



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, October 1, 2024

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://bit.ly/CPC-Richmond-2024>

This meeting was held in-person in the 5th Floor Conference Room of City Hall at 900 East Broad Street in Richmond, Virginia 23219.

Call To Order

Commissioner Poole called the regular meeting of the Planning Commission to order at 6:00 pm.

Roll Call

- **Present** 6 - * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Lincoln Saunders, and * Commissioner Brian White
- **Absent** 3 - * Commissioner Burchell Pinnock, * Commissioner Samuel Young, and * Commissioner Andreas Addison

Chair's Comments

Commissioner Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN
2024.022](#) CPC Draft Minutes - September 17, 2024

A motion was made by Commissioner Knight, seconded by Commissioner White, that the September 17, 2024 minutes be adopted. The motion passed unanimously.

- Aye --** 5 - * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Brian White

Director's Report

Director Vonck provided an update on the Location, Character, and Extent referral process moving forward, stating that going forward, all LCE projects will be included on the consent agenda for approval at Plan Commission meetings. The Planning Commission can choose to refer projects to the Urban Design Committee (UDC), but the decision to make those referrals will be made during the meetings.

Consideration of Continuances and Deletions from Agenda

- 2. [ORD. 2024-244](#) To amend Ord. No. 2004-123-89, adopted May 10, 2004, as previously amended by Ord. No. 95-196-197, adopted July 24, 1995, and Ord. No. 2004-123-89, adopted May 10, 2004, which authorized the use of the real estate formerly known as 5005-5007 Grove Avenue and currently known as 5007-5009 Grove Avenue, for the purpose of the construction of eight single-family condominium dwelling units, to authorize an addition to the dwelling unit known as 5007-A Grove Avenue, upon certain terms and conditions. (1st District)

A motion was made by Commissioner Rowe, seconded by Commissioner Knight, that this item be continued to the November 4, 2024 meeting of the Planning Commission. The motion passed unanimously.

Consent Agenda

The Consent Agenda items were considered by the Commission as a group, and there was a single combined public hearing held for all items listed on the Consent Agenda.

Mr. Poole opened the public comment period.

Jake Bloom offered comments on ORD. 2024-248.

Seeing no one else wishing to speak, Mr. Poole closed the public comment period.

A motion was made by Commissioner White, seconded by Commissioner Greenfield, that the consent agenda be adopted. The motion passed unanimously.

Aye -- 6 - * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Lincoln Saunders and * Commissioner Brian White

- 3. [ORD. 2024-242](#) To authorize the conditional use of the property known as 801 North 23rd Street for the purpose of a restaurant with a total floor area exceeding 1,500 square feet, upon certain terms and conditions. (7th District)

This item was recommended for approval.

- 4. [ORD. 2024-243](#) To amend Ord. No. 2019-270, adopted Nov. 12, 2019, which authorized the special use of the property known as 1 East Main Street for the purpose of up to 20 single-family attached dwellings and one single-family detached dwelling, to increase the height authorized on the properties known as 2 East Cary Street, 4 East Cary Street, 6 East Cary Street, 8 East Cary Street, 10 East Cary Street, and 12 East Cary Street to four stories and to revise the plans, upon certain terms and conditions. (6th District)

This item was recommended for approval.

- 5. [ORD. 2024-245](#) To authorize the special use of the property known as 1415 North 22nd Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (7th District)

This item was recommended for approval.

- 6. [ORD. 2024-246](#) To authorize the special use of the property known as 907 North 29th Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)

This item was recommended for approval.

- 7. [ORD. 2024-247](#) To authorize the special use of the property known as 3806 North Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (3rd District)

This item was recommended for approval.

- 8. [ORD. 2024-248](#) To authorize the special use of the property known as 1701 Roseneath Road for the purpose of a parking area providing up to 94 percent of on-site parking spaces at compact dimensions, upon certain terms and conditions. (2nd District)

This item was recommended for approval.

- 9. [ORD. 2024-249](#) To authorize the special use of the property known as 2009 Simpson Avenue for the purpose of up to five single-family detached dwellings, upon certain terms and conditions. (7th District)

This item was recommended for approval.

- 10. [ORD. 2024-251](#) To amend Ord. No. 2024-100, adopted May 13, 2024, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2024-2025 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2024-2025, and determined a means of financing the same, by (i) transferring \$2,000,000.00 from the Department of Public Works' Commerce Road Improvement Project in the Transportation - Federal/State/Regional category; (ii) establishing a new project for the Office of Animal Care and Control in the Capital Investment Opportunities category called the "Richmond Animal Care & Control Adoption Center" project, and (iii) appropriating such transferred funds to the Office of Animal Care and Control's new project in the Capital Investment Opportunities category called the Richmond Animal Care & Control Adoption Center project, all for the purpose of providing funding for the acquisition of the real properties located at 2310 West Cary Street and 2311 Herbert Hamlet Alley in the city of Richmond and for the expansion and operations of the Office of Animal Care and Control's adoption center. (5th District)

This item was recommended for approval.

- 11. [ORD. 2024-252](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by Cary Studios Associates, LLC located at 2310 West Cary Street and 2311 Herbert Hamlet Alley for the purpose of

supporting and expanding the operations of the Office of Animal Care and Control. (5th District)

This item was recommended for approval.

12. [UDC 2024-41](#) UDC 2024-41 FINAL location, character, extent review of the replacement of a bridge on E. Broad Street; 1554 E. Broad Street

This item was approved.

13. [UDC 2024-42](#) UDC 2024-42 FINAL Location, Character, Extent review of a proposed natural exploration and play area, located on Belle Isle.

This item was approved.

14. [PAC 2024-036](#) Trailhead Finalist

This item was approved.

Regular Agenda

15. [PDRPRES 2024.056](#) Presentation on CPR.2024.021: Resolution of the City of Richmond Planning Commission to declare an intent to amend zoning regulations set forth in Chapter 30 of the Richmond City Code regarding tobacco, nicotine, and hemp product retail sale locations.

Kevin Vonck, Director of Planning and Development Review, provided an update on the proposed amendment to the zoning ordinance regarding the retail sale of electronic smoking devices, tobacco products, and hemp products, as defined by Virginia law. The presentation included potential strategies for regulating such uses, including preventing the clustering of similar businesses and instituting a buffer zone from locations such as schools, daycare centers, and parks. Dr. Vonck stated that further research will be conducted with the city attorney's office to clarify these exemptions and explore additional restrictions, including potential limitations on commercial signage.

This item was presented.

Council Action Update and Upcoming Items

Alyson Oliver, Planning Commission Secretary, gave an overview of items introduced and adopted at the September 23, 2024 City Council Meeting.

Ms. Oliver also reminded all who were present that the second October meeting will take place on October 22, 2024 at 6:00 pm in City Hall.

Adjournment

Mr. Poole adjourned the meeting at 6:41 p.m.