



City of Richmond

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Meeting Minutes - Final Planning Commission

Monday, February 7, 2022

1:30 PM

5th Floor Conference Room

This meeting will be held through electronic communication means.

This meeting will be held through electronic communication means pursuant to the current ongoing declaration of a local emergency concerning the COVID-19 pandemic confirmed by Res. No. 2020-R025, adopted March 16, 2020, and as permitted by section 2.2-3708.2(A)(3) of the Virginia Freedom of Information Act. 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 this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES
2022.003](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
2-7-2022](#)

Citizens are encouraged to provide their comments in writing to PDRLandUseAdmin@rva.gov 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 Richard Saunders, Secretary to the Planning Commission, or his designee. All written comments received via email prior to 10:00 a.m. on the day of this meeting 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

The meeting was called to order at 1:30 p.m.

Roll Call

Commissioner Law left the meeting early after Item 2. Commissioner Addison joined the meeting late during Item 12.

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

Election of Chair and Vice Chair

A motion was made by Commissioner Pinnock, seconded by Commissioner Thompson, that Commissioner Rodney Poole be appointed as Chair. The motion carried unanimously, with Commissioner Addison not in attendance. A motion was made by Commissioner Law, seconded by Commissioner Saunders, that Elizabeth Greenfield be appointed as Vice Chair. The motion carried unanimously, with Commissioner Addison not in attendance.

Rodney Poole was appointed as Chair and Elizabeth Greenfield was appointed as Vice Chair.

Chair's Comments

There were no comments from the Chair.

Approval of Minutes

- 2. [PDRMIN 2022.001](#)

Attachments: [Approved Minutes November 1, 2021](#)

A motion was made by Commissioner Thompson, seconded by Commissioner Greenfield, that this PDR Minutes be adopted. The motion carried by the following vote:

- Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Melvin Law and * Commissioner Lincoln Saunders

- 3. [PDRMIN 2022.002](#)

Attachments: [Approved Minutes November 15, 2021](#)
[Approved Minutes November 15, 2021](#)

A motion was made by Commissioner Greenfield, seconded by Commissioner Thompson, that this PDR Minutes be adopted. The motion carried by the following vote:

- Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders

- 4. [PDRMIN 2022.003](#)

Attachments: [Approved Minutes December 6, 2021](#)

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this PDR Minutes be adopted. The motion carried by the following vote:

- Aye --** 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders

5. [PDRMIN 2022.004](#)

Attachments: [Draft Minutes December 20, 2021](#)
[Approved Minutes December 20, 2021](#)

A motion was made by Commissioner Pinnock, seconded by Commissioner Thompson, that this PDR Minutes be adopted. The motion carried by the following vote:

- Aye --** 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders

6. [PDRMIN 2022.005](#)

Attachments: [Approved Minutes January 18, 2022](#)

A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this PDR Minutes be adopted. The motion carried by the following vote:

- Aye --** 6 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders
- Abstain --** 1 - * Commissioner Vivek G. Murthy

Director's Report

Mr. Kevin Vonck provided a presentation about recently completed and upcoming projects related to the implementation of Richmond 300.

- Council Action Update

Secretary Rich Saunders read the list of Planning Commission items that had been adopted at the previous City Council meeting.

Consideration of Continuances and Deletions from Agenda

- 7. [ORD. 2021-359](#)** To amend and reordain Ord. No. 2010-100-83, adopted May 10, 2010, which authorized the special use of the property known as 200-214 East Leigh Street for

the purpose of a multifamily residential use with up to eight dwelling units in an existing carriage house building with the commercial use requirement waived, to additionally authorize the construction of a mixed-use building containing non-dwelling uses and up to 63 dwelling units, upon certain terms and conditions. (6th District)

- Attachments:** [Staff Report](#)
[Ord. No. 2021-359](#)
[Application Form](#)
[Applicant's Report](#)
[Survey](#)
[Introduced Plans](#)
[Updated Plans](#)
[Map](#)
[Support_Berry](#)
[Opposition NPS](#)
[200 E Leigh Street Presentation](#)

Secretary Rich Saunders explained that the applicant had requested that this item be continued to the Tuesday, February 22, 2022 City Planning Commission meeting in order to allow the Historic Jackson Ward Association to vote on it at its upcoming meeting.

A motion was made by Commissioner Thompson, seconded by Commissioner Pinnock, that this Ordinance be continued to the Tuesday, February 22, 2022 City Planning Commission meeting. The motion carried unanimously.

Consent Agenda

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this be adopted. The motion carried unanimously

Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Lincoln Saunders

Excused -- 2 - * Commissioner Melvin Law and * Commissioner Andreas Addison

**8. [CPCR.2022.0](#)
[10 / SUBD](#)
[2022.002](#)**

- Attachments:** [Staff Report_Highland Grove Final](#)
[Highland Grove Final CUP Plan & Preliminary Subdivision Plat](#)
[Approved Preliminary CUP Plan](#)
[Resolution - Highland Grove](#)

Item Title: Resolution of the Richmond City Planning Commission to Approve a Final Community Unit Plan for the Highland Grove Community Unit Plan at 2651 Richmond Henrico Turnpike, 2641 Richmond Henrico Turnpike, 500 Dove Street, 509 Dove Street, and 2300 1st Avenue.

