



City of Richmond

900 East Broad Street
Richmond, VA 23219
www.rva.gov/office-city-clerk

Minutes

Land Use, Housing and Transportation Standing Committee

Tuesday, November 17, 2020

1:00 PM

Council Chamber, 2nd Floor - City Hall
(Virtual Meeting)

Committee Members and Others in Attendance

The Honorable Ellen Robertson – Chair
The Honorable Kim Gray – Vice Chair
The Honorable Stephanie Lynch – Council member (late arrival)
Lawrence Anderson, Council Chief of Staff
Bonnie Ashley, Deputy City Attorney
Meghan Brown, Deputy Council Chief of Staff
Bill Echelberger, Council Budget Analyst
Pamela Nichols, Assistant City Clerk
Candice Reid, City Clerk
Steve Taylor, Council Policy Analyst
RJ Warren, Deputy City Clerk

Absent

The Honorable Michael Jones – Committee member

Call to Order

Chair Ellen Robertson called the meeting to order at 1:06 p.m., and presided.

Electronic Participation

Assistant City Clerk Pamela Nichols, in accordance with Ordinance No. 2020-093, adopted April 9, 2020, as amended by Ordinance No. 2020-183, adopted August 20, 2020, announced the meeting would be held through electronic communication means. Assistant City Clerk Nichols stated notice of the meeting was provided to the public through a public information advisory issued on November 10, 2020, and through Legistar on the city website in accordance with usual practice. She also stated members of the public were encouraged to provide comments in writing prior to the meeting and all comments received prior to 10:00 a.m., on Tuesday, November 17, 2020, were provided to committee members. Mrs. Nichols indicated that members of the public who signed up to speak and provide comment would be called to speak at the appropriate time.

Citizen Speaker Guidelines

Pamela Nichols, assistant city clerk, provided citizen speaker guidelines.

Public Comment Period

There were no public comment speakers.

Approval of Minutes

There were no corrections or amendments to the meeting minutes of Tuesday, October 20, 2020, and the committee approved the minutes as presented.

Board Vacancies

There were no board vacancies for review.

Presentation(s)

There were no presentations.

Paper(s) for Consideration

The following ordinance was considered:

ORD. 2020-025

To erect all-way stop signs at the intersections of Bainbridge Street and West 10th Street; Bainbridge Street and West 12th Street; Bainbridge Street and West 14th Street; Porter Street and West 10th Street; Porter Street and West 12th Street; Porter Street and West 14th Street; Perry Street and West 10th Street; Perry Street and West 12th Street; McDonough Street and West 10th Street; McDonough Street and West 12th Street; and McDonough Street and West 14th Street.

Patron: Ms. Robertson

Chair Ellen Robertson informed the committee of her intent to withdraw ORD. 2020-025 and to continue working with city administration and the community on traffic calming measures within the proposed area.

There were no further comments or discussions and **Vice Chair Kim Gray moved to continue ORD. 2020-025 to the December 22, 2020 Land Use, Housing and Transportation Standing Committee meeting, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2020-153

To rename that portion of U.S. Route 1, known as Jefferson Davis Highway and located within the corporate boundaries of the City, from its northerly terminus at its intersection with Hull Street to its southerly terminus at the corporate limits of the City near its intersection with Walmsley Boulevard, as "Richmond Highway."

Patron: Ms. Trammell, Vice President Hilbert and Mayor Stoney

Chair Ellen Robertson explained the chief patron was comfortable with moving forward with the proposed request and asked for the committee's support of ORD. 2020-153.

Citizens were provided an opportunity to offer comments in writing regarding pending legislation prior to the committee meeting. All written comments received by the Office of the City Clerk were provided to members of the committee and are included as an appendix to the November 17, 2020 Land Use, Housing and Transportation meeting minutes.

Public Hearing

Jim Goodin expressed his support of ORD. 2020-153.

Chair Robertson and Vice Chair Kim Gray asked to be added as co-patrons.

There were no further comments or discussions and **Vice Chair Kim Gray moved to forward ORD. 2020-153 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2020-237

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Contract between the City of Richmond and the Richmond Redevelopment and Housing Authority for the purpose of funding consultant services for outreach and planning for the redevelopment of Creighton Court in the city of Richmond.

Patron: Mayor Stoney

Michelle Peters, Department of Housing and Community Development deputy director, introduced ORD. 2020-237 and explained the grant will be used to gather feedback and ideas from residents regarding the redevelopment of Creighton Court. Ms. Peters further explained the grant funds will be appropriated from the Creighton Court redevelopment budget.

