



City of Richmond

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Meeting Minutes Planning Commission

Monday, October 5, 2020

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 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, October 5, 2020, at 1:30 p.m., you have several options outlined in the following document:

1. [PDRPRES
2020.062](#)

Attachments: [Public Access and Participation Instructions - Planning Commission
Oct 5, 2020 Updated](#)

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, October 5, 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: Commissioner Lenora Reid was also in attendance.

- 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

Mr. Ebinger stated The APA Virginia Conference is coming up, there is still time to register. Pricing for commissioners is quite reasonable. You are encouraged to attend some of the sessions if they are available to you. The sessions will be completely virtual this year.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its September 28, 2020 meeting.

Consideration of Continuances and Deletions from Agenda

2. [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](#)

A motion was made by Commissioner Johannas, seconded by Commissioner Murthy, that this Ordinance be continued to the November 2, 2020 Planning Commission meeting. The motion carried unanimously with Mr. Thompson abstaining.

3. [Location](#)
[2020-002](#)

Title: Location review of an easement for public use and travel along the west side of the alley to the rear of the property known as 1801 Jefferson Davis Highway, between Webber Avenue and Royal Avenue.

A motion was made by Commissioner Johannas, seconded by Vice Chair Law, that this Location Item be withdrawn. The motion carried unanimously.

Consent Agenda

A motion was made by Vice Chair Law, seconded by Commissioner Robertson, that Item 13 be moved to the Consent Agenda. The motion carried unanimously.

Public Hearing:

- Councilman Jones spoke in support of Item 9
- Cyane Crump, Historic Richmond Foundation, spoke in support of Item 11
- Ana Edwards spoke in support of Item 11

A motion was made by Commissioner Greenfield, seconded by Commissioner Robertson, that the Consent Agenda be approved. The motion carried by the following vote, with Commissioner Johannas abstaining on Item 8:

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

4. [ORD.](#)
[2020-204](#)

To amend and reordain Ord. No. 83-67-66, adopted Apr. 25, 1983, as amended by Ord. No. 95- 244-274, adopted Nov. 13, 1995, which authorized the use of the property known as 5607 Grove Avenue, for the purpose of a dance studio and the use of the existing building for office purposes, to allow exterior façade modifications, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-204](#)
[Staff Report](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Landscape Plan](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD.](#)
[2020-205](#)

To authorize the special use of the properties known as 1041 North Lombardy Street, 1480 Moore Street, and 1500 Moore Street for the purpose of multifamily dwellings containing a total of up to 90 dwelling units, with off-street parking, upon

certain terms and conditions.

- Attachments:** [Ord. No. 2020-205](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)
[Letter of Support_CACIL](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2020-208](#) To close, to public use and travel, a portion of Moore Street located between North Lombardy Street and Bowe Street consisting of 9,843± square feet, but retaining portions as utility easements and access easements, upon certain terms and conditions, and to authorize the Chief Administrative Officer to accept the dedication of a public utility easement and a public access easement, consisting of 1,159± square feet and a public utility easement and a public access easement consisting of 11,723± square feet, over certain parcels adjacent to the closed portion of Moore Street, in connection with vehicular and pedestrian access to a proposed mixed-use development in the area.

- Attachments:** [Ord. No. 2020-208](#)
[Staff Report](#)
[Survey](#)
[Letter of Support_CACIL](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2020-206](#) To authorize the special use of the property known as 1429 Mechanicsville Turnpike for the purpose of a two-family detached dwelling, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-206](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2020-207](#) To authorize the special use of the property known as 1513 Rear Grove Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions. (As Amended)

- Attachments:** [Ord. No. 2020-207 - Amended 20201012](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)
[Letter of No Opposition FDA](#)
[20201012 Amendment of Ord. No. 2020-207](#)

This Ordinance was recommended for approval to the City Council with the following amendment:

-Short-term rental use of the Property shall not be permitted.