Preliminary subdivision approval for Highland Grove (125 lots and open space).

The resolution for the Highland Grove Community Unit Plan Final Plan was approved and preliminary subdivision approval was granted.

9. [PAC 2022.01](#)

- Attachments:** [CPC Staff Report for Andrea Almond Nomination](#)
[Andrea Almond Nomination](#)
[Andrea Almond's Application](#)

The appointment of Andrea Almond to the Public Arts Commission was approved.

10. [SUBD 2022.001](#)

- Attachments:** [Staff Report-1012-1016 North 32nd St Subdivision Plat](#)
[Subdivision Exception Request Letter](#)

The subdivision exception request for 1012-1015 North 32nd Street was approved.

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. [ORD. 2021-363](#)

To authorize the special use of the property known as 1626 North 27th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (As Amended) (7th District)

- Attachments:** [Ord. No. 2021-363 - Amended 20220214](#)
[20220214 Amendment of Ord. No. 2021-363](#)
[Application Form and Applicant's Report](#)
[Updated Plans](#)
[Introduced Plans](#)
[Survey](#)
[Map](#)
[1626 N 27th St Presentation](#)

Secretary Rich Saunders provided the staff presentation, which included an overview of the introduced and amended plans.

A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this ordinance be forwarded to City Council with a favorable recommendation provided that the amended plans entitled "Site Plan, 1626 N 27th Street, City of Richmond, Virginia," prepared by Long Surveying, LLC, and dated January 9, 2021, and last revised January 7, 2022, and "1626 North 27th

Street,” prepared by David R. Winn, LLC, and dated August 15, 2019 replace the introduced plans. The motion carried with Commissioners Murthy, Pinnock, Greenfield, Poole and Saunders voting in support, Commissioner Thompson abstaining, and Commissioners Law and Addison being absent.

12. [ORD. 2022-017](#) To rezone certain properties along West Broad Street from the B-2 Community Business District, B-3 General Business District, R-53 Multifamily Residential District, R-73 Multifamily Residential District, RO-1 Residential-Office District, and RO-2 Residential-Office District to the TOD-1 Transit-Oriented Nodal District, and to designate certain street blocks as “priority streets” and certain street blocks as “street-oriented commercial streets” along and near West Broad Street.

Attachments: [Ord. No. 2022-017](#)
[Staff Report](#)
[Existing Zoning Map](#)
[Master Plan Future Land Use Map](#)
[Priority Streets Map](#)
[Proposed Zoning Map](#)
[Resolution of Intent - Signed](#)
[Street Oriented Commercial Frontage Map](#)
[Presentation](#)
[Monument Avenue Park Civic Association Letter](#)
[Opposition_Estes](#)

Deputy Director Maritza Pechin provided the staff presentation.

Angela Maidment, Vice President of Commercial Real Estate for Estes Trucking, spoke in opposition, citing concerns related to parking demand being generated by the rezoning and for lack of being engaged earlier in the rezoning process.

Commissioner Greenfield asked Deputy Director Pechin to address Ms. Maidment's concern with not being properly engaged.

Deputy Director Pechin clarified that postcards were sent to all property owners within the rezoning area in September 2021, and that a letter with the information for the Planning Commission meeting had also been sent. She said that notice for the meetings in September were also sent to the Richmond 300 email distribution list.

Commissioner Pinnock asked staff if a vacant parking lot becomes noncompliant upon the rezoning.

Secretary Saunders confirmed that Estes has one parking lot that would become a nonconforming use.

Director Vonck explained that the zoning designations proposed are consistent with the future land use recommendations of Richmond 300, and that uses and form that Richmond 300 supports can now be done by-right. He clarified that nonconforming uses may continue to exist in the area, just cannot expand or redevelop. The path to allowing for the expansion or redevelopment of a nonconforming use can still be achieved through

a special use permit.

Commissioner Addison explained that this rezoning has been a topic of the Planning Commission for the last five years. He explained that the proposal had a lot of press coverage. He explained that parking cannot be completely eliminated, even if the rezoning greatly reduces the parking requirement. He said there's a lot of opportunity for infill development along the Pulse corridor. He said that as the area redevelops, public improvements will be part of that.

Commissioner Murthy said that we need to think about what the City will want and need in 30 years. He said he lives in this corridor and it needs to be improved.

Chair Poole explained that he is supportive of the rezoning, as the Planning Commission has been working on it since 2017. He acknowledged Ms. Maidment's frustration with receiving proper notice.

A motion was made by Commissioner Greenfield, seconded by Commissioner Poole, that the rezoning ordinance be forwarded to City Council with a favorable recommendation. The motion carried unanimously, with Commissioner Law not in attendance.

