



# City of Richmond

City Hall  
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## Meeting Minutes Planning Commission

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Monday, May 15, 2023

1:30 PM

5th Floor Conference Room

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**To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-15-May-2023>**

This meeting was 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 attended the meeting in-person, citizens were able to participate in the meeting virtually.

Citizens were encouraged to provide their comments in writing to [PDRLandUseAdmin@rva.gov](mailto: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 were 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 1:32 pm.

### Roll Call

- **Present** 7 - \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Lincoln Saunders, \* Commissioner Rodney Poole, and \* Commissioner Dakia K. Knight
- **Absent** 2 - \* Commissioner Burchell Pinnock, and \* Commissioner Andreas Addison

### Chair's Comments

### Approval of Minutes

2. [PDRMIN  
2023.010](#) CPC DRAFT Minutes - April 24, 2023

**A motion was made by Commissioner Murthy, seconded by Commissioner Saunders, that the April 24, 2023 Minutes be approved. The motion carried by the following vote:**

- Aye** -- 5 - \* Commissioner Vivek G. Murthy, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Lincoln Saunders and \* Commissioner Rodney Poole
- Abstain** -- 2 - \* Commissioner Elizabeth Hancock Greenfield and \* Commissioner Dakia K. Knight

3. [PDRMIN  
2023.011](#) CPC DRAFT Minutes - May 1, 2023

**A motion was made by Commissioner Greenfield, seconded by Commissioner**

**Murthy, that the May 1, 2023 Minutes be adopted. The motion carried by the following vote:**

**Aye --** 5 - \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rebecca Rowe, \* Commissioner Lincoln Saunders and \* Commissioner Rodney Poole

**Abstain --** 2 - \* Commissioner Samuel Young and \* Commissioner Dakia K. Knight

[PDRPRES](#)  
[2023.035](#)

Director's Report - May 15, 2023

Kevin Vonck, Director of the Department of Planning and Development Review, provided the Planning Commissioners with an update on recent development activity and departmental performance measures. Members of the Planning Commission asked questions about how the metric data is collected and the status of the proposed zoning ordinance rewrite. Commissioners also noted that the data supports the recent hiring efforts of the department.

**- Council Action Update**

Ms. Alyson Oliver provided an update on the actions taken by City Council at its May 8, 2023 meeting.

**Consideration of Continuances and Deletions from Agenda**

4. [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 Murthy, seconded by Commissioner Greenfield, that this ordinance be continued to the September 18, 2023 Planning Commission meeting. The motion carried unanimously.**

5. [ORD.](#)  
[2023-090](#) To authorize the special use of the property known as 708 China Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (5th District)

**A motion was made by Commissioner Young, seconded by Commissioner Murthy, that this ordinance be continued to the June 5, 2023 Planning Commission meeting. The motion carried unanimously.**

6. [ORD.](#)  
[2023-108](#) To authorize the special use of the property known as 910 Parrish Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (1st District)

**A motion was made by Commissioner Greenfield, seconded by Commissioner Rowe, that this ordinance be continued to the June 20, 2023 Planning Commission meeting. The motion carried unanimously.**

- 7. [ORD. 2023-109](#) To authorize the special use of the property known as 5312 Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions. (1st District)

**A motion was made by Commissioner Greenfield, seconded by Commissioner Rowe, that this ordinance be continued to the July 17, 2023 Planning Commission meeting. The motion carried unanimously.**

- 8. [ORD. 2023-110](#) To authorize the special use of the property known as 5314 ½ Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions. (1st District)

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this ordinance be continued to the July 17, 2023 Planning Commission meeting. The motion carried unanimously.**

- 9. [PAC 2023 - 004](#) Shockoe Hill African Burying Ground Mural

**A motion was made by Commissioner Greenfield, seconded by Commissioner Rowe, that this Section 17.05 Review be continued . The motion carried unanimously.**

**Aye --** 7 - \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Lincoln Saunders, \* Commissioner Rodney Poole and \* Commissioner Dakia K. Knight

**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.

Three members of the public spoke on items listed on the consent agenda:

Alan Marr spoke in opposition to ORD. 2023-136, located at 1700 N 21st Street, citing inappropriate character and lot size.

Kenneth Hall spoke in favor of ORD. 2023-140 and ORD. 2023-141, citing specific examples where similar zoning efforts have lead to successful development.

