



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, January 2, 2024

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-2-Jan-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. While all Planning Commissioners and staff attended the meeting in-person, citizens were able to participate in the meeting virtually.

All written comments received via email prior to 12:00 p.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 meeting together at 6:11 pm.

Roll Call

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

Chair's Comments

Approval of Minutes

1. [PDRMIN
2023.027](#) CPC Draft Minutes - December 4, 2023

A motion was made by Commissioner Saunders, seconded by Commissioner Knight, that the minutes for the December 4, 2023 meeting of the Planning Commission be adopted. The motion carried unanimously.

- Aye -- 5 - * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole and * Lincoln Saunders

Director's Report

Director Vonck wished everyone present a happy new year.

Consideration of Continuances and Deletions from Agenda

- Present 7 - * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Andreas Addison, * Commissioner Rodney Poole, and * Commissioner Lincoln Saunders

-- Absent 2 - * Commissioner Vivek G. Murthy, and * Commissioner Burchell Pinnock

- 2. [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 Rowe, seconded by Commissioner Young, that this ordinance be continued to the June 4, 2024 meeting of the Planning Commission. The motion carried unanimously.

- 3. [CPCR.2022.0 83](#) 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 Rowe, seconded by Commissioner Young, that this Planning Commission Resolution be continued to the June 4, 2024 meeting of the Planning Commission. The motion carried unanimously.

Aye -- 5 - * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole and * Lincoln Saunders

- 4. [ORD. 2023-346](#) To authorize the special use of the properties known as 901 North 36th Street and 909 North 36th Street for the purpose of up to ten single-family attached dwellings, upon certain terms and conditions. (As Amended) (7th District)

A motion was made by Commissioner Young, seconded by Commissioner Knight, that this ordinance be continued to the January 16, 2024 meeting of the Planning Commission. The motion carried 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.

There were no speakers during the public comment period.

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

Aye -- 5 - * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole and * Lincoln Saunders

- 5. [ORD. 2023-370](#) To authorize the special use of the property known as 1420 Spotsylvania Street for the purpose of two single-family attached dwellings, upon certain

terms and conditions. (6th District)

This item was recommended for approval.

- 6. [Location 2024-01](#) Location review of a proposed additional 256 square foot of permanent drainage easement from Steve Properties LLC parcel #043 located at 5737 Hull Street Road.

This item was approved.

- 7. [SUBD 2023.010](#) Subdivision Exception for 220 N 20th Street, per Sec. 25-219 of the Subdivision Ordinance

This item was approved.

Regular Agenda

- 8. [ORD. 2023-340](#) To close, to public use and travel, an unimproved portion of West 20th Street located between Semmes Avenue and Sioux Falls Alley, consisting of 10,486 ± square feet, upon certain terms and conditions.

Preston Lloyd gave a brief overview of the request, which had also been heard at the previous meeting. Mr. Lloyd noted changes that have been made since that meeting, specifically the addition of a new right-turn lane improvement on the proposed plans.

Members of the Planning Commission asked Joe Davenport, ROW Manager for the Department of Public Works (DPW), if the proposed turn lane was acceptable to DPW. Mr. Davenport stated that it was.

Mr. Poole opened the public comment period.

Sarah Sheridan spoke in opposition, citing traffic and safety concerns.

Gerd Langenbucher spoke in opposition, citing nonconformance with the approved plans.

Janis Carter-Lovejoy spoke in opposition, citing safety concerns. Ms. Carter-Lovejoy also presented a community petition against the request to the Planning Commission.

Jason Hendricks spoke in opposition, citing safety concerns and nonconformance with the Master Plan.

Amy Robbins spoke in opposition, citing safety concerns.

George Richards spoke in opposition, citing safety concerns.

Charles Redmond spoke in opposition, citing traffic and safety concerns.

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

Members of the Planning Commission discussed the following:

- Details and findings of the completed traffic study, which was done prior to this proposal. The traffic study found that the proposed trip generation for the project does not warrant a turn signal at that intersection. It was noted that is unlikely that this change in

the proposal would affect those findings.

- Previous plans for the site, which are no longer feasible.

- Future plans for road improvement in this area. Mr. Davenport noted that there are currently not any plans.

A motion was made by Commissioner Young, seconded by Commissioner Greenfield, that this Ordinance be recommended for approval with amended plans. The motion carried by the following vote:

Aye: Samuel Young; Elizabeth Hancock Greenfield; Rodney Poole; Lincoln Saunders

No: Rebecca Rowe; Andreas Addison; Dakia Knight

9. [ORD. 2023-369](#)

To amend and reordain City Code §§ 30-457.2, concerning permitted principal and accessory uses, 30-457.5, concerning yards, 30-457.6, concerning usable open space, 30-457.8, concerning requirements for areas devoted to parking or circulation of vehicles, 30-457.9, concerning height, 30-457.10, concerning building façade fenestration, 30-503, concerning prohibited signs, and 30-518.4, concerning TOD-1 district sign regulations; and to amend ch. 30, art. IV, div. 31 of the City Code by adding therein a new § 30-457.11, concerning orientation to street, exterior entrances, and façades.

Brian Mercer, Planner, gave an overview of this request.

Members of the Planning Commission asked Mr. Mercer some clarifying questions regarding the proposed amendment pertaining to ATM uses and protections for residential properties abutting TOD-1.

Mr. Poole opened the public hearing.

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

Following brief discussion, a motion was made by Commissioner Saunders, seconded by Commissioner Knight, that this item be recommended for approval. The motion carried unanimously.

Council Action Update and Upcoming Items

Alyson Oliver, Planning Commission Secretary, gave an update on items expected to be heard at the next Planning Commission meeting.

A motion was made , seconded by Commissioner Knight, that this be adopted. The motion carried by the following vote:

Adjournment

Mr. Poole adjourned the meeting at 8:48 pm.