



City of Richmond

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Meeting Minutes - Final Planning Commission

Monday, March 20, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-20-Mar-2023>

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.

Citizens were encouraged to provide their comments in writing to PDRLandUseAdmin@rva.gov in lieu of speaking through audio or video means during the meeting. All written comments received via email prior to 10:00 a.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** 8 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Andreas Addison, and * Commissioner Rodney Poole
- **Absent** 1 - * Commissioner Lincoln Saunders

Chair's Comments

[CPCR.2023.011](#) RESOLUTION OF THE CITY OF RICHMOND PLANNING COMMISSION EXPRESSING APPRECIATION TO MAX HEPP-BUCHANAN

Mr. Poole presented Max Hepp-Buchanan with this Resolution of Appreciation and thanked him for his work on the Planning Commission during his tenure.

Approval of Minutes

[PDRMIN 2023.006](#) CPC DRAFT Minutes - March 6, 2023

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that the March 6, 2023 Minutes be adopted. The motion carried by the following vote:

- Aye --** 8 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Andreas Addison and * Commissioner Rodney Poole

Director's Report

Mr. Kevin Vonck expressed his appreciation for Mr. Hepp-Buchanan's service to the Planning Commission.

Council Action Update

Alyson Oliver provided an update on the actions taken by City Council at its March 13, 2023 meeting.

Consideration of Continuances and Deletions from Agenda

- 1. [ORD. 2022-191](#) To repeal ch. 16, art. II (§§ 16-19-16-31) of the City Code; to amend ch. 30, art. VI, div. 10.1 by adding therein a new section 30-691.1:1, concerning definitions for the Affordable Dwelling Unit Density Program; and to amend City Code §§ 30-691, 30-691.1, 30-691.2, 30-691.3, 30-691.4, 30-691.6, 30-691.7, 30-691.8, 30-691.9, 30-691.11, for the purpose of revising the Affordable Housing Dwelling Unit Density Program as authorized by Va. Code § 15.2-2305.1.

A motion was made by Commissioner Young, seconded by Commissioner Pinnock, that this item be continued to the May 15, 2023 Planning Commission meeting. The motion carried by the following vote:

- 2. [ORD. 2023-067](#) To authorize the special use of the property known as 1619 West Cary Street for the purpose of two two-family detached dwellings, upon certain terms and conditions. (5th District)

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this item be continued to the April 3, 2023 Planning Commission meeting. The motion carried unanimously.

- 3. [UDC 2023-02](#) UDC 2023-02 FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

Title: UDC 2023-02 FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

A motion was made by Commissioner Pinnock, seconded by Commissioner Hepp-Buchanan, that this item be continued to the April 3, 2023 Planning Commission meeting. The motion carried by the following vote:

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Andreas Addison and * Commissioner Rodney Poole

Consent Agenda

The Consent Agenda items were considered by the Commission as a group, and there was a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.

During the public comment period, Scott Lush spoke in opposition to Ordinance 2023-064 (Item #7), notinc concerns with the size and scale of the proposed dwellings.

A motion was made by Commissioner Greenfield, seconded by Commissioner Hepp-Buchanan, that the Consent Agenda be adopted. The motion carried by the following vote:

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Andreas Addison and * Commissioner Rodney Poole

- 4. [ORD. 2023-060](#) To rezone the properties known as 1400 Bryan Street, 1402 Bryan Street, 1404 Bryan Street, and 1406 Bryan Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District. (6th District)

This Ordinance was recommended for approval to the City Council.

- 5. [ORD. 2023-061](#) To rezone the property known as 2104 Sale Street from the R-6 Single-Family Attached Residential District and the R-53 Multifamily Residential District to the R-63 Multifamily Urban Residential District and the property known as 2108 Sale Street from the R-6 Single-Family Attached Residential District to the R-63 Multifamily Urban Residential District. (6th District)

This Ordinance was recommended for approval to the City Council.

- 6. [ORD. 2023-062](#) To authorize the special use of the properties known as 1005 North 27th Street and 1007 North 27th Street, for the purpose of one single-family detached dwelling and one single-family attached dwelling, upon certain terms and conditions. (7th District)

This Ordinance was recommended for approval to the City Council.

- 7. [ORD. 2023-064](#) To authorize the special use of the property known as 201 West Blake Lane, for the purpose of two single-family detached dwellings, upon certain terms and conditions. (5th District)

This Ordinance was recommended for approval to the City Council.

- 8. [ORD. 2023-065](#) To authorize the special use of the property known as 822 Blanton Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (5th District)

This Ordinance was recommended for approval to the City Council.