9. [ORD. 2020-209](#) To amend City Code §§ 30-438.1, concerning permitted principal and accessory uses, 30-438.3:1, concerning floor area and usable open space, 30-438.4, concerning screening, 30-452.1, concerning permitted principal uses, and 30-515, concerning sign regulations, to amend ch. 30, art. IV, div. 21 of the City Code by adding therein new §§ 30-438, concerning the intent of the B-3 zoning district, and 30-438.6, concerning parking and circulation of vehicles, and to amend ch. 30, art. XII of the City Code by adding therein new §§ 30-1220.15:1 and 30-1220.84:1, concerning certain definitions.

- Attachments:** [Ord. No. 2020-209](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council.

10. [ORD. 2020-212](#) To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by Advantage Richmond Corporation and known as 900 East Marshall Street for the purpose of a municipal office building.

- Attachments:** [Ord. No. 2020-212](#)
[Staff Report](#)

This Ordinance was recommended for approval to the City Council.

11. [ORD. 2020-213](#) To amend Ord. No. 2020-051, adopted May 11, 2020, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2020-2021 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2020-2021, and (iii) determined a means of financing the same, to modify the purpose of the Heritage Center / Lumpkin's Jail (Devil's Half Acre) project in the Economic and Community Development category to provide that the scope of such project consists of design and construction of a pavilion and museum at the Lumpkin's Jail / Devil's Half Acre site, the design of and improvements to the Richmond Slave Trail and Trail Head at Ancarrow's Landing, the extension of the Slave Trail to 1305 North 5th Street, the acquisition of the property known as 1305 North 5th Street due to that property's historical significance associated with its use as the Burial Grounds for Free People of Colour and Slaves, and the planning activities for the proposed Heritage Center in Shockoe Bottom.

- Attachments:** [Ord. No. 2020-213](#)
[Staff Report](#)
[Map](#)
[Letters of Support](#)

This Ordinance was recommended for approval to the City Council.

**12. [Location](#)
[2020-004](#)**

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

Title: Location review of a variable width access easement pertaining to the development known as Carytown Exchange, property of Regency Goodwyn, LLC C/O Regency Centers, Corp.

This Location Item was approved.

**13. [ORD.](#)
[2020-203](#)**

To amend Ord. No. 90-15-31, adopted Feb. 26, 1990, as previously amended by Ord. No. 96-169-163, adopted Jun. 24, 1996, Ord. No. 99-428-2000-16, adopted Jan. 24, 2000, Ord. No. 2003-246-253, adopted Sept. 8, 2003, and Ord. No. 2014-75-54, adopted Apr. 28, 2014, which authorized a special use of the property known as 428 North Boulevard, to permit exterior and interior modifications for museum and library purposes, upon certain terms and conditions.

- Attachments:** [Ord. No. 2020-203](#)
[Staff Report](#)
[Application Form and Applicant's Report](#)
[Plans](#)
[Elevations and Interior Renderings](#)
[Map](#)
[Letter of Concern](#)

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

**14. [CPCR.2020.0](#)
[50](#)**

Attachments: [Staff Report](#)
[Resolution](#)
[Richmond 300 Presentation](#)
[Richmond 300 Oregon Hill Presentation](#)
[Richmond 300: A Guide for Growth - Executive Summary](#)
[Richmond 300: A Guide For Growth - Final Plan](#)
[RAR Letter of Support](#)
[Todd Woodson Letter of Opposition](#)
[Matt Siegel Letter of Opposition](#)
[Scott Burger Letter of Opposition](#)
[James Askegren Letter of Opposition.pdf](#)
[PSG R300 Final Comment](#)
[Genni Sasnett Comments to Richmond 300 Plan](#)
[Historic Richmond R300 Comment Letter](#)
[Historic Richmond_Richmond 300 Letter 7.13.20](#)
[Additional Letters of Concern or Opposition](#)
[Additional Letters of Support](#)
[Preservation Virginia R300 Comment Letter](#)
[Harvey Lankford Letter of Opposition](#)
[Dottie Figg Letter of Opposition](#)
[CORRECTED PSG R300 Final Comment](#)
[Laurie Petronis Letter of Opposition](#)

Title: To approve and adopt Richmond 300: A Guide for Growth as the official Master Plan for the City of Richmond.

