



City of Richmond

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Summary Planning Commission

Tuesday, July 5, 2022

1:30 PM

5th Floor Conference Room

This meeting will be held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219. While all Planning Commissioners and staff will attend the meeting in-person, citizens may participate in the meeting virtually.

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:

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

[PDRPRES](#) Public Access and Participation Instructions- July 5, 2022
[2022.039](#)

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. All written comments received via email prior to 10:00 a.m. on the day of the 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

- **Present** 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, *
 Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, *
 Commissioner Rodney Poole, * Commissioner Andreas Addison, and *
 Commissioner Samuel Young
- **Absent** 2 - * Commissioner Burchell Pinnock, and * Commissioner Lincoln Saunders

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

No minutes to approve.

Director's Report

Mr. Leo Mantey provided an update.

- Cancellation of August 1, 2022 meeting of the Planning Commission

A motion was made by Commissioner Greenfield, seconded by Commissioner Thompson, that the regular August 1, 2022 meeting of the City Planning Commission be cancelled. The motion carried by the following vote:

Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison and * Commissioner Samuel Young

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its June 27, 2022 meeting.

Consideration of Continuances and Deletions from Agenda

1. [ORD. 2021-097](#) To authorize the special use of the property known as 1500 North Lombardy Street for the purpose of four wall signs, upon certain terms and conditions. (3rd District)

A motion was made by Commissioner Young, seconded by Commissioner Murthy, that this Ordinance be continued to the September 19, 2022 meeting of the Planning Commission. The motion carried unanimously.
2. [ORD. 2022-191](#) To repeal ch. 16, art. II (§§ 16-19-16-31) of the City Code; to amend ch. 30, art. VI, div. 10.1 by adding therein a new section 30-691.1:1, concerning definitions for the Affordable Dwelling Unit Density Program; and to amend City Code §§ 30-691, 30-691.1, 30-691.2, 30-691.3, 30-691.4, 30-691.6, 30-691.7, 30-691.8, 30-691.9, 30-691.11, for the purpose of revising the Affordable Housing Dwelling Unit Density Program as authorized by Va. Code § 15.2-2305.1.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this Ordinance be continued to the September 6, 2022 meeting of the Planning Commission. The motion carried unanimously.
3. [PDRPRES 2022.038](#) Discussion regarding the City Council resolution to amend the Richmond 300 Master Plan to modify the future land use map as it pertains to the Oregon Hill neighborhood.

A motion was made by Commissioner Thompson, seconded by Commissioner Hepp-Buchanan, that this PDR Presentation be continued to the July 18, 2022 meeting of the Planning Commission. The motion carried unanimously.
4. [CPCR.2022.062](#) Institutional Master Plan Amendment for the University of Richmond

A motion was made by Commissioner Greenfield, seconded by Commissioner Young, that this Resolution be continued to the August 15, 2022 meeting of the Planning Commission. The motion carried unanimously.

5. [CPCR.2022.078](#) RESOLUTION TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING ORDINANCE FOR THE PURPOSE OF AMENDING THE RP RESEARCH PARK DISTRICT IN ACCORDANCE WITH THE CITY CENTER INNOVATION DISTRICT SMALL AREA PLAN.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this Resolution be continued to the July 18, 2022 meeting of the Planning Commission. The motion carried unanimously.

Prior to presenting the Consent Agenda, Mr. Ebinger informed the Planning Commission that the applicant requested that Items 11 and 12 be moved from the Regular Agenda to the Consent Agenda.

Ms. Kristi Presley, St. John's Woods, spoke in opposition to the items.

No motion was made to move Items 11 and 12 to the Consent Agenda.

Consent Agenda

Mr. Ebinger presented the Consent Agenda to the Planning Commission.

Public Hearing: No one spoke.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that the Consent Agenda be adopted. The motion carried by the following vote:

Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison and * Commissioner Samuel Young

6. [ORD. 2022-189](#) To rezone the property known as 807 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2022-192](#) To authorize the special use of the property known as 2300 Fairmount Avenue for the purpose of a building containing an office use and up to four multifamily dwelling units, upon certain terms and conditions. (7th District)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2022-193](#) To authorize the special use of the property known as 1117 West Leigh Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (2nd District)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2022-194](#) To authorize the special use of the property known as 1207 Porter Street for the purpose of a dwelling unit within an accessory building to a single-family dwelling, upon certain terms and conditions. (6th District)

This Ordinance was recommended for approval to the City Council.

10. [ORD. 2022-202](#) To amend Ord. No. 2022-055, adopted May 9, 2022, which adopted the Fiscal Year 2022-2023 General Fund Budget and made appropriations pursuant thereto, to reassign the appropriation for the Soil and Water Conservation District Start-up Costs line item in the Non-Departmental agency; to amend Ord. No. 2022-056, adopted May 9, 2022, which adopted the Fiscal Year 2022-2023 Special Fund Budget and made appropriations thereto, to increase anticipated revenues and the amounts appropriated in the total amount of \$3,451,918.00 and to appropriate such increase to the Fiscal Year 2022-2023 Special Fund Budget for certain City departments; to amend Ord. No. 2022-057, adopted May 9, 2022, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2022-2023 and for the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2022-2023, and determined the means of financing the same, to increase anticipated revenues from the Virginia Department of Transportation and the issuance of equipment notes and the amounts appropriated to the Department of Public Works by the total amount of \$5,553,000.00 to various projects in the Transportation category and the Vehicle Replacement project in the Capital Vehicle & Equipment category for the purchase of ambulances, and to modify certain planned appropriations in future fiscal years of the capital improvement program; and to amend Ord. No. 2022-059, adopted May 9, 2022, which adopted the Fiscal Year 2022-2023 Debt Service Fund Budget, to increase anticipated revenues from the City Debt agency in the Fiscal Year 2022-2023 General Fund Budget and the amount appropriated by \$571,000.00 for the purpose of servicing additional debt to be incurred for the purchase of ambulances.

This Ordinance was recommended for approval to the City Council.

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. 2022-190](#) To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, and Ord. No. 2022-036, adopted Mar. 28, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 7000 West Carnation Street to allow for multifamily use. (9th District)

Mr. Matthew Ebinger provided staff's presentation for Items 11 and 12.

Ms. Lory Markham provided the applicant's presentation. Mr. John Gregory also spoke.

Public Hearing for Items 11 and 12:

Ms. Kristi Presley, St. Johns Woods Apartments, spoke in opposition.

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this Ordinance be recommended for approval. The motion carried unanimously.

12. [CPCR.2022.079](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE BEAUFONT OAKS PRELIMINARY COMMUNITY UNIT PLAN AND A FINAL PLAN, TO AMEND THE USE OF THE PARCEL KNOWN AS 7000 WEST CARNATION STREET TO AUTHORIZE MULTIFAMILY DWELLINGS.

A motion was made by Commissioner Young, seconded by Commissioner Murthy that this Planning Commission Resolution be approved. The motion carried unanimously.

Upcoming Items

Mr. Matthew Ebinger shared a list of items tentatively scheduled for the July 18, 2022 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 2:22 pm.