



City of Richmond

City Hall
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Meeting Minutes Planning Commission

Monday, December 7, 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, 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 the Planning Commission meeting on Monday, December 7, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES
2020.073](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
12-7-2020](#)

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, December 7, 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

NOTE: Ms. Ebert served as an alternate for Ms. Reid.

- Present 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 Ellen Robertson

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

No minutes to approve.

Director's Report

- Council Action Update

Mr. Matthew Ebinger stated there is no Council Action update.

December 21, 2020 Meeting

A motion was made by Ms. Greenfield, seconded by Ms. Robertson to cancel the December 21, 2020 Planning Commission meeting. The motion carried unanimously with Mr. Johannas abstaining and Mr. Law excused.

The next regular meeting of the Planning Commission will be January 4, 2021.

- Richmond 300 Update

Mr. Olinger provided an update.

Consideration of Continuances and Deletions from Agenda

- 10. [ORD. 2020-249](#) To rezone the properties known as 900 North 1st Street, 914 North 1st Street, 916 North 1st Street, 920 North 1st Street, 20 East Baker Street, 24 East Baker Street, and 11 East Charity Street from the B-2 Community Business District to the B-6 Mixed-Use Business District, and 2 East Baker Street, 4 ½ East Baker Street, 6 East Baker Street, 8 East Baker Street, 10 East Baker Street, 1 East Charity Street, 3 East Charity Street, 907 St. James Street, 909 St. James Street, 911 St. James Street, 913 St. James Street, 915 St. James Street, and 917 St. James Street from the R-53 Multifamily Residential District to the B-6 Mixed-Use Business District.

- Attachments:** [Ord. No. 2020-249](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)

A motion was made by Commissioner Robertson, seconded by Commissioner

Murthy, that this Ordinance be continued to the January 4, 2021 meeting of the Planning Commission. The motion carried unanimously with Mr. Johannas abstaining.

Consent Agenda

Matthew Ebinger provided staff's presentation to Item 6.

Mr. Mark Baker, Baker Development Resources, provided the applicant's presentation.

Public Hearing: Ms. Sheila Plummer spoke in opposition to Item 6.

Mr. Baker made an offer to visit the property to see and correct the issues.

A motion was made by Commissioner Robertson, seconded by Commissioner Hepp-Buchanan, that the Consent Agenda be approved. The motion carried by the following vote with Commissioner Johannas abstaining on Item 4:

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, * Lenora Reid and * Commissioner Ellen Robertson

- 2. [ORD. 2020-238](#) To adopt a new Code of the City of Richmond, Virginia; to repeal the Code of the City of Richmond, Virginia, 2015; to prescribe the effect of such repeal; and to provide for the manner of amending the new City Code.

Attachments: [Ord. No. 2020-238](#)
[Staff Report](#)
[Planning Commission Resolution](#)

This Ordinance was recommended for approval to the City Council.

- 3. [ORD. 2020-240](#) To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to acquire, at a tax delinquent judicial sale, the property located at 1305 North 5th Street and to authorize the Chief Administrative Officer or the designee thereof to accept title to such property for the purpose of preserving the property as a historic burial ground.

Attachments: [Ord. No. 2020-240](#)
[Staff Report](#)
[Map](#)
[Historic Documentation](#)
[Letter of Support Preservation Virginia](#)
[Letter of Support Historic Richmond Foundation](#)
[Additional Letters of Support](#)

This Ordinance was recommended for approval to the City Council.

- 4. [ORD. 2020-242](#) To amend Ord. No. 99-324-304, adopted Oct. 11, 1999, which authorized the special use of the property known as 1601 Park Avenue for the purpose of a

restaurant use, to authorize outdoor dining facilities and an increased interior seating capacity, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-242](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of No Opposition FDA](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2020-243](#) To authorize the special use of the property known as 410 Hunt Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-243](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Petition of Support](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2020-244](#) To authorize the special use of the property known as 1110 ½ North 30th Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-244](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans and Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2020-245](#) To authorize the special use of the property known as 1401 North 32nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-245](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2020-246](#) To authorize the special use of the property known as 2611 West Cary Street for the purpose of permitting a sign with an aggregate area exceeding that permitted by the underlying zoning regulations, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-246](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Map](#)
[Letter of Support Robinson Street Association](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2020-248](#) To authorize the special use of the property known as 3310 East Broad Street for the purpose of a dwelling unit within an existing accessory building, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-248](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Map](#)
[Letter of Support Church Hill Association](#)

This Ordinance was recommended for approval to the City Council.