Mr. Mark Olinger provided staff's presentation.

Public Hearing:

Eight individuals shared comments/concerns:

Bryan Green

Elizabeth Price, Historic Richmond Foundation

Charles Pool, Oregon Hill Neighborhood Association

Leighton Powell

Stewart Schwartz, Partnership for Smarter Growth

Bill Laffoon

Philip Hart, Westhampton Citizens Association

Ellen Chapman

Mr. Johannes stated the overall package is extraordinary. The concept of height versus affordability, not so sure that allowing a bonus in height is going to push the affordability, the taller you get the more expensive you get, creating more expense to put affordability in does not quite resolve the issue. The small area plan once they are adopted take precedence. He has concerns about one little pocket of Shockoe Bottom.

Mr. Murthy stated this work is phenomenal. The key thing is how many people have been incorporated in this conversation, it is not just Mark and his staff but the community as a whole. One of the things that I continued to hear throughout the public input process was a little bit of a fear, a fear of losing control. He stated, I think Mark did a great job in sharing that Oregon Hill, this is not a rezoning of the City, this is a plan for the City. He stated we have a beautiful patterned city from historic buildings to houses to streets to riverfronts; we need to have good community conversations about what we want to keep and preserve and why.

Ms. Robertson thanked the staff for the work that has been done, it was a long period of time to get to where we are now, and there will always be additional work that needs to be done. She stated putting forth some information as soon as we can from the administration as to the plan for updating and zoning will be significant and important as we go through this and that we make the investment that is necessary so that we can get that done as soon as possible. She stated she really wants to commend the staff for making this master plan feel like a place where you are making a plan where people live and do business and would want to raise their families, work and do all the great things that cities provide us the opportunity to experience. This plan does focus a lot on growth, that is essential and important as it relates to the City. She stated, Mark mentioned as it relates to being landlocked, not seeing that as a disadvantage but it is a challenge and it limits the advantages that other localities may have but it forces us into being extremely more creative and thinking more intensely as to what we would do with the land.

Mr. Hepp-Buchanan stated he has been involved in the process to create this plan since we got started along with many others, this plan starts from a place of equity, that is the main starting point to ensure that everybody has a place to live, means of transportation to get to jobs and services and places that they need to go. Plans are living documents, we have been working on this for two and a half years, the phenomenal thing is that this is not the end of the long process, it is the beginning of a much larger one. There is going to be additional smaller area plans to address pockets in the city that need to be addressed more, there's going to be policies and projects that make our city a better place. It is hard to create a document that every single resident of Richmond agrees with 100% but we have been working on it a long time. He stated I am voting in favor because there is still a lot of work to do and we need to trust in the public process, it is not perfect but we've seen it work.

Mr. Poole stated, along with Mr. Hepp-Buchanan, the Director and Ms. Pechin, we have been working on this pretty close to three years now. One of the things that all of us have emphasized from day one is the inclusion of population, that generally speaking has not been able to participate in this process. We have made extraordinary efforts to do that. He stated he is extraordinarily proud, I think we have done a remarkable job of doing this. It is always good to get input from the citizens, including today. Including people who are not in agreement, it's very specific areas that deal with their own specific neighborhoods. It is essential that we have that. We have made this an open and honest discussion for us to consider, but we do have to recognize that the Master Plan is the most important responsibility of this commission. It is our number one priority to make sure of that. He stated I plan to support it and I hope the rest of the commission will.

Mr. Johannas stated when we look at the small area plan, I think that is really important to see how dramatic the Greater Scotts Addition's Master Plan initiative compared to the Greater Scotts small plan and that is how much can happen with greater small plans. Councilwoman Robertson has left us with another big statement and I would like to think that we would be able to do something comparable to a great area plan opposed to a small area plan to deal with the public housing and affordable housing issue and figure

out how we can integrate it into more and more areas of our city. He stated I will be in favor of it.

A motion was made by Commissioner Hepp-Buchanan, 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

Mr. Ebinger shared a list of items tentatively scheduled for the October 19, 2020 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 3:59 p.m.