



# City of Richmond

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## Summary Planning Commission

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Monday, August 16, 2021

1:30 PM

5th Floor Conference Room

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### **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 this Planning Commission meeting you have several options outlined in the following document:

1. [PDRPRES  
2021.149](#)

**Attachments:** [Public Access and Participation Instructions - Planning Commission  
8-16-21](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@richmondgov.com](mailto: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 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**

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

### **Roll Call**

All members attended the meeting virtually.

- Present 8 - \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner John Thompson, \* Commissioner Lincoln Saunders, \* Commissioner Melvin Law, \* Commissioner Rodney Poole, \* Commissioner Vivek G. Murthy, \* Commissioner Andreas Addison, and \* Commissioner Burchell Pinnock
- Absent 1 - \* Commissioner Max Hepp-Buchanan

### Chair's Comments

Mr. Poole welcomed all who were present.

### 2. [CPCR.2021.1 22](#)

**Attachments:** Resolution

[Resolution](#)

Resolution of the City of Richmond Planning Commission Expressing Appreciation to David Johannas.

**A motion was made by Commissioner Law, seconded by Commissioner Addison, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:**

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

### Approval of Minutes

No minutes to approve.

### Director's Report

#### Richmond 300 Implementation

Mr. Kevin Vonck and Ms. Maritza Pechin provided an update.

#### Council Action Update

Mr. Richard Saunders stated there is no Council Action update.

### Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

### Consent Agenda

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

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

- 3. [ORD. 2021-203](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Second Amendment to the Declaration of Access, Construction and Utilities Easement between the City of Richmond and City Central, LLC, for the purpose of amending such declaration to provide for the City’s partial vacation of an access easement through 1220 Ingram Avenue, among other amendments. (6th District)

**Attachments:** [Staff Report](#)

[Ord. No. 2021-203](#)

[Map](#)

**This Ordinance was recommended for approval to the City Council.**

- 4. [CPCR.2021.1 21](#)

**Attachments:** [Resolution](#)

Resolution of the Richmond City Planning Commission Approving an Amendment to the Stony Point Preliminary Community Unit Plan and a Final Plan Amendment, for an Accessory Dwelling Unit at 3417 Stony Point Road

**This City Planning Commission Resolution was approved.**

- 5. [ORD. 2021-204](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2018-304, adopted Jan. 14, 2019, pertaining to the “Stony Point Community Unit Plan,” for the purpose of amending the development standards, as they pertain to Map Section A-1 of the Northern Portion of the Plan, to allow for an accessory dwelling unit on the property known as 3417 Stony Point Road. (4th District)

**Attachments:** [Staff Report](#)

[Ord. No. 2021-204](#)

[Resolution](#)

[Application](#)

[Applicant's Report](#)

[Survey](#)

[Map](#)

[Plans](#)

[Support- Cherokee Area Neighbors](#)

**This Ordinance was recommended for approval to the City Council.**

- 6. [ORD. 2021-205](#) To authorize the special use of the property known as 1508 Belleville Street for the purpose of a multifamily dwelling containing up to 126 dwelling units, upon certain terms and conditions. (2nd District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-205](#)  
[Application Form & Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Non-opposition- SABA](#)

**This Ordinance was recommended for approval to the City Council.**

- 7. [ORD. 2021-206](#) To authorize the special use of the property known as 1005 Chimborazo Boulevard for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-206](#)  
[Applicant's Report](#)  
[Plans & Survey](#)  
[Map](#)  
[Support- Olinger](#)

**This Ordinance was recommended for approval to the City Council.**

- 8. [ORD. 2021-207](#) To authorize the special use of the properties known as 3114 Groveland Avenue and 3119 Veranda Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions. (6th District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-207](#)  
[Application](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

- 9. [ORD. 2021-209](#) To rezone the properties known as 2400 Afton Avenue and 2420 Afton Avenue from the R-53 Multifamily Residential District to the B-5 Central Business District (Conditional), under certain proffered conditions. (8th District)

- Attachments:** [Staff Report](#)  
[Ord. No. 2021-209](#)  
[Application Form](#)  
[Applicant's Report](#)  
[Survey](#)  
[Proffer Statement](#)

**This Ordinance was recommended for approval to the City Council.**

10. [ORD. 2021-210](#) To rezone the property known as 1003 Commerce Road from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

- Attachments:** [Staff Report](#)  
[Ord. No. 2021-210](#)  
[Application Form & Applicant's Report](#)  
[Survey](#)  
[Map](#)

**This Ordinance was recommended for approval to the City Council.**

11. [CPCR.2021.1 23](#)

- Attachments:** [Staff Report](#)  
[Resolution](#)  
[Map](#)  
[Applicant's Letter](#)

Resolution to declare an intent to amend the official zoning map for the purpose of rezoning the property known as 2400 Hermitage Road from the B-7 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District.

**This City Planning Commission Resolution 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**

12. [ORD. 2021-208](#) To authorize the special use of the property known as 3101 East Marshall Street for the purpose of a mixed-use building, upon certain terms and conditions. (7th District)

**Attachments:** [Staff Report](#)  
[Ord. No. 2021-208](#)  
[Applicant's Report](#)  
[Plans](#)  
[Survey](#)  
[Map](#)  
[Church Hill Association Letter](#)  
[Opposition-Church Hill Association Historic Preservation and Land Use Committee](#)  
[Opposition Eli Carter](#)  
[Opposition John-Trotta](#)  
[Opposition John-Trotta 2](#)  
[Opposition Lauren Trotta](#)  
[Opposition Newel](#)  
[Opposition Costantinidis](#)  
[Opposition Dubois](#)  
[Opposition-Montgomery](#)  
[Opposition Cater and Reddington](#)  
[Opposition John-Dedie](#)  
[Opposition-Castleberry](#)  
[Opposition-Blanchard](#)  
[Opposition-Blanchard2](#)  
[Opposition-Blanchard 3](#)  
[Opposition-Dopkin](#)  
[Opposition-Johnson](#)  
[Opposition-Forbes](#)  
[Opposition-Armentrout](#)  
[Opposition-Schollenberger](#)  
[Opposition Grosshandler](#)  
[Opposition-Cabell](#)  
[Support-Hopkins](#)  
[Staff Presentation](#)

Mr. David Watson provided staff's presentation.

Mr. Sean Jefferson spoke on behalf of the applicant.

Public Hearing:

Opposition:

Angie Cabell

Melissa Newell  
Lauren Trotta  
John Trotta  
Jim Dedie  
Samantha Forbes

**A motion was made by Commissioner John Thompson, seconded by Commissioner Vivek G. Murthy, that this Ordinance be continued to the Planning Commission meeting on 9/7/2021. The motion carried unanimously (8:0).**

### **Upcoming Items**

Mr. Saunders shared a list of items tentatively scheduled for the September 7, 2021 meeting of the Planning Commission.

### **Adjournment**

Mr. Poole adjourned the meeting at 2:41 pm.