Citizens were provided an opportunity to offer comments in writing regarding pending legislation prior to the committee meeting. All written comments received by the Office of the City Clerk were provided to members of the committee and are included as an appendix to the November 17, 2020 Land Use, Housing and Transportation meeting minutes.

There were no further comments or discussions and **Vice Chair Kim Gray moved to forward ORD. 2020-237 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2020-236

To approve the action of the City Planning Commission adopting "Richmond 300: A Guide for Growth" as the Master Plan of the City of Richmond, and to repeal Ord. No. 2000-371-2001-11, adopted Jan. 8, 2001, and all amendments thereto, with the exception of the Riverfront Plan as contained in Ord. No. 2012-202-190, adopted Nov. 26, 2012, the VUU/Chamberlayne Neighborhood Plan as contained in Ord. No. 2016-002, adopted Feb. 8, 2016, the Pulse Corridor Plan as contained in Ord. No. 2017-127, adopted Jul. 24, 2017, the Riverfront Plan as contained in Ord. No. 2017-148, adopted Sept. 25, 2017, the Public Art Master Plan as contained in Ord. No. 2018-205, adopted Sept. 24, 2018, and the James River Park Systems Master Plan as contained in Ord. No. 2019-337, adopted Jan. 27, 2020.

Patron: Mayor Stoney

Councilor Stephanie Lynch joined the meeting at 1:24 p.m.

Mark Olinger, Planning and Development Review director, presented an overview of the final Richmond 300: A Guide for Growth Plan. Mr. Olinger highlighted changes to the draft plan which included a new future land use category, changes to the land use map, new objectives and call out boxes. He explained the phases of the process which began in January 2018 and presented data on community engagement. Mr. Olinger noted some concerns expressed by citizens and emphasized the Richmond 300 Plan would not change current zoning districts nor would it allow projects that do not meet current zoning. He further noted the plan provides guidance for how the city should manage growth for the next 20 years. Mr. Olinger also provided an overview of how recommendations from the Advisory Task Force for the Economic Revitalization of South Richmond were incorporated in the Richmond 300 Plan.

A copy of the material provided has been filed.

Citizens were provided an opportunity to offer comments in writing regarding pending legislation prior to the committee meeting. All written comments received by the Office of the City Clerk were provided to members of the committee and are included as an appendix to the November 17, 2020 Land Use, Housing and Transportation meeting minutes.

Public Hearing

Charles Pool, on behalf of the Oregon Hill Neighborhood Association, asked the committee to consider an amendment to the Richmond 300 Plan to designate Oregon Hill for residential use. Mr. Pool indicated that the plan failed to incorporate concerns expressed by residents of Oregon Hill.

Elisabeth Price, Historic Richmond preservation specialist, stated she supported the overall Richmond 300 Plan with some exceptions to include revisions to the planning decision making process and proposed future land use maps for Shockoe Bottom and Rocketts Landing.

Quinton Robbins, Richmond for All director of operations, asked the committee to delay its vote on ORD. 2020-236 to allow time for community input. Mr. Robbins outlined a number of proposed revisions to the plan in order to address the city's affordable housing crisis.

Allan-Charles Chipman expressed concern regarding the distribution of funds from proposed Tax Increment Financing (TIF) zones and Objective 14.6 of the Richmond 300 Plan.

Councilor Stephanie Lynch stated she appreciated the efforts of all individuals included in the development of the Richmond 300 Plan; however, she would like an amendment to the plan to change the proposed land use designation of Oregon Hill from the community mixed-use category to residential.

Maritza Pechin, AECOM Consultant and Master Plan project manager, reported that community engagement was an integral part of the development of the Richmond 300 Plan. She stated consultation meetings were held in 2019 and July 2020 to gather comments on the draft plan and there were minimal changes from those meetings. She stated the final plan was made public in September 2020 and adopted by the City Planning Commission in October 2020.

Chair Ellen Robertson asked whether or not the process for the adoption of the Richmond 300 Plan included adequate time for Council to conduct public hearings prior to its adoption.

Deputy City Attorney Bonnie Ashley offered options for the committee to consider.

Vice Chair Kim Gray asked Ms. Ashley for clarification on appropriate actions the committee may consider regarding proposed amendments to the Richmond 300 Plan. Vice Chair Gray stated she was not comfortable forwarding ORD. 2020-236 to Council with a recommendation to amend without seeing such amendment in writing.

