



City of Richmond

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Meeting Minutes - Final Planning Commission

Monday, June 5, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-5-June-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

Mr. Poole called the regular meeting of the Planning Commission to order at 1:32 pm.

Roll Call

- **Present** 6 - * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, * Commissioner Rodney Poole, and * Commissioner Dakia K. Knight
- **Absent** 3 - * Commissioner Vivek G. Murthy, * Commissioner Samuel Young, and * Commissioner Rebecca Rowe

Chair's Comments

Mr. Pool welcomed all who were present and requested that the Approval of Minutes and Council Action Update occur after the Regular Agenda.

Director's Report

Kevin Vonck, Director of the Department of Planning and Development Review, gave a brief update on the future zoning ordinance rewrite, noting that an RFP has been posted.

Consideration of Continuances and Deletions from Agenda

A motion was made by Commissioner Greenfield, seconded by Commissioner Pinnock, that item number 12 on the Regular Agenda be moved to the Consent Agenda. The motion passed unanimously.

5. [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.

The applicant requested that this application be continued to the July 17, 2023 meeting of the Planning Commission.

A motion was made by Commissioner Greenfield, seconded by Commissioner Pinnock, that this ordinance be continued to the July 17, 2023 Planning Commission meeting. The motion carried unanimously.

- 6. [CPCR.2022.083](#) 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

The applicant requested that this application be continued to the July 17, 2023 meeting of the Planning Commission.

A motion was made by Commissioner Greenfield, seconded by Commissioner Pinnock, that this resolution be continued to the July 17, 2023 Planning Commission meeting. The motion carried unanimously.

Aye -- 5 - * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

Excused -- 1 - * Commissioner Andreas Addison

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 hearing, no members of the public spoke on any of the consent agenda items.

A motion was made by Commissioner Greenfield, seconded by Commissioner Pinnock, that the consent agenda be adopted, as proposed. The motion carried unanimously.

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

- 7. [ORD. 2023-158](#) To amend and reordain Ord. No. 86-81-83, adopted Apr. 28, 1986, and last amended by Ord. No. 2000-289-271, adopted Sept. 11, 2000, which authorized the special use of the property known as 1200-1206 East Cary for the purpose of a hotel containing up to 57 rooms and other uses permitted in the B-5 Central Business District and additional signs, to modify the parking requirements, upon certain terms and conditions. (5th District)

This Ordinance was recommended for approval to the City Council.

8. [CPCR.2023.018](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN AMENDMENT TO THE CHIPPENHAM FOREST SQUARE COMMUNITY UNIT PLAN, TO ALLOW FOR MODIFICATIONS TO THE WALMART RETAIL BUILDING (2401 SHEILA LANE)
This City Planning Commission Resolution was approved.
9. [SUBD 2023.005](#) Subdivision Exception for 1700 W Cary Street, per Sec. 25-219 of the Subdivision Ordinance.
This Subdivision Exception was approved.
10. [Location 2023-01](#) Location review of a proposed public access easement on the property of CC Scotts Addition LP, 2902 North Arthur Ashe Blvd (Novel Scotts Addition)
This Location, Character and Extent Item was approved
12. [ORD. 2023-121](#) To authorize the special use of the property known as 3207 Hermitage Road for the purpose of an office and contractor warehouse with outdoor storage, upon certain terms and conditions, and to repeal Ord. No. 60-227-197, adopted Aug. 8, 1960, and Ord. No. 60-120-93, adopted May 9, 1960. (As Amended) (3rd District)
This Ordinance was recommended for approval to the City Council, with the following amendments:
 - Incorporate the updated plans, dated May 15, 2023.
 - Add a condition limiting warehouse delivery hours to 8:00AM to 6:00PM, Mon-Sat.

Regular Agenda

11. [ORD. 2023-090](#) To authorize the special use of the property known as 708 China Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (As Amended)
Jonathan Brown, Planner, provided an overview of this request.
Will Gillette, Baker Development Resource, gave additional information on this request on behalf of the applicant. Mr. Gillette also provided an overview of the neighborhood outreach to date.
Mr. Poole opened the public hearing.
Rain Burroughs, 500 Block of Pine Street, spoke in opposition to this request, citing the historic nature of the existing structure and incompatibility with the existing neighborhood character.
Susan Allman spoke in opposition to this request, specifically citing opposition to the associated demolition.
Scott Staton spoke in opposition to the request, citing concerns with the proposed

demolition and parking.

Charles Pool spoke in opposition to the request on behalf of the Oregon Hill Preservation Council. Mr. Pool cited concerns with the demolition and congestion resulting from the new development. Mr. Pool also stated that the Preservation Council had offered the applicant a grant to place a historic preservation easement on the property.

Summer Hartman spoke in opposition, citing concerns with displacement and affordability issues resulting from new development.

Bryan Green, President of the Oregon Hill Neighborhood Association, spoke in opposition to the request, noting that the existing dwelling currently contributes to the character of the neighborhood. Mr. Green noted that the association may support a design that incorporates the existing structure.