13. [ORD. 2022-018](#)

To authorize the special use of the property known as 1127 North 29th Street for the purpose of up to eight single-family dwellings and up to four two-family dwellings, with off-street parking, upon certain terms and conditions. (7th District)

Attachments: [Staff Report 1127 N 29th St](#)
[Ord. No. 2022-018](#)
[Plans & Survey](#)
[Application Form & Applicant's Report](#)
[Map](#)
[Parking Study](#)
[FW Letter of Support 29th & R St Project.pdf](#)
[FW Letter of Support 29th and R project.pdf](#)
[FW Letter of Support 29th and R St Special Use Permit.pdf](#)
[FW Letter of Support 29th and R St Special Use Permit2.pdf](#)
[FW Letter of Support 29th and R St SUP Support.pdf](#)
[FW Letter of Support 29th and R Street SUP - Feedback.pdf](#)
[FW Letter of Support 29th and R Street SUP.pdf](#)
[FW Letter of Support 1127 N 29th St - 29th and R St SUP.pdf](#)
[FW Letter of Support 1127 N 29th Street SUP.pdf](#)
[FW Letter of Support -Church Hill project 29th and R Street.pdf](#)
[FW Letter of Support N. 29th Street and R Street Construction.pdf](#)
[FW Letter of Support Proposed Project for R St & N 29th.pdf](#)
[FW Letter of Support R street.pdf](#)
[FW Support for 29th & R Project SUP.pdf](#)
[FW Support for R and 29th St Development.pdf](#)
[FW 1127 N. 29th St Letter of Support.pdf](#)
[Opposition Ferry](#)
[FW Support for 29th R Project SUP.msg](#)
[FW 29th and R project.1.msg](#)
[FW 29th and R St SUP Support Please.msg](#)
[FW 29th and R St.msg](#)
[FW 29th and R.msg](#)
[FW 1127 N 29th Street.msg](#)
[Fw 1127 N. 29th St Letter of Support 2.msg](#)
[Fw 1127 N. 29th Street Project - Letter of Support 3.msg](#)
[FW Project for new homes at N.29th and R Streets.msg](#)
[FW RE 29th and R Street SUP.msg](#)
[1127 N 29th St Presentation](#)

Jonathan Brown provided the staff presentation.

Mark Baker of Baker Development resources provided the applicant's presentation.

There were no attendees that spoke in favor or opposition to the special use permit request.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this items be forwarded to City Council with a favorable recommendation. The motion carried unanimously, with Commissioner Law not in attendance.

14. [ORD.](#)
[2022-019](#)

To authorize the special use of the property known as 729 St. Christopher's Road for the purpose of athletic fields illuminated by lighting structures in excess of 35 feet in height, upon certain terms and conditions. (1st District)

Attachments: [Ord. No. 2022-019](#)
[Staff Report 729 St. Christopher](#)
[Plans](#)
[Application Form and Applicant's Report](#)
[Survey](#)
[Map](#)
[Applicant Presentation](#)
[PC Presentation St.Christopher's School](#)
[Letters of Objection](#)
[Letters of Support](#)
[Objection Masterson 1](#)
[Objection Masterson 2](#)
[Objection Masterson 3](#)
[Objection Masterson 4](#)
[Objection Masterson 5](#)
[Objection Masterson 6](#)
[Objection Masterson 7](#)
[Objection Masterson 8](#)
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[Objection Masterson 19](#)
[Objection Masterson 20](#)
[Objection Masterson 21](#)
[Opposition Philips](#)

David Watson provided the staff presentation.

Jennifer Mullen, Esq, of Roth Jackson, and Mason Lecky, Headmaster of St. Christopher's School, provided the applicant presentation.

The following attendees spoke in favor of the special use permit request:

John Waechter
Will Paulette
Skip Jones

Cristi Head
Greg Glatt
Grice MuMullen

Carolyn Masterson spoke in opposition, citing concerns of public safety, inequality, white privilege, and health.

Jennifer Mullen provided a rebuttal, explaining that the proposal meets the criteria contained in the Charter and Richmond 300.

Commissioner Addison explained that nighttime use of the field has been an item of discussion for a long time. He explained that when he came onto Council one of his initiatives was for all public schools to have athletic field lighting so that students have the opportunity to play sports year-round. He explained that the school could have installed the lighting by-right which would have been worse for the community, but chose to pursue the special use permit in order to make it better. He said he is working with St. Christophers to close streets during events and provide shuttle service to a nearby parking deck.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this item be forwarded to City Council with a favorable recommendation. The motion carried unanimously, with Commissioner Law not in attendance.

Upcoming Items

Secretary Rich Saunders provided a list of items that will be heard at the Tuesday, February 14, 2022 City Planning Commission meeting, and also mentioned the upcoming Special Meeting taking place on Friday, March 4th for the Capital Improvement Program.

Adjournment

The meeting adjourned at 4:03 p.m.