



City of Richmond

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Meeting Minutes - Final Planning Commission

Monday, March 15, 2021

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, March 15, 2021, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES
2021.105](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
3-15-21](#)

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, March 15, 2021, 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 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy, and * Commissioner Andreas Addison

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

No minutes to approve.

Director's Report

- Richmond 300 Update

Mr. Kevin Vonck and Ms. Maritza Pechin provided an update on Richmond 300 implementation.

- Short Term Rental Ordinance Update

Mr. Kevin Vonck provided an update on Short Term Rentals.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its March 8, 2021 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Public Hearing: Mr. Thomas Courtney asked about Short Term Rentals.

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that the Consent Agenda be approved. The motion carried by the following vote:

Aye -- 9 - * Commissioner David Johannas, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Lincoln Saunders, * Commissioner Melvin Law, * Commissioner Rodney Poole, * Commissioner Vivek G. Murthy and * Commissioner Andreas Addison

2. [ORD. 2021-037](#) To authorize the special use of the property known as 1312 Bainbridge Street for the purpose of a mixed-use building containing personal services businesses, and medical and dental offices and clinics, within the commercial area of the building, upon certain terms and conditions.

Attachments: [Ord. No. 2021-037](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

3. [ORD. 2021-065](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$761,422.00 from the Virginia Department of Transportation, and to appropriate the increase to the Fiscal Year 2020-2021 Capital Budget by increasing estimated revenues and the amounts appropriated to the Department of Public Works' Transportation Projects project in the Transportation category by \$761,422.00 for the purpose of funding resurfacing projects along Bells Road and Belt Boulevard.

Attachments: [Ord. No. 2021-065](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2021-066](#) To declare surplus and direct the conveyance of a portion of City-owned real estate on Brown's Island, located at the south end of the South 5th Street footbridge and consisting of 2,036.32± square feet, for nominal consideration to the Commonwealth of Virginia for the purpose of facilitating the installation and maintenance of the Emancipation Proclamation and Freedom Monument by the Commonwealth of Virginia, and to repeal certain sections of Ord. No. 2019-277, adopted Nov. 12, 2019.

Attachments: [Ord. No. 2021-066](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2021-067](#) To grant to the Commonwealth of Virginia a non-exclusive, permanent easement over and across an approximately 22,449.31-square-foot portion of City-owned real estate located on Brown's Island for the purposes of installing, accessing, and maintaining the Virginia Emancipation Proclamation and Freedom Monument, and to repeal certain sections of Ord. No. 2019-279, adopted Nov. 12, 2019.

Attachments: [Ord. No. 2021-067](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [UDC 2021-04](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of a new monument sign at Cardinal Elementary School; 1745 Catalina Drive.

This Location, Character and Extent Item was approved.

7. [UDC 2021-05](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

Item Title: Final location, character, and extent review of a new monument sign at River City Middle School; 6300 Hull Street.

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

8. [ORD. 2021-038](#) To authorize the special use of the property known as 2416 Jefferson Avenue for the purpose of a mixed-use building containing outdoor dining and tourist home uses, upon certain terms and conditions.

- Attachments:** [Ord. No. 2021-038](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans and Survey](#)
[Map](#)
[Letter of Opposition](#)
[Letters of Support](#)
[Additional Letters of Support](#)
[Additional Letters of Support](#)

Mr. David Watson provided staff's presentation.

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

Public Hearing: Mr. Tyler Rackley expressed concerns about short term rental use of the property and housing affordability.

Mr. Baker stated there are a few things where there are differentiations in short term

rentals and tourist homes. Short term units and tourist homes are both dwelling units, they can be occupied on a basis of less than 30 days. Short term rentals, for years, were not legal, the tourist home has been on the books for decades. Now we have short term legislation and rules associated with short term rentals so they are permitted. Short term rentals are permitted only as an accessory.

Mr. Johannas stated, some of the restrictions have changed in terms of what we have, versus what we used to have. He stated my impression was from the period of development, the door having to be centralized as a single entry comes from a period when they didn't want hotels and things like that in these districts, so instead they made this regulation. He stated, this is a good regulation that could have some revision where tourist homes are allowed to have other access points especially in historic districts and buildings that have been renovated, where you have back portion buildings that are different from front portion buildings.

A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that this Ordinance be recommended for approval to the City Council. The motion carried unanimously.

Upcoming Items

Mr. Ebinger shared a list of items tentatively scheduled for the April 5, 2021 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 2:26 p.m.