



City of Richmond

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

Meeting Minutes Planning Commission

Monday, June 15, 2020

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. 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, June 15, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES
2020.028](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
6/15/2020](#)

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 Monday, June 15, 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

- 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

2. [PDRMIN 2020.009](#)

Attachments: [CPC Draft Minutes Feb 3, 2020](#)

A motion was made by Vice Chair Melvin Law, seconded by Commissioner Vivek Murthy, that the February 3, 2020 Meeting Minutes be approved. The motion carried by the following vote:

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

3. [PDRMIN 2020.010](#)

Attachments: [CPC Draft Minutes February 18, 2020](#)

A motion was made by Commissioner David Johannas, seconded by Commissioner Elizabeth Greenfield, that the February 18, 2020 Meeting Minutes be approved. The motion carried by the following vote:

- Aye --** 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 Lenora Reid
- Excused --** 1 - * Commissioner Ellen Robertson

Director's Report

- **Richmond 300 Update**
- **Council Action Update**

Mr. Ebinger provided an update on the actions taken by City Council at its June 8, 2020 meeting.

Consideration of Continuances and Deletions from Agenda

Request to continue the following items to the July 20, 2020 Planning Commission Meeting.

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](#)
[Pulse Rezoning Phase III CPC Presentation 9-8-20 \(reduced\)](#)
[Pulse Corridor - Julia Seward](#)
[Broad Street Rezoning Issues - Chris Grandpre](#)
[Fan homeowner supports Broad Street rezoning](#)
[Pulse Corridor Rezoning - Robert Sullivan](#)
[Pulse Corridor Plan - Jared Miller](#)
[Broad street corridor rezoning - Coleen Rodriguez](#)
[Pulse Corridor - Cindy Wofford](#)

A motion was made by Commissioner Vivek G. Murthy, seconded by Commissioner David Johannas, that this Ordinance be continued to the July 20, 2020 Planning Commission meeting. The motion carried unanimously.

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](#)
[Trip Pollard Preservation VA email](#)
[Additional Letters of Opposition](#)
[Additional Letters of Support](#)
[Gayle W. Fix 9-8-20](#)
[Cindy Wofford 9-7-20 #2](#)
[Cindy Wofford 9-8-20](#)
[7 Civic Associations 9-8-20](#)
[Martha Warthen 9-7-20](#)
[Gayle W. Fix 9-8-20](#)
[Pulse Rezoning Phase III CPC Presentation 9-8-20 \(reduced\)](#)
[Pulse Corridor - Julia Seward](#)
[Broad Street Rezoning Issues - Chris Grandpre](#)
[Fan homeowner supports Broad Street rezoning](#)
[Pulse Corridor Rezoning - Robert Sullivan](#)
[Pulse Corridor Plan - Jared Miller](#)
[Broad street corridor rezoning - Coleen Rodriguez](#)
[Pulse Corridor - Cindy Wofford](#)

A motion was made by Vice Chair Melvin Law, seconded by Commissioner David Johannas, that this Ordinance be continued to the July 20, 2020 Planning Commission meeting. The motion carried unanimously.

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](#)
[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](#)
[Trip Pollard Preservation VA email](#)
[Additional Letters of Support](#)
[Additional Letters of Opposition](#)
[Gayle W. Fix 9-8-20](#)
[Cindy Wofford 9-7-20 #2](#)
[Cindy Wofford 9-8-20](#)
[Martha Warthen 9-7-20](#)
[Gayle W. Fix 9-8-20](#)
[7 Civic Associations 9-8-20](#)
[20200914 Amendment of Ord. No. 2020-105](#)
[Pulse Rezoning Phase III CPC Presentation 9-8-20 \(reduced\)](#)
[Pulse Corridor - Julia Seward](#)
[Broad Street Rezoning Issues - Chris Grandpre](#)
[Fan homeowner supports Broad Street rezoning](#)
[Pulse Corridor Rezoning - Robert Sullivan](#)
[Pulse Corridor Plan - Jared Miller](#)
[Broad street corridor rezoning - Coleen Rodriguez](#)
[Pulse Corridor - Cindy Wofford](#)

A motion was made by Vice Chair Melvin Law, seconded by Commissioner Elizabeth Greenfield, that this Ordinance be continued to the July 20, 2020 Planning Commission meeting. The motion carried unanimously.