Chair Robertson asked Deputy City Attorney Bonnie Ashley to provide a response to the committee's questions regarding possible amendments to the Richmond 300 Plan.

Deputy City Attorney Ashley agreed to provide a written response to the committee's inquiries.

There were no further comments or discussions and **Vice Chair Kim Gray moved to forward ORD. 2020-236 to Council with no recommendation, which was seconded and unanimously approved.**

Discussion Item

There were no discussion items.

Staff Report

Steve Taylor, council policy analyst, and Bill Echelberger, council budget analyst, provided the committee with the November staff report.

A copy of the material provided has been filed.

Adjournment

There being no further business, the meeting adjourned at 3:15 p.m.

From: [Allan-Charles Chipman](#)
To: [City Clerk's Office](#)
Subject: Ordinance 2020-236 & Ordinance 2020-237
Date: Tuesday, November 17, 2020 10:00:12 AM
Attachments: [Ordinance 2020-236 & ORD 2020-237.docx](#)
[RRHA Letter \(1\).pdf](#)

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Good Afternoon,

I am attaching written comment for Ordinance 2020-236 & Ordinance -237. I would like to speak to ordinance 2020-236 about the Richmond 300 plan at the land use meeting today at 1pm.

Thank you,

Allan-Charles Chipman
Initiatives of Change USA
[2201 West Broad Street, Suite 200, Richmond, VA 23220](#)
T: 804-387-9131 E: allan-charles.chipman@iofc.org
lofc: www.us.iofc.org TRHT: www.greaterRVA.org



From: [Joe](#)
To: [City Clerk's Office](#)
Cc: bclark@ivyventures.com; bill.hamill@gmail.com; crrump@historichrichmond.com; cmenges@mcquirewoods.com; dcgehring@yahoo.com; mmclmparrish@gmail.com; philiphart4609@gmail.com; stuartscarter@gmail.com
Subject: Richmond 300 Comments to Land Use, Housing and Transportation Standing Committee
Date: Monday, November 16, 2020 6:12:53 PM

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Dear Ms. Reid,

Please find below comments from Westhampton Citizens Association concerning the Richmond 300 Master Plan being considered at the Land Use, Housing and Transportation Standing Committee meeting on November 17, 2020. I thank you in advance as I understand you will provide copies to the committee members prior to the meeting. Also members of Westhampton Citizens Association may want to participate in the virtual meeting Tuesday and comment at the appropriate time. Please confirm receipt of this email.

Yours very truly,

Joseph Andrews, Jr.
Chairman, Land Use Committee
Westhampton Citizens Association

To maintain the desired "village-like feel" of the existing commercial areas and the preponderance of single-family dwellings found in the west end of the City of Richmond, the Westhampton Citizens Association respectfully requests that the current draft of the Richmond 300 Master Plan be amended as follows:

- The west end should remain primarily residential with mostly single-family detached dwellings and should maintain a maximum building height of three stories throughout the area.
- At frequent transit stops, such as at Patterson and Libbie, the development of higher density should be limited to frontage along a major street (i.e. Patterson Avenue).
- Since the use of the SUP process is being minimized, or removed, and since the Master Plan provides for such a

wide range of permissible uses and so many allowable uses by right, a structure or mechanism needs to be in place for citizen input on development (i.e. similar to current SUP process).

- Accessory Dwelling Units (ADUs) must have restrictions or standards to protect the integrity of the surrounding single-family dwellings.
- Secondary uses in the Residential Land Use Category should be eliminated.

From: [Joh Gehlbach](#)
To: [City Clerk's Office](#); [Reid, Candice D. - Clerk's Office](#); [Robertson, Ellen F. - City Council](#)
Cc: [Gray, Kimberly B. - City Council](#); [Jones, Michael J. - City Council](#); [Newbille, Cynthia I. - City Council](#)
Subject: Ord. 2020-236: Realtors Letter of Support
Date: Wednesday, November 11, 2020 11:53:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Realtors Letter of Support - Ord. 2020-236.pdf](#)

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Madam Clerk,

I'm writing to submit a letter of support for Ordinance 2020-236 regarding Richmond 300, docketed for the November 17 Land Use Committee meeting. You'll find the document attached.

Thank you,
Joh

Joh Gehlbach

Pronouns: They/Them

Government Affairs Manager

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