



# City of Richmond

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## Summary - Final Planning Commission

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Tuesday, December 3, 2024

6:00 PM

5th Floor Conference Room

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**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

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

### Roll Call

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

-- Present 9 - \* Commissioner Burchell Pinnock, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Dakia K. Knight, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Lincoln Saunders, \* Commissioner Andreas Addison, and \* Commissioner Brian White

### Chair's Comments

### Approval of Minutes

1. [PDRMIN 2024.027](#) CPC Draft Minutes - November 4, 2024

**A motion was made by Commissioner White, seconded by Commissioner Pinnock, that the November 4, 2024 minutes be adopted. The motion passed unanimously.**

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

### Director's Report

None.

### Consideration of Continuances and Deletions from Agenda

None.

**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.

Mr. Pinnock noted that he will be abstaining from voting on Ordinance 2024-307.

**A motion was made by Commissioner White, seconded by Commissioner Greenfield, to adopt the consent agenda as presented. The motion carried unanimously, with Commissioner Pinnock abstaining from Item #2 (ORD. 2024-307).**

**Aye --** 9 - \* Commissioner Burchell Pinnock, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Dakia K. Knight, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Lincoln Saunders, \* Commissioner Andreas Addison and \* Commissioner Brian White

- 2. [ORD. 2024-307](#) To authorize the special use of the property known as 303 Bates Street for the purpose of a mixed-use building, upon certain terms and conditions. (6th District)

**This item was recommended for approval.**

- 3. [ORD. 2024-308](#) To authorize the special use of the property known as 207 East Ladies Mile Road for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (3rd District)

**This item was recommended for approval.**

- 4. [ORD. 2024-309](#) To authorize the special use of the property known as 5220 Euclid Avenue for the purpose of up to eleven single-family detached dwellings, under certain terms and conditions. (7th District)

**This item was recommended for approval.**

- 5. [ORD. 2024-311](#) To authorize the special use of property known as 5790 Hull Street Road for the purpose of (i) an automotive repair and automotive parts sales facility and (ii) a grocery, convenience, and specialty food store, upon certain terms and conditions, and to repeal Ord. No. 89-246-231, adopted Sept. 11, 1989, and all amendatory ordinances thereto. (9th District)

**This item was recommended for approval.**

- 6. [ORD. 2024-313](#) To close, to public use and travel, an alley in the block bounded by Maury Street, East 4th Street, Everett Street and East 3rd Street, consisting of 1,980± square feet, upon certain terms and conditions. (6th District)

**This item was recommended for approval.**

7. [ORD. 2024-314](#) To repeal ch. 30, art. IX, div. 6 (§§ 30-950-30-950.5); to amend and reordain City Code §§ 30-402.1, concerning permitted principal uses, 30-402.2, concerning permitted accessory uses and structures, 30-412.1, 30-413.2, 30-413.11, 30-414.1, 30-416.1, 30-418.1, and 30-419.2, all concerning permitted principal uses, 30-419.3, concerning permitted principal uses on corner lots, 30-419.4, concerning permitted accessory uses and structures, 30-420.1, 30-422.1, 30-424.1, 30-426.1, 30-428.1, 30-430.1, and 30-432.1, all concerning permitted principal uses, 30-432.5, concerning compliance with master plan, 30-433.2 and 30-433.11, concerning permitted principal and accessory uses, 30-433.13, concerning yard requirements, 30-434.1, 30-436.1, 30-438.1, and 30-440.1, concerning permitted principal and accessory uses, 30-440.3, concerning yards, 30-442.1, concerning permitted principal and accessory uses, 30-442.4, concerning yards, 30-444.2, concerning permitted principal and accessory uses, 30-444.4, concerning yards, 30-446.2, concerning permitted principal and accessory uses, 30-446.4, concerning yards, 30-447.2, concerning permitted principal and accessory uses, 30-447.3, concerning yards and setbacks, 30-447.4, concerning land area coverage, 30-447.11, concerning permitted principal and accessory uses, 30-447.12, concerning yards and setbacks, 30-447.13, concerning land area coverage, 30-448.1, 30-449.2, 30-450.1, and 30-451.2, all concerning permitted principal and accessory uses, 30-451.5, concerning yard requirements, 30-452.1 and 30-457.2, concerning permitted principal and accessory uses, 30-457.3, concerning principal uses permitted by conditional use permit, 30-691.5, concerning phasing of development, 30-691.7, concerning plan of development, 30-692.1:2., concerning applications for the installation or construction of projects, 30-692.3, concerning permitted use of alternative support structures, 30-692.4, concerning review criteria for installations utilizing alternative support structures, 30-698.3, concerning approvals, 30-1045.6. concerning specific conditions applicable to particular uses, 30-1170.6, concerning enforcement and guarantees; and to amend ch. 30, art. X, div. 4 (§§ 30-1030 - 30-1030.8) concerning plans of development.

**This item was recommended for approval.**

8. [CPCR.2024.034](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AUTHORIZE THE CONSTRUCTION OF RESTAURANT OUTDOOR SEATING LOCATED AT 3088 STONY POINT ROAD, WITHIN MAP SECTION E OF THE SOUTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

**This item was adopted.**

9. [UDC 2024-45](#) UDC 2024-45 Location, Character, and Extent review of a proposed bus platform, located within the right-of-way on the southeast corner of Brauers

Lane and Mechanicsville Turnpike.

This item was forwarded to the Urban Design Committee for review.

**Regular Agenda**

- 10. [ORD. 2024-282](#) To authorize the special use of the property known as 1321 Porter Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (6th District)

During the public comment period, four members of the public spoke in favor of this request.

**A motion was made by Commissioner Saunders, seconded by Commissioner Greenfield, that this item be recommended for denial. The motion carried unanimously.**

- 11. [ORD. 2024-310](#) To authorize the special use of the property known as 6241 Forest Hill Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (4th District)

During the public comment period, two people spoke in favor of this request.

**A motion was made by Commissioner Young, seconded by Commissioner Greenfield, that this item be recommended for approval. The motion carried unanimously.**

- 12. [ORD. 2024-312](#) To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, upon certain terms and conditions. (4th District)

During the public comment period, 16 people spoke in opposition to this request.

**A motion was made by Commissioner Saunders, seconded by Commissioner Pinnock, that this item be continued to the December 17, 2024 meeting of the Planning Commission. The motion carried by the following vote:**

**Ayes: Burchell Pinnock, Dakia Knight, Rodney Poole, Lincoln Saunders, Andreas Addison, Brian White**

**Nos: Samuel Young, Rebecca Rowe, Elizabeth Hancock Greenfield**

**NOTE: The December 17, 2024 meeting has been cancelled. This item has been rescheduled to the January 21, 2025 meeting of the Planning Commission.**

**Upcoming Items**

There were no upcoming items to discuss.

**Adjournment**

Mr. Poole adjourned the meeting at 8:58 pm.