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 Ellen Robertson, seconded by Commissioner Lenora Reid, that this Location Item be continued to the July 20, 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, * Commissioner Lenora Reid and * Commissioner Ellen Robertson

8. [ORD.
2020-126](#)

To authorize the special use of the property known as 420 North 26th Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-126](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD.
2020-127](#)

To authorize the special use of the properties known as 1201 North 31st Street and 1201 ½ North 31st Street for the purpose of two single-family attached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-127](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Landscape Plan](#)
[Map](#)
[Civic Association Letter of No Opposition](#)

This Ordinance was recommended for approval to the City Council.

10. [ORD.
2020-135](#)

To amend Ord. No. 2019-043, adopted May 13, 2019, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2019-2020 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2019-2020, and (iii) determined a means of financing the same, to modify the purpose of the Stormwater Facilities Improvements project in the Utilities category to provide that such project includes a grant to Capital Trees pursuant to Va. Code § 15.2-953(B) to plant native plants and trees in the Low Line Park.

Attachments: [Ord. No. 2020-135](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

11. [UDC 2020-09](#)

Attachments: [Staff Report](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of modular classrooms at J.L. Francis Elementary School.

This Location, Character and Extent Item was approved.

12. [UDC 2020-10](#)

Attachments: [Staff Report](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of modular classrooms at Southampton Elementary School.

This Location, Character and Extent Item was approved.

13. [UDC 2020-11](#)

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Public Comment Nicholas Smith](#)

Item Title: Final location, character, and extent review of Intersection and Traffic Flow Improvements on Jefferson Davis Highway.

This Location, Character and Extent Item was approved.

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

14. [ORD. 2020-107](#) To authorize the special use of the property known as 2126 Rosewood Avenue for the purpose of an existing single-family dwelling with an accessory dwelling unit, upon certain terms and conditions. (As Amended)

Attachments: [Ord. No. 2020-107 - Amended 20200622](#)
[20200622 Amendment of Ord. No. 2020-107](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Opposition](#)
[Restated Letter of Opposition](#)
[Letter of Support - Byrd Park Civic Association](#)
[Staff Presentation](#)
[Letter of Support - A. Boyd](#)

David Watson provided staff's presentation.

Mr. Poole asked did you talk to the Zoning Administrator about the limitation of the family use only and no rentals of the property as to the ability of his office to enforce that.

Mr. Watson stated I did not speak to him specifically on this case but in a previous case identical to this, used the condition that was provided by the Zoning Administrator, we reviewed it with him and applied it to this case as well.

Mr. Johannas asked the special requirement is only the owner can have somebody live in the accessory dwelling unit.

Mr. Watson stated the primary dwelling has to be owner occupied.

Public Hearing: No one spoke.

A motion was made by Commissioner David Johannas, seconded by Commissioner Elizabeth Hancock Greenfield, that this Ordinance be recommended for approval with the following amendments:

1. A privacy fence not exceeding 8' in height shall be permitted along property lines to the rear of the main dwelling.
2. The dwelling unit within the building accessory to the single-family dwelling shall only be occupied by family members of the Owner and shall not be rented out to the general public.

3. No off-street parking shall be required, either on the Property or at an alternate location.

The motion carried unanimously.

15. [ORD. 2020-128](#) To authorize the special use of the property known as 2109 East Marshall Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

Attachments: [Ord. No. 2020-128](#)

[Staff Report](#)

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

[Plans](#)

[Survey](#)

[Map](#)

[Letter of Opposition 1](#)

[Letter of Opposition 2](#)

[Staff Presentation](#)

David Watson provided staff's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Ellen Robertson, seconded by Vice Chair Melvin Law, that this Ordinance be recommended for approval to City Council. The motion carried unanimously.

16. [PDRPRES 2020.025](#)

Item Title: Richmond 300 Draft Plan Formal Presentation.

Ms. Maritza Pechin and Mr. Mark Olinger provided staff's presentation.

Upcoming Items

Mr. Ebinger provided a list of items tentatively scheduled for the July 6, 2020 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 3:23 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.