11. [ORD. 2020-250](#) To rezone the properties known as 7000 Jahnke Road, 6927 Old Jahnke Road, 6937 Old Jahnke Road, and 7005 Old Jahnke Road from the R-1 Single-Family Residential District to the RO-2 Residential-Office District, and 6814 Jahnke Road and 6907 Old Jahnke Road from the R-2 Single-Family Residential District to the RO-2 Residential-Office District.

Attachments: [Ord. No. 2020-250](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Survey](#)
[Map](#)
[Letters of Opposition](#)

This Ordinance was recommended for approval to the City Council.

12. [PAC 2020-006](#)

Attachments: [PAC Report to CPC](#)
[Staff Report to the PAC](#)
[Proposal](#)
[Letter of Support Richmond Public Libraries](#)

PAC 2020-006: Section 17.05 Review of public art installations consisting of multiple storm drain murals adjacent to three Richmond Public Libraries.

This Section 17.05 Review 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

- 13. [ORD. 2020-177](#)** To authorize the special use of the properties known as 618 North 32nd Street and 620 North 32nd Street for the purpose of permitting the expansion of an existing adult care residence from 27 residents to 40 residents, upon certain terms and conditions.

Attachments: [Ord. No. 2020-177](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Applicant's Letter](#)
[Management Plan](#)
[Plans & Survey](#)
[Map](#)
[Letters of Support](#)
[Letters of Opposition](#)
[Additional Letter of Opposition](#)
[Staff Presentation](#)

Mr. Matthew Ebinger provided staff's presentation.

Public Hearing: Three individuals spoke in opposition: Matt Jarreau, Jodi Allen, and Procter Fishburne.

A motion was made by Commissioner Johannas, seconded by Vice Chair Law, that this Ordinance be recommended for denial to City Council. The motion carried unanimously with Mr. Thompson abstaining.

14. [ORD. 2020-241](#)

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute certain Deeds of Easement between the City of Richmond and the Commonwealth of Virginia, Department of General Services, for the purpose of granting to the Commonwealth of Virginia, Department of General Services, certain perpetual, irrevocable easements on, over, under, and across certain rights-of-way located along North 9th Street~~, East Franklin Street, East Grace Street,~~ and East Broad Street for the construction or installation of certain improvements and safety and security enhancements as part of the Capitol Complex Infrastructure and Security construction projects. (As Amended)

Attachments: [Ord. No. 2020-241 - Amended 20201214](#)

[Staff Report](#)

[Easement Plats](#)

[Map](#)

[DGS Presentation](#)

[20201214 Amendment of Ord. No. 2020-241](#)

Mr. Brian Copple, Right of Way Manager, Department of Public Works, stated we are asking that the paper be amended, that East Franklin Street and East Grace Street be omitted from the language that is in the paper. From our discussion with the City Attorney, the proper way to do this is to request an amendment from the Planning Commission. If approved, they can approve as amended.

Mr. Joe Damico, Director, Virginia Department of General Services, provided a presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Robertson, seconded by Commissioner Murthy, that this Ordinance be recommended for approval to City Council, with the amendment that references to Franklin and Grace Streets be removed from the Ordinance. The motion carried unanimously.

15. [ORD. 2020-247](#)

To authorize the special use of the property known as 3206 Blithewood Drive for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-247](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Civic Association Letter](#)
[Support Letters](#)
[Support Letter](#)
[Additional Letters of Support](#)
[Letters of Opposition](#)
[Staff Presentation](#)

Mr. Jonathan Brown provided staff's presentation.

Public Hearing: Mike Kane, the applicant, spoke in support.

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

16. [CPCR.2020.063](#)

- Attachments:** [Staff Report](#)
[Draft Amendments to Zoning Ordinance](#)
[Resolution](#)
[Homelessness Strategic Plan](#)
[Staff Presentation](#)

CPCR.2020.063: Resolution to declare an intent to amend the Zoning Ordinance to reduce barriers to the creation of new emergency housing for homeless individuals.

Mr. Kevin Vonck and Ms. Sharon Ebert provided staff's presentation.

Public Hearing: No one spoke.

A motion was made by Commissioner Robertson, seconded by Commissioner Johannas, that this City Planning Commission Resolution be adopted. 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, * Lenora Reid and * Commissioner Ellen Robertson

Upcoming Items

The next regular meeting of the Planning Commission is scheduled for January 4, 2021. Mr. Ebinger shared a list of items tentatively scheduled for the next meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 3:26 p.m.