- 9. [ORD. 2023-066](#) To authorize the special use of the property known as 310 West Brookland Park Boulevard for the purpose of a mixed-use building with outdoor dining, upon certain terms and conditions. (3rd District)

This Ordinance was recommended for approval to the City Council.

- 10. [UDC 2023-07](#) UDC 2023-07 FINAL Location, Character, and Extent to demolish the existing George Wythe High School and construct a new High School,

sports fields, and associated site work (4314 Crutchfield Street)

This Location, Character, and Extent Item was approved with conditions.

Regular Agenda

11. [ORD. 2023-063](#) To authorize the special use of the property known as 707 North 31st Street for the purpose of four single-family attached dwellings, upon certain terms and conditions. (7th District)

Mr. Jonathan Brown gave an overview of this request.

Mark Baker, a representative for the applicant, provided the Commissioners with an update on how the applicant has worked with the Church Hill Central Civic Association to address concerns raised by residents.

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

Members of the Planning Commission discussed the request, specifically focusing on the details for parking and trash pickup.

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this item be recommended for approval to the City Council. The motion carried unanimously.

Mr. Poole requested that item #13 be heard next on the agenda.

13. [CPCR.2023.009](#) Resolution of the Richmond City Planning Commission to amend the City of Richmond's Master Plan for the purpose of including Appendix D: Updating the Master Plan, in accordance with City Council Resolution 2021-R026.

Deputy Director Martiza Pechin provided an overview of this resolution.

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

Mr. Hepp-Buchanan made a motion to deny this resolution, noting that many of the proposed amendments are out of scope and stating that he thinks the appendix would tarnish the work and community engagement that went into developing the plan. Mr. Hepp-Buchanan noted that when the time comes to update the plan in the future, those involved should be looking at the current state of the city rather than a list of amendments that were prepared in prior years.

Mr. Addison, as the council representative on the Commission, provided some background on how the Appendix is the result of concerns raised by constituents. He noted that he cannot support the motion to deny because of his obligation to serve his constituents.

There was some additional discussion amongst the Commissioners about the logistics of any future update to the Master Plan.

A motion was made by Commissioner Hepp-Buchanan, seconded by

Greenfield, that this resolution be denied. The motion passed by the following vote:

- Aye --** 7 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Rebecca Rowe and * Commissioner Rodney Poole
- No --** 1 - * Commissioner Andreas Addison

- 12. [ORD. 2023-068](#) To authorize the special use of the property known as 3600 Grove Avenue for the purpose of a multifamily dwelling containing up to [260] 253 dwelling units and amenity spaces, with off-street parking, upon certain terms and conditions. (As Amended) (1st District)

Mr. Brown provided an overview of this request.

Jennifer Mullen, representative for the applicant, gave an overview of the changes to the site layout and proposed streetscape improvements that have been made since this application was initially submitted.

Following some general questions from the Commissioners about the details of the proposal, Mr. Poole opened the public hearing.

Karen Headley, zoning and land use chair for the Museum District Association (MDA), expressed concerns with the proposal on behalf of the MDA, specifically noting concerns with the height, especially along Thompson Street.

Glenn Telfer addressed the Commissioners, expressing support with the MDA position and noting that the scale of the project is too large.

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

A motion was made by Commissioner Greenfield, seconded by Commissioner Hepp-Buchanan, that this item be amended and recommended for approval.

The Planning Commission discussed the request, specifically focusing on the details pertaining to parking and the proposed height of the development.

The motion was superseded by a motion made by Commissioner Addison, seconded by Commissioner Murthy, that this item be continued to the April 3, 2023 Planning Commission meeting to allow the applicant additional time to work with the public to address some of the concerns raised during the meeting. The motion passed unanimously.

- 14. [PDRPRES 2023.020](#) Presentation on draft changes to the Zoning Ordinance pertaining to TOD-1 Standards and the Stadium Signage Overlay

Mr. Vonck and Ms. Pechin presented a summary of the proposed changes in the Zoning Ordinance to the TOD-1 zoning district and the proposed standards for the new Diamond District Signage Overlay.

Mr. Poole asked if there was anyone in attendance wishing to comment on this presentation.

Cyanne Crump of Historic Richmond expressed appreciation for some of the changes that have been made to this proposal since its first presentation.

Ms. Pechin noted that the Planning Commissioners can expect to see a proposed amendment on the docket in the near future.

Upcoming Items

Ms. Oliver provided a brief summary of the items that are expected to be on the April 3, 2023 Planning Commission agenda.

Adjournment

Mr. Poole adjourned the meeting at 4:23 pm.