Kaitlyn Miller asked for clarifying information regarding ORD. 2023-141.

Seeing no one wishing to speak, Mr. Poole closed the public hearing.

Following the public hearing, the Planning Commission requested to see a staff presentation on ORD. 2023-136. Mr. Matthew Ebinger gave a brief presentation on the request.

**A motion was made by Commissioner Greenfield, seconded by Commissioner Young, that the consent agenda be adopted, as proposed. The motion carried unanimously.**

Aye -- 7 - \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Lincoln Saunders, \* Commissioner Rodney Poole and \* Commissioner Dakia K. Knight

- 10. [ORD. 2023-135](#) To authorize the special use of the properties known as 601 West 19th Street and 603 West 19th Street for the purpose of two single-family detached dwellings and two dwelling units within accessory buildings to single-family detached dwellings, upon certain terms and conditions. (5th District)

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

- 11. [ORD. 2023-136](#) To authorize the special use of the property known as 1700 North 21st Street for the purpose of a single-family detached dwelling and two single-family attached dwellings, with off-street parking, upon certain terms and conditions. (7th District)

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

- 12. [ORD. 2023-137](#) To authorize the special use of the property known as 1700 West Cary Street for the purpose of one two-family detached dwelling and three two-family attached dwellings, upon certain terms and conditions. (5th District)

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

- 13. [ORD. 2023-138](#) To authorize the special use of the property known as 6 Dundee Avenue for the purpose of one two-family detached dwelling and one single-family detached dwelling, upon certain terms and conditions. (5th District)

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

- 14. [ORD. 2023-139](#) To rezone the properties known as 1100 Semmes Avenue and 411 West 12th Street from the B-6 Mixed-Use Business District to the TOD-1 Transit-Oriented Nodal District, the property known as 1100 McDonough Street from the R-63 Multifamily Urban Residential District to the TOD-1 Transit-Oriented Nodal District, and the property known as 1000 Semmes Avenue from the RF-2 Riverfront District to the TOD-1 Transit-Oriented Nodal District. (6th District)

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

- 15. [ORD. 2023-140](#) To rezone the property known as 1011 Commerce Road from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

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

16. [ORD. 2023-141](#) To close, to public use and travel, a portion of Jessamine Street located on the east side of Jessamine Street at the intersection of Jessamine Street with Cedar Street, consisting of 357± square feet, upon certain terms and conditions. (7th District)
- This Ordinance was recommended for approval to the City Council.**
17. [ORD. 2023-142](#) To close, to public use and travel, an alley in the block bounded by West Commerce Road, McDonough Street, West 7th Street, and Perry Street, consisting of 3,299± square feet, upon certain terms and conditions. (6th District)
- This Ordinance was recommended for approval to the City Council.**
18. [ORD. 2023-149](#) 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, by transferring \$14,295.00 from the Department of Parks, Recreation and Community Facilities agency, and 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 the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2022-2023, and determined a means of financing the same, by increasing estimated revenues from the funds transferred and the amount appropriated to the Department of Parks, Recreation and Community Facilities' James River Park Infrastructure project in the Culture and Recreation Category, for the purpose of making a grant of \$14,295.00 to the Friends of The James River Park to facilitate the construction of a new pedestrian and bicycle trail at Reedy Creek. (5th District)
- This Ordinance was recommended for approval to the City Council.**
19. [ORD. 2023-150](#) To declare a public necessity for the acquisition of and to authorize the Chief Administrative Officer to accept from the Friends of the Wythe/Monumental Green Space the dedication as public right-of-way a portion of a parcel along the northern line of Wythe Avenue, consisting of 4,352± square feet, for the purpose of providing for the maintenance of a public green space. (1st District)
- This Ordinance was recommended for approval to the City Council.**
20. [CPCR.2023.017](#) Resolution of the Richmond City Planning Commission to Approve a Final Community Unit Plan for the Creighton Court Redevelopment Community Unit Plan, Phase A, for the purpose of constructing 68 townhomes and multi-family dwelling units, open space, community space, public streets, and alleys.
- This Planning Commission Resolution was approved.**

## Regular Agenda

There were no items on the regular agenda.

### **Upcoming Items**

Ms. Oliver shared a list of items tentatively scheduled for the June 5, 2023 meeting of the Planning Commission.

### **Adjournment**

Mr. Poole adjourned the meeting at 2:31 pm.