



City of Richmond

City Hall
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Meeting Minutes Planning Commission

Monday, June 1, 2020

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic participation means.

City Hall is closed to the public and 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 1, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES
2020.023](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
6/1/20](#)

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 1, 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

None.

Director's Report

- Richmond 300 Update

An update was provided as part of the Item 11 presentation.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its May 26, 2020 meeting.

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 Vivek G. Murthy, seconded by Commissioner David Johannas, that this Ordinance be continued to the July 6, 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 Vivek G. Murthy, seconded by Commissioner David Johannas, that this Ordinance be continued to the July 6, 2020 Planning Commission meeting. The motion carried unanimously.

**4. [Location](#)
[2020-001](#)**

- Attachments:** [Staff Report](#)
[Easement Plat](#)
[Parcel Map](#)

A motion was made by Commissioner Lenora Reid, seconded by Commissioner Elizabeth Hancock Greenfield, that this Location Item be continued to the June 15, 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 Ellen Robertson, 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

**5. [ORD.](#)
[2020-118](#)**

To amend Ord. No. 91-220-208, adopted Jul. 8, 1991, which authorized use of the properties known as 1704 and 1706 Floyd Avenue, containing 4847.82 square feet located on the north side of Floyd Avenue between Vine Street and Allen Avenue, being more completely described as follows: beginning at a point being 43.00 feet west of the west line of Vine Street, thence fronting 37.58 feet in a westerly direction along the north line of Floyd Avenue and extending back 129.00 feet between parallel lines, parallel to the west line of Vine Street, to the south line of a 10.75 foot wide east-west public alley, to be split into two separate lots, for the purpose of a

two-family dwelling on each property, to authorize a third dwelling unit at 1706 Floyd Avenue, together with accessory parking, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-118](#)
[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.

6. [ORD. 2020-119](#) To amend Ord. No. 2019-089, adopted Apr. 22, 2019, which authorized the special use of the properties known as 5400 Hull Street Road, 5336 Hull Street Road, and 5348 Hull Street Road for the purpose of self-storage facilities and multifamily dwellings containing up to 245 dwelling units, to modify the site plans, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-119](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2020-120](#) To authorize the special use of the property known as 7345 Longview Drive for the purpose of a wildlife rehabilitation facility accessory to an existing single-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-120](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letters of Support](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2020-121](#) To authorize the special use of the property known as 2100 West Cary Street for the purpose of a retail use on the ground floor, upon certain terms and conditions.

Attachments: [Ord. No. 2020-121](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Uptown Civic Association letter](#)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2020-122](#) To authorize the special use of the property known as 301 West 6th Street for the purpose of a multifamily dwelling containing up to 350 dwelling units, upon certain terms and conditions.

Attachments: [Ord. No. 2020-122](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans](#)
[Survey](#)
[View From Adjacent Property](#)
[Map](#)
[Letter of Support Manchester Alliance](#)

This Ordinance was recommended for approval to the City Council.

10. [ORD. 2020-123](#) To rezone the properties known as 400 Maury Street and 418 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District and the property known as 401 Maury Street from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District.

Attachments: [Ord. No. 2020-123](#)
[Staff Report](#)
[Application Form & Applicant's Report.pdf](#)
[Survey](#)
[Map](#)
[Letter of Support Manchester Alliance](#)

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. [PDRPRES
2020.024](#)

Attachments: [Executive Summary](#)
[Presentation](#)

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

12. [ORD.
2020-124](#)

To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation, or otherwise of the property known as 1201 Porter Street for the public purpose of implementing a Spot Blight Abatement Plan adopted in accordance with Va. Code § 36-49.1:1 for such property.

Attachments: [Ord. No. 2020-124](#)
[Staff Report](#)
[1201 Porter Street - 2020 Photographs](#)
[1201 Porter Street - 2019 Photographs](#)
[Spot Blight Abatement Authority Letter](#)
[Specifications Spot Blight](#)
[Reports PMCE and Building Inspection](#)
[Resolution](#)
[Map](#)
[Letter of Support](#)
[Letter of Support](#)
[Letter of Support - Historic Richmond Foundation](#)

Mr. Olinger provided staff's presentation.

Public Hearing: No one spoke.

Mr. Johannas asked has anyone gone out to verify the stability of the building relative to stabilization?

Mr. Olinger stated the building commissioner and Mr. David Alley who is the our primary Operation's Manager for inspections has gone out. He stated we acknowledge that there was some temporary bracing. Mr. Alley had questions. He inspected it, temporary stabilization was in place per the engineer's plans.

A motion was made by Vice Chair Melvin Law, seconded by Commissioner Ellen Robertson, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote: (7;2;0), with Commissioner Reid and Commissioner Robertson abstaining.

13. [PDRPRES
2020.014](#)

Attachments: [Staff Report and Amended PAC Work Plan FY21-22](#)
[Public Art Map and Index 2020](#)

Ms. Susan Glasser provided staff's presentation.

A motion was made by Commissioner Ellen Robertson, seconded by Vice Chair Melvin Law, that this Item be continued to the July 6, 2020 Planning Commission meeting. 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 Ellen Robertson

Excused -- 1 - * Commissioner Lenora Reid

Upcoming Items

Mr. Ebinger provided a list of items tentatively scheduled for the June 15, 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.