



City of Richmond

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Meeting Minutes - Final Planning Commission

Tuesday, July 16, 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

Deputy Chief Administrative Officer Traci DeShazor was present on behalf of Lincoln Saunders.

After establishing that there was an in-person quorum, Commissioner Pinnock requested to participate in the meeting virtually due to an illness. A motion was made by Commissioner Rowe, seconded by Commissioner Greenfield, that Commissioner Pinnock be permitted to participate in the meeting virtually. The motion passed unanimously.

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

Chair's Comments

Commissioner Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN 2024.017](#) CPC Draft Minutes - June 18, 2024

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that the June 18, 2024 Planning Commission Meeting Minutes be adopted. The motion passed unanimously.

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

Director's Report

Kevin Vonck, Director of Planning and Development Review, gave updates on upcoming public meetings and draft plans.

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.

There were no speakers during the public comment period.

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

Aye -- 7 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Lincoln Saunders and * Commissioner Andreas Addison

2. [ORD. 2024-169](#) To authorize the special use of the property known as 2711 Q Street for the purpose of up to two single-family attached dwellings, upon certain terms and conditions. (7th District)
This item was recommended for approval.

3. [ORD. 2024-170](#) To authorize the special use of the property known as 409 Cleveland Street for the purpose of a café with accessory retail, production, wholesale, and certain distribution uses, upon certain terms and conditions. (1st District)
This item was recommended for approval.

4. [ORD. 2024-171](#) To authorize the special use of the property known as 3513 Idlewood Avenue, for the purpose of two single-family attached dwellings, upon certain terms and conditions. (5th District)
This item was recommended for approval.

5. [ORD. 2024-172](#) To authorize the special use of the property known as 308 Oak Lane for the purpose of a single-family detached dwelling, with driveway access to the street exceeding nine feet in width, upon certain terms and conditions. (1st District)
This item was recommended for approval.

6. [ORD. 2024-177](#) To accept a quitclaim deed from the School Board of the City of Richmond conveying a portion of the real property located at 813 North 28th Street and commonly known as Ethel Bailey Furman Park to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed. (7th District)
This item was recommended for approval.

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7. [ORD. 2024-178](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute an Assignment and Assumption of Leasehold Interest in Ground Lease between the City and the Economic Development Authority of the City of Richmond for the purpose of the assumption by the City of the Authority's ground lease of a 15.04-acre parcel located at 2401 West Leigh Street to facilitate the transfer of the ownership and operation of the facilities located thereon from the Authority to the City. (2nd District)
- This item was recommended for approval.**
8. [ORD. 2024-179](#) To authorize the special use of the properties known as 1600 Roseneath Road and 3406 West Moore Street for the purpose of a mixed-use building, upon certain terms and conditions. (2nd District)
- This item was recommended for approval.**
9. [ORD. 2024-181](#) To authorize the special use of the properties known as 2519 Hermitage Road and 1613 Rhoadmiller Street for the purpose of an animal shelter with an outdoor area, upon certain terms and conditions. (2nd District)
- This item was recommended for approval.**
10. [ORD. 2024-182](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2023-316, adopted Nov. 13, 2023, pertaining to the "Stony Point Community Unit Plan," for the purpose of amending the development standards, as they pertain to Map Section E of the Southern Portion of the Plan, to modify the development standards as they pertain to Map Section K of the Northern Portion of the Plan, regarding permitted principal and accessory uses, signage, hours of operation, and developable building area. (4th District)
- This item was recommended for approval.**
11. [CPCR.2024.019](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE STONY POINT COMMUNITY UNIT PLAN, FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS, AS THEY PERTAIN TO MAP SECTION E OF THE SOUTHERN PORTION OF THE PLAN AND MAP SECTION K OF THE NORTHERN PORTION OF THE PLAN, REGARDING PERMITTED PRINCIPAL AND ACCESSORY USES, SIGNAGE, HOURS OF OPERATION, AND DEVELOPABLE BUILDING AREA.
- This item was adopted.**
12. [UDC 2024-33](#) UDC 2024-33 FINAL Location, Character, and Extent review of the construction of a modular classroom trailer at Reid Elementary School, located at 1301 Whitehead Road
- This item was approved.**

13. [PAC 2024-034](#) PRCF Fitness Court Mural

This item was approved.

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

Regular Agenda

14. [ORD. 2024-180](#)

To authorize the special use of the properties known as 2300 Semmes Avenue, 2201 McDonough Street, 2301 McDonough Street, 215 West 22nd Street, 217 West 22nd Street, 219 West 22nd Street, 221 West 22nd Street, 301 West 22nd Street, 307 West 22nd Street, 315 West 22nd Street, 322 West 22nd Street, 302 West 22nd Street, 2100 Perry Street, and 222 West 21st Street for the purpose of up to three multifamily buildings containing an aggregate of up to 266 dwelling units, upon certain terms and conditions. (As Amended) (5th District)

Ray Roakes, Urban Design Planner, gave an overview of this request and answered general questions regarding pedestrian access and stormwater management from members of the Planning Commission.

Preston Lloyd, representative for the applicant, also gave updates on this request and made himself available to answer questions. Members of the Planning Commission asked general questions about accessibility and affordability.

Following the applicant presentation, Mr. Poole opened the public hearing.

Garrent Langbucher expressed concerns about accessibility, access to transity, and amenities.

Michael Rizzo expressed concerns with this request.

Biniam Bolton expressed concerns about accessibility and traffic.

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

A motion was made by Commissioner Greenfield, seconded by Commissioner Pinnock, that this item be recommended for approval with amendments regarding sidewalks, traffic calming measures, architectural materials, balconies, and parking. The motion carried unanimously.

15. [ORD. 2024-190](#)

To declare surplus and direct the conveyance of the City-owned real estate known as 4929 Chamberlayne Avenue, consisting of 0.973 ± acres, for nominal consideration to The Virginia League for Planned Parenthood, Incorporated for the purpose of facilitating the construction and operation of a health center. (3rd District)

DCAO Sharon Ebert provided the Planning Commission with an overview of this request and answered general questions from the Planning COmission regarding the surplus property sale process.

Mr. Poole opened the public comment period.

The following people spoke in favor of this request: Tara Gibson, Rae Pickett, Emily Yates, Dr. Vanessa Walker Harris.

The following people spoke in opposition to this request: Craig Rew, Greg Carroll, Dana DeMatia, and Dr. Sheila Furry.

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

Following the public comment period, members of the Planning Commission asked questions about the value of the property, other offers received for this property, and the current condition of the building.

A motion was made by Ms. DeShazor, on behalf of Lincoln Saunders, seconded by Commissioner Knight, that this ordinance be recommended for approval. The motion carried by the following vote:

16. [PDRPRES 2024.043](#) Review and Discussion of the Diamond District Public Realm Design Standards

Laura Thomas Director of the Office of Sustainability, provided a presentation on the Diamond District Public Realm Design Standards. There was brief discussion from members of the Planning Commission.

Council Action Update and Upcoming Items

Alyson Oliver, Planning Commission Secretary, gave an overview of items adopted at the June 24, 2024 City Council Meeting. There were no upcoming items to discuss.

Adjournment

Commissioner Poole adjourned the meeting at 8:15 pm.