



City of Richmond

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Meeting Minutes - Final Planning Commission

Tuesday, September 3, 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

Roll Call

- **Present** 5 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Lincoln Saunders, and * Commissioner Brian White
- **Absent** 4 - * Commissioner Samuel Young, * Commissioner Dakia K. Knight, * Commissioner Rodney Poole, and * Commissioner Andreas Addison

Chair's Comments

None.

Approval of Minutes

None.

Director's Report

None.

Consideration of Continuances and Deletions from Agenda

A motion to move item #13 ORD. 2024-197 to the consent agenda was made by Commissioner Saunders, seconded by Commissioner White. 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.

Mr. Poole opened the public comment period.

Marshall Haine expressed concerns with Item #2 ORD. 2024-198, citing concerns with the existing infrastructure.

Bill Beville spoke in opposition to Item #12 ORD. 2024-210, citing concerns with parking.

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

Alessandro Ragazzi, representative for the applicant of ORD. 2024-198, addressed concerns raised by Mr. Beville.

Emre Yavalar, applicant for ORD. 2024-210, addressed concerns raised by Mr. Beville.

Following the public comment period, a motion was made by Commissioner White, seconded by Commissioner Pinnock, that the consent agenda be adopted. The motion carried by the following vote:

- Aye --** 4 - * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Lincoln Saunders and * Commissioner Brian White
- No --** 1 - * Commissioner Rebecca Rowe

1. [ORD. 2024-196](#) To authorize the special use of the property known as 1513 North 22nd Street for the purpose of [a] two single-family detached [dwelling] dwellings, upon certain terms and conditions. (As Amended) (7th District)

This item was recommended for approval with an amendment to change all references to the proposed use to read “two single-family detached dwellings.”

2. [ORD. 2024-198](#) To authorize the special use of the property known as 1220 West Cary Street for the purpose of a multifamily building containing up to 12 dwelling units, upon certain terms and conditions. (As Amended) (5th District)

This item was recommended for approval with an amendment to include the following conditions:

- Up to six unrelated persons or combination of related and unrelated persons may reside within individual dwelling units.
- Interior doors to bedrooms within dwelling units may contain exterior locking mechanisms.
- Leases of occupancy shall be 30 days or greater in length and may include separate rental agreements for different occupants of the same unit.

3. [ORD. 2024-199](#) To authorize the special use of the properties known as 3912 Hull Street Road and 3920 Hull Street Road for the purpose of a drive-up automated teller machine, upon certain terms and conditions. (8th District)

This item was recommended for approval.

4. [ORD. 2024-200](#) To authorize the special use of the properties known as 3303 Lawson Street, 306 East 33rd Street, 308 East 33rd Street, 310 East 33rd Street and 312 East 33rd Street for the purpose of up to five single-family detached dwellings, upon certain terms and conditions. (5th District)

This item was recommended for approval.

- 5. [ORD. 2024-201](#) To authorize the special use of the property known as 601 Levering Lane for the purpose of a single-family detached dwelling with an attached garage and an accessory structure, upon certain terms and conditions. (1st District)

This item was recommended for approval.
- 6. [ORD. 2024-202](#) To authorize the special use of the property known as 3208 Park Avenue for the purpose of a two-family detached dwelling with a dwelling unit within an accessory structure, upon certain terms and conditions. (1st District)

This item was recommended for approval.
- 7. [ORD. 2024-203](#) To authorize the special use of the properties known as 1801 Richmond Highway, 1805 Richmond Highway, 1807 Richmond Highway, 1809 Richmond Highway, and 1817 Richmond Highway for the purpose of a mixed-use building, upon certain terms and conditions. (6th District)

This item was recommended for approval.
- 8. [ORD. 2024-204](#) To authorize the special use of the property known as 2701 Selden Street for the purpose a single-family detached dwelling, upon certain terms and conditions. (7th District)

This item was recommended for approval.
- 9. [ORD. 2024-208](#) To amend and reordain Ord. No. 80-260-81-41, adopted Mar. 9, 1981, as previously amended by Ord. Nos. 81-152-138, adopted August 24, 1981, 84-110-83, adopted May 29, 1984, 89-318-295, adopted Nov. 13, 1989, 2006-26-52, adopted Feb. 27, 2006, 2006-260-263, adopted Oct. 23, 2006, 2012-163-164, adopted Oct. 8, 2012, 2017-169, adopted Oct. 9, 2017, Ord. No. 2022-036, adopted Mar. 28, 2022, and Ord. No. 2022-190, adopted Jul. 25, 2022, concerning the Beaufont Oaks Community Unit Plan, to amend the use of the parcel known as 6951 West Carnation Street to allow for multifamily use. (9th District)

This item was recommended for approval.
- 10. [CPCR.2024.0 27](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING AN AMENDMENT TO THE BEAUFONT OAKS PRELIMINARY COMMUNITY UNIT PLAN AND A FINAL PLAN, TO AMEND THE USE OF THE PARCEL KNOWN AS 6951 WEST CARNATION STREET TO AUTHORIZE MULTIFAMILY RESIDENTIAL USE.

This resolution was adopted.
- 11. [ORD. 2024-209](#) To authorize the special use of the properties known as 312 Goshen Street, 901 West Marshall Street, and 903 West Marshall Street for the purpose of a restaurant use, upon certain terms and conditions.

(2nd District)

This item was recommended for approval.

- 12. [ORD. 2024-210](#)

To authorize the special use of the property known as 4000 North Huguenot Road for the purpose of a single-family detached dwelling, upon certain terms and conditions. (4th District)

This item was recommended for approval.

- 13. [ORD. 2024-197](#)

To authorize the special use of the properties known as 2417 Carrington Street, 2419 Carrington Street, and 2421 Carrington Street for the purpose of up to six single-family attached dwellings, upon certain terms and conditions. (7th District)

This item was recommended for approval.

Regular Agenda

None.

Upcoming Items

None.

Adjournment

Commissioner Greenfield adjourned the meeting at 6:22 pm.