



City of Richmond

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Meeting Minutes - Final Planning Commission

Tuesday, April 2, 2024

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Apr-2-2024>

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

Roll Call

- **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 Vivek G. Murthy, * Commissioner Samuel Young, and * Commissioner Andreas Addison

Chair's Comments

Chair Poole welcomed all who were present. Mr. Poole also requested that a request be made for a presentation on the Capital Improvement Plan (CIP) be made at the next Planning Commission meeting on April 16, 2024 to fulfill the Planning Commission's obligation to review the CIP, per Section 6.19 of the City Charter.

Approval of Minutes

There were no minutes to approve.

Director's Report

There was no Director's Report.

Consideration of Continuances and Deletions from Agenda

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.

During the public comment period, the owner of 2700 W Broad Street and Peter Delcardayre spoke in opposition to ORD. 2024-086, citing concerns with noise.

A motion was made by Commissioner Pinnock, seconded by Commissioner Rowe, that item #3 (ORD. 2024-086) be moved to the regular agenda for discussion. The motion passed unanimously.

A motion was made by Commissioner Pinnock, seconded by Commissioner Knight, that the consent agenda 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

2. [ORD. 2024-084](#) To amend and reordain Ord. No. 2019-300, adopted Nov. 12, 2019, which authorized the special use of the property known as 1217 West Leigh Street for the purpose of a veterinary clinic, to expand the veterinary use and to revise the plans, upon certain terms and conditions. (2nd District)

This item was recommended for approval.

4. [ORD. 2024-087](#) To authorize the special use of the property known as 5224 Bryce Lane for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (9th District)

This item was recommended for approval.

5. [ORD. 2024-088](#) To authorize the special use of the property known as 2127 Idlewood Avenue for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions. (5th District)

This item was recommended for approval.

6. [ORD. 2024-089](#) To authorize the special use of the property known as 3001 West Leigh Street for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (2nd District)

This item was recommended for approval.

7. [ORD. 2024-090](#) To authorize the special use of the property known as 2430 Rucker Lane for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (8th District)

This item was recommended for approval.

8. [ORD. 2024-091](#) To close to public use and travel a portion of public right-of-way located on the west side of Pear Street at its intersection with East Cary Street, consisting of 842 ± square feet, upon certain terms and conditions. (7th District)

This item was recommended for approval.

9. [ORD. 2024-095](#) To declare surplus and direct the conveyance of the City-owned real estate known as 4809 Old Warwick Road, consisting of 0.308± acres, for nominal consideration to United Parents Against Lead & Other Environmental

Hazards for the purpose of facilitating the continued use of the property to provide assistance to residents of the city of Richmond impacted by lead poisoning and other environmental hazards.

This item was recommended for approval.

Regular Agenda

3. [ORD.
2024-086](#)

To authorize the special use of the property known as 2727 West Broad Street for the purpose of a restaurant use with a nightclub that is open until 2:00 a.m., upon certain terms and conditions. (2nd District)

Matthew Ebinger gave an overview of this request. Ray Roakes helped answer clarifying questions regarding the scope of this request, which is to authorize an existing sign and night club use.

Commissioner Poole opened the public comment period.

Peter Delcardayre reiterated his concerns with noise.

Seeing no additional speakers wishing to speak, Mr. Poole closed the public comment period.

Members of the Planning Commission discussed the request, specifically focusing on the scope of the request and the character of the surrounding area, which has similar night club uses in close proximity.

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that this ordinance be recommended for approval. The motion carried by the following vote:

10. [ORD.
2024-049](#)

To authorize the special use of the properties known as 1 Rear North Auburn Avenue and 3145 Rear Floyd Avenue for the purpose of a surface parking lot, garages, and electric vehicle charging stations, upon certain terms and conditions. (As Amended) (1st District)

Matthew Ebinger gave an overview of this request and presented the language for a new conditions limiting use of the parking lot to minimum of one-month leases.

Mark Baker, representative for the applicant, made himself available to answer any questions.

Commissioner Poole opened the public comment period.

Naa Skle Akuete spoke in opposition to the request, citing safety concerns.

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

A motion was made by Commissioner Greenfield, seconded by Commissioner Pinnock, that this ordinance be recommended for approval with an amendment to the ordinance to include the following language, provided the Zoning Administrator confirms the language is acceptable prior to consideration by City Council:

Use of any parking space or garage shown on the Plans shall be pursuant to a monthly or longer-term written lease (“the Lease”) for the tenant’s sole and exclusive use. Occupancy of any parking space during a term of lease shall be restricted to one or more passenger vehicles registered to the tenant and identified in the Lease by license plate number. The form and terms of tenure contained within the Lease shall be approved as a standard form for use by all tenants by the city attorney before the Certificate of Zoning Compliance required for the implementation of the special use may be issued. Owner shall maintain a master list of tenants and copies of all current leases and shall provide them at the request of the Zoning Administrator. Owner shall notify the Zoning Administrator in writing when any lease for a garage or parking space is initiated, terminated, or expires.

11. [ORD. 2024-085](#)

To authorize the special use of the property known as 1205 North 34th Street for the purpose of two single-family attached dwellings, certain terms and conditions. (7th District)

Jonathan Brown gave an overview of this request.

Alessandro Ragazzi, representative for the applicant, gave an overview of public outreach efforts pertaining to this request.

Commissioner Poole opened the public comment period.

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

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that this ordinance be recommended for approval. The motion carried unanimously.

12. [CPCR.2024.09](#)

To declare an intent to amend zoning regulations set forth in Chapter 30 of the Richmond City Code for the following purpose: changes to fees.

Leo Mantey, Deputy Director of Planning and Development Review gave an overview of this request to allow staff to pursue a proposal to amend fees related to land use approvals.

Members of the Planning Commission discussed this resolution, specifically asking that staff provide additional information on why the fee changes are being requested, including information on the last time fees were changed, how Richmond compares to other peer cities, and how the additional revenue will be used.

Commissioner Poole opened a public comment period.

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

A motion was made by Commissioner Saunders, seconded by Commissioner Pinnock, that this City Planning Commission Resolution be adopted. The motion carried unanimously.

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

Council Action Update and Upcoming Items

Alyson Oliver, Planning Commission Secretary, gave an overview actions taken at the March 25, 2024 and March 27, 2024 City Council meetings.

Adjournment

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