders, that this City Planning Commission Resolution be approved. The motion carried by the following vote:

Aye -- 8 - * Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young and * Lincoln Saunders

Upcoming Items

Secretary Richard Saunders read the list of items to be presented to the Planning Commission at its March 21, 2022 meeting.

Adjournment

Chairman Poole adjourned the meeting at 2:56 pm