Cyane Crump, Executive Director for Historic Richmond, spoke in support of the Oregon Hill Neighborhood Association's position.

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

Following the public hearing, Commissioner Greenfield made a motion to approve this request, for the purposes of discussion. The motion was seconded by Commissioner Saunders.

Members of the Planning Commission discussed the request, specifically asking for additional details on tools for preservation that the Oregon Hill Neighborhood can explore in the future. There was some additional discussion on the details of the existing structure, including existing condition and age.

A motion was made by Commissioner Greenfield, seconded by Commissioner Saunders, that this ordinance be recommended for approval to City Council with an amendment to incorporate the updated plans. The motion carried unanimously.

13. [ORD. 2023-157](#)

To authorize the special use of the property known as 301 West 6th Street for the purpose of a multifamily dwelling containing up to 553 dwelling units, with off-street parking, upon certain terms and conditions. (As Amended) (6th District)

Director Vonck provided an overview of this request, noting how it relates to the Richmond 300 Mater Plan and the Riverfront Plan. Following Director Vonck's presentation, members of the Planning Commission asked clarifying questions regarding the required number of parking spaces, site access, and previously proposed designs for this project.

Preston Lloyd, Williams Mullen, provided additional details on this request, on behalf of the applicant.

Mr. Poole opened the public hearing.

Randy Cooper, Richmond Heritage Federal Credit Union, spoke in favor of this request due to the growth it will bring to the area and the applicant's demonstrated willingness to work with the community.

Brandon Beall spoke in favor of this request on behalf of the Manchester Alliance.

Ray Olson, Jr. spoke in opposition to this request, citing concerns with the proposed scale and height.

Tom Grant spoke in opposition to this request, citing concerns with congestion, traffic circulation, lack of greenspace, and general massing.

John Pearsall spoke in opposition to this request, citing concerns with lost viewshed.

Joe Yates spoke in opposition to this request, citing concerns with the project's size and traffic circulation.

David Gott, Legend's Brewing, spoke in opposition to this request, citing concerns with traffic and parking.

Kirk Johnson requested that this application be deferred to allow the applicant to propose a smaller scale development. Mr. Johnson expressed concerns with traffic, parking, and the general scale of the proposal.

Connor Shapiro spoke in opposition, citing concerns with congestion and lost viewshed.

Luigi Mignardi spoke in opposition to this request, noting that the previous proposal was a more appropriate scale.

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

Following the public hearing, members of the Planning Commission discussed the application, specifically clarifying project details, including project phasing.

A motion was made by Commissioner Greenfield, seconded by Commissioner Saunders, that this ordinance be recommended for approval to City Council with an amendment to include the following conditions in the ordinance:

- Facilities for the relief of dogs shall be constructed on the portion of the Property shown and labeled as "amenity outdoor space" on the Layout Plan, which is Sheet C4 of the Plans.

- Prior to the issuance of a building permit, the Owner shall dedicate a pedestrian access easement to the public for the portion of the Property (i) shown and labeled as "amenity outdoor space" on the Layout Plan, which is Sheet C4 of the Plans, and (ii) over a portion of the pedestrian improvements connecting the amenity outdoor space and the public right-of-way at Perry Street.

The motion carried unanimously.

Approval of Minutes

1. [PDRMIN
2023.011](#) CPC DRAFT Minutes - May 1, 2023

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that the May 1, 2023 Minutes be adopted. The motion carried by the following vote:

Aye -- 5 - * Commissioner Elizabeth Hancock Greenfield, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

Abstain -- 1 - * Commissioner Burchell Pinnock

2. [PDRMIN
2023.012](#) CPC DRAFT Minutes - May 15, 2023

A motion was made by Commissioner Greenfield, seconded by Commissioner Saunders, that the May 15, 2023 Minutes be adopted. The motion carried by the following vote:

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

3. [PDRMIN
2023.013](#) CPC DRAFT Minutes - May 16, 2022

A motion was made by Commissioner Pinnock, seconded by Commissioner Saunders, that the May 16, 2022 Minutes be adopted. The motion carried by the following vote:

Aye -- 5 - * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison and * Commissioner Rodney Poole

Abstain -- 1 - * Commissioner Dakia K. Knight

4. [PDRMIN
2023.014](#) CPC DRAFT Minutes - June 6, 2022

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that the June 6, 2022 Minutes be adopted. The motion carried by the following vote:

Aye -- 4 - * Commissioner Burchell Pinnock, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison and * Commissioner Rodney Poole

Abstain -- 2 - * Commissioner Elizabeth Hancock Greenfield and * Commissioner Dakia K. Knight

Council Action Update

Ms. Alyson Oliver provided an update on the actions taken by City Council at its May 22, 2023 meeting.

Upcoming Items

Ms. Oliver shared a list of items tentatively scheduled for the June 20, 2023 meeting of the Planning Commission.

Adjournment

The meeting was adjourned at 4:07 pm.

