



# City of Richmond

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## Meeting Minutes - Draft Planning Commission

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Tuesday, May 7, 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 meeting to order at 6:00 pm.

### Roll Call

Due to a medical condition that prevented Commissioner Rowe's attendance in person, a vote was taken to allow her virtual participation, per Section 11 of the City Planning Commission's Rules of procedure.

A motion was made by Commissioner Murthy, seconded by Commissioner Saunders, that Commissioner Rowe be permitted to participate in the meeting through virtual means. 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 \* Vivek G. Murthy

### Chair's Comments

### Approval of Minutes

1. [PDRMIN  
2024.011](#) CPC Meeting Minutes - April 16, 2024

**A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that these minutes be adopted. The motion passed by the following vote:**

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

**Abstain --** 1 - \* Commissioner Rebecca Rowe

2. [PDRMIN  
2024.012](#) CPC Special Meeting Minutes - April 30, 2024

**A motion was made by Commissioner Greenfield, seconded by Commissioner Saunders, that these minutes be adopted. The motion passed unanimously.**

**Aye --** 8 - \* Commissioner Burchell Pinnock, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Dakia K. Knight, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Lincoln Saunders and \* Vivek G. Murthy

**Director's Report**

**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.

**A motion was made by Commissioner Saunders, seconded by Commissioner Murthy, that the consent agenda be adopted. The motion passed unanimously.**

**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 \* Vivek G. Murthy

- 3. [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. (As Amended) (4th District)

**This item was recommended for approval with the additional amendments included in the updated ordinance.**

- 4. [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

**This resolution was readopted.**

- 5. [ORD. 2024-116](#) To authorize the special use of the property known as 1515 Chamberlayne Parkway for the purpose of a mixed-use building containing up to 91 dwelling units, upon certain terms and conditions. (3rd District)

**This item was recommended for approval.**

6. [ORD. 2024-117](#) To authorize the special use of the properties known as 2902 ½ East Franklin Street and 2904 East Franklin Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)  
**This item was recommended for approval.**
  
7. [ORD. 2024-118](#) To authorize the special use of the property known as 1210 West Franklin Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (2nd District)  
**This item was recommended for approval.**
  
8. [ORD. 2024-119](#) To authorize the special use of the property known as 3704 Lawson Street for the purpose of up to four two-family detached dwellings which may contain permanent supportive housing uses, upon certain terms and conditions. (5th District)  
**This item was recommended for approval.**

## **Regular Agenda**

9. [PDRPRES 2024.027](#) Richmond 300: Code Refresh Update and Discussion with Code Studio and Consultant Team  

Rene Bieberstein, Code Studio, gave a presentation on the proposed timeline and outcome of the process to update and rewrite the City of Richmond Zoning Ordinance. Mr. Bieberstein detailed stakeholder interviews that have taken place so far and asked members of the Planning Commission to offer details on their priorities for this process.

LaToya Thomas, Brick & Story, provided additional details on the engagement strategy for the zoning rewrite.

Members of the Planning Commission offered suggestions relating to: compatibility with historic neighborhoods; case studies; public outreach and engagement; equity; affordable housing; and special use permits.

Mr. Poole opened a public hearing to allow for feedback from members of the Public.

Mark Baker, Baker Development Resources, provided input on the special use permit process.

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

**A presentation on Richmond 300: Code Refresh was given by Code Studio and the consulting team.**

## **Council Action Update and Upcoming Items**

Alyson Oliver, Planning Commission Secretary, gave an overview of items adopted and introduced at the April 22, 2024 City Council Meeting.

## **Adjournment**

Mr. Poole adjourned the meeting at 7:07 pm.