



City of Richmond

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Meeting Minutes Planning Commission

Tuesday, January 3, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Jan-3-23>

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:

1. [PDRPRES
2022.095](#)

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 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 1:31 pm.

Roll Call

- Present 8 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Rodney Poole, and * Andreas Addison
- Absent 1 - * Commissioner Burchell Pinnock

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

There were no minutes to approve.

Director's Report

Ms. Laura Thomas, Director of Sustainability, provided an update on the RVA Green Plan.

- Council Action Update

There was no Council Action update.

Consideration of Continuances and Deletions from Agenda

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 Greenfield, seconded by Commissioner Murthy, that this ordinance be continued to the February 6, 2023 meeting of the Planning Commission. The motion carried unanimously (Mr. Addison was not present for the vote).

3. [CPCR.2022.083](#)

Title: RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE SHOPS AT STRATFORD HILLS PRELIMINARY COMMUNITY UNIT PLAN, FOR THE PURPOSE OF INCREASING THE AREA SUBJECT TO THE COMMUNITY UNIT PLAN BY 2.85 ACRES TO 67.4± ACRES AND MODIFYING THE DEVELOPMENT STANDARDS

A motion was made by Commissioner Young, seconded by commissioner Murthy, that this resolution be continued to the February 21, 2023 meeting of the Planning Commission. The motion carried unanimously (Mr. Addison was not present for the vote).

4. [ORD. 2022-205](#) To amend Ord. No. 2000-410-2001-10, adopted Jan. 8, 2001, as previously amended by Ord. No. 2001-220-231, adopted Jul. 23, 2001, and Ord. No. 2017-242, adopted May 29, 2019, which approved the “Shops at Stratford Hills Community Unit Plan,” for the purpose of increasing the area subject to the community unit plan by 2.85 acres to 67.4± acres and modifying the development standards, under certain terms and conditions. (4th District)

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this ordinance be continued to the February 21, 2023 meeting of the Planning Commission. The motion carried unanimously (Mr. Addison was not present for the vote).

5. [PDRPRES 2022.089](#)

Title: Richmond 300 Annual Report

This presentation was continued to the February 6, 2023 meeting of the Planning Commission.

Consent Agenda

Public Hearing: No one spoke.

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

- Present 7 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, and * Commissioner Rodney Poole
- Excused 1 - * Andreas Addison
- Absent 1 - * Commissioner Burchell Pinnock

6. [ORD. 2022-333](#) To authorize the special use of the property known as 2003 Dinwiddie Avenue for the purpose of three single-family detached dwellings and a home occupation with up to three employees who do not reside on the property, upon certain terms and conditions. (As Amended) (8th District)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2022-371](#) To authorize the special use of the property known as 3617 Montrose Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (3rd District)

This Ordinance was recommended for approval to the City Council.

8. [ORD. 2022-372](#) To authorize the special use of the property known as 2235 Perry Street for the purpose of a day nursery for up to ten children, upon certain terms and conditions. (5th District)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2022-369](#) To authorize the special use of the property known as 3206 Delaware Avenue for the purpose of two single-family attached dwellings, upon certain terms and conditions. (6th District)

This Ordinance was recommended for approval to the City Council with an amendment to include a condition that off-street parking not be required.

10. [ORD. 2022-370](#) To authorize the special use of the property known as 100 West Leigh Street for the purpose of a two-family attached dwelling, upon certain terms and conditions. (2nd District)

This Ordinance was recommended for approval to the City Council.

11. [ORD. 2022-368](#) To authorize the special use of the property known as 3917 Corbin Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (3rd District)

This Ordinance was recommended for approval to the City Council.

12. [ORD.](#)
[2022-364](#) To rezone the properties known as 2017 Roane Street and 2021 Roane Street from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (3rd District)
- This Ordinance was recommended for approval to the City Council.**
13. [ORD.](#)
[2022-366](#) To authorize the special use of the property known as 211 East 15th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (8th District)
- This Ordinance was recommended for approval to the City Council.**
14. [ORD.](#)
[2022-362](#) To declare a public necessity for and to authorize the Chief Administrative Officer to accept two parcels of real property from Sauer Properties, Inc., and known as 1220 North 7th Street and 1241 North 7th Street for the purpose of a connector between the Shockoe Hill Burying Ground Historic District and the proposed Enslaved African Heritage Campus in the city of Richmond. (6th District)
- This Ordinance was recommended for approval to the City Council.**
15. [ORD.](#)
[2022-363](#) To declare surplus and to direct the sale of a portion of the City-owned real estate known as 4835 Old Warwick Road, consisting of 0.1912 acres ± to Tana Properties LLC for \$8,579.00, for the purpose of facilitating private redevelopment of City-owned property. (9th District)
- This Ordinance was recommended for approval to the City Council.**
16. [SUBD](#)
[2022.012](#)
- Title: Subdivision Exception for 2705 5th Avenue, per Sec. 25-9 of the Subdivision Ordinance.
- This subdivision exception request 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

17. [ORD.](#)
[2022-365](#) To authorize the special use of the property known as 2800 3rd Avenue for the purpose of emergency housing for up to 30 individuals on a year-round basis, as a permitted accessory use, upon certain terms and conditions. (6th District)
- Mr. Kevin Vonck provided staff's presentation.
- Reverend F. Todd Gray, 5th Street Baptist Church, applicant, spoke regarding the application.
- Councilwoman Ellen Robertson spoke for the applicant.
- Public Hearing: David Breslin spoke in opposition.

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

**18. [ORD.
2022-367](#)**

To authorize the special use of the property known as 1219 North 31st Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

Mr. Ray Roakes provided staff's presentation.

Mr. Mark Baker spoke for the applicant.

Public Hearing: Maggie Green Wright spoke in opposition.

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

**19. [CPCR.2022.1
26](#)**

Title: Resolution of Intent – Stadium District Zoning Text Amendment

Ms. Maritza Pechin provided staff's presentation for Items 19 and 20.

Public Hearing: No one spoke.

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this Planning Commission Resolution be approved. The motion carried by the following vote:

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Andreas Addison

**20. [CPCR.2022.1
27](#)**

Resolution of Intent – Stadium District Zoning Map Amendment

Public Hearing: No one spoke.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this Planning Commission Resolution be approved. The motion carried by the following vote:

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Andreas Addison

Upcoming Items

Mr. Ebinger shared a list of items scheduled for the January 17, 2023 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 2:48 pm.