



# City of Richmond

City Hall  
Richmond VA, 23219  
(p) 804.646.6304  
(f) 804.646.5789

## Meeting Minutes - Final Planning Commission

---

Monday, October 3, 2022

1:30 PM

5th Floor Conference Room

---

To Access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-October-3-2022>

### Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 pm.

This meeting will be 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 will attend the meeting in-person, citizens may participate in the meeting virtually.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in this Planning Commission meeting you have several options outlined in the following document:

[PDRPRES  
2022.063](#)

Citizens are encouraged to provide their comments in writing to [PDRLandUseAdmin@rva.gov](mailto: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.

### Roll Call

-- Present 9 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Andreas Addison, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, and \* Commissioner Reginald Gordon

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

There were no minutes to approve.

### Director's Report

Director Kevin Vonck gave a brief update on the status of the new Site Plan Review Ordinance and informed the commissioners of the upcoming city-wide preservation planning process. Mr. Vonck stated that there would likely be a presentation on the

city-wide preservation plan at a future Planning Commission meeting.

**Council Action Update**

Alyson Oliver provided an update on the actions taken by City Council at its September 26, 2022 meeting.

**Consideration of Continuances and Deletions from Agenda**

At the requests of the applicants, ORD. 2022-262 (Item #8), ORD. 2022-266 (Item #12), and ORD. 2022-232 (Item #19) were moved off of the consent and regular agenda and considered for continuance.

A request was also made to move UDC 2022-17 (Item #21) from the regular agenda to the consent agenda. The motion was approved.

- 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 Greenfield, seconded by Commissioner Gordon, that this Ordinance be continued to the November 7, 2022 meeting of the Planning Commission. The motion carried.**

- 2. [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. (4th District)

**A motion was made by Commissioner Gordon, seconded by Commissioner Greenfield, that this Ordinance be continued to the October 17, 2022 meeting of the Planning Commission. The motion carried.**

- 3. [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.

**A motion was made by Commissioner Young, seconded by Commissioner Hepp-Buchanan, that this Ordinance be continued to the October 17, 2022 meeting of the Planning Commission . The motion carried by the following vote:**

**Aye --** 7 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Samuel Young and \* Commissioner Reginald Gordon

- 4. [ORD. 2022-228](#) To authorize the special use of the property known as 109 East 17th Street for the purpose of two two-family attached dwellings, upon certain terms and conditions. (8th District)

**A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this Ordinance be continued to the November 7, 2022 meeting of the Planning Commission . The motion carried.**

- 5. [ORD. 2022-268](#) To authorize the special use of the property known as 401 South Stafford Avenue for the purpose of a mixed-use building containing up to one second floor dwelling unit and a ground floor restaurant use, upon certain terms and conditions. (5th District)

**A motion was made by Commissioner Gordon, seconded by Commissioner Murthy, that this Ordinance be continued to the October 17, 2022 meeting of the Planning Commission . The motion carried.**

- 6. [CPCR.2022.103](#)

Resolution of the City Planning Commission regarding written notice of plans, ordinances, and other items referred to the Commission for consideration, pursuant to § 15.2-2204 of the Code of Virginia.

**A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Pinnock, that this Ordinance be continued to the October 17, 2022 meeting of the Planning Commission . The motion carried by the following vote:**

**Aye --** 7 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Samuel Young and \* Commissioner Reginald Gordon

- 8. [ORD. 2022-262](#) To amend and reordain Ord. No. 95-152-151, adopted Jun. 26, 1995, as amended by Ord. No. 97-222-236, adopted Jul. 28, 1997, and Ord. No. 98-335-99-20, adopted Jan. 25, 1999, which authorized a special use of the property known as 815 North 35th Street to increase the number of permitted dwelling units and to reduce the required common area for the existing multifamily dwelling for the elderly, to further increase the number of multifamily dwelling units, to permit single-family attached dwelling units and single-family detached dwelling units, and to incorporate the property known as 823 North 36th Street, upon certain terms and conditions. (7th District)

**A motion was made by Commissioner Pinnock, seconded by Commissioner Gordon, that this Ordinance be continued to the November 7, 2022 meeting of the Planning Commission . The motion carried.**

- 12. [ORD. 2022-266](#) To authorize the special use of the property known as 4000 Government Road for the purpose of a mixed-use building containing (i) up to 31 dwelling units and (ii) commercial uses on the ground floor, upon certain terms and conditions. (7th District)

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this Ordinance be continued to the November 7, 2022 meeting of the Planning Commission . The motion carried.**

- 19. [ORD. 2022-232](#) To authorize the special use of the properties known as 3301 Park Avenue and 3303 Park Avenue for the purpose of four single-family attached dwellings, with off-street parking, upon certain terms and conditions. (1st District)

**A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Greenfield, that this Ordinance be continued to the October 17, 2022 meeting of the Planning Commission . The motion carried.**

**Consent Agenda**

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

**Aye --** 9 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Andreas Addison, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe and \* Commissioner Reginald Gordon

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

- 9. [ORD. 2022-263](#) To authorize the special use of the properties known as 3215 Stuart Avenue, 3215 Rear Stuart Avenue, 311 Tilden Street, 311 Rear Tilden Street, and 306 Rear Cleveland Street for the purpose of (i) a multifamily dwelling containing up to 39 dwelling units and (ii) two single-family attached dwellings, upon certain terms and conditions. (1st District)

**This Ordinance was recommended for approval to the City Council.**

- 10. [ORD. 2022-264](#) To authorize the special use of the property known as 109 West 15th Street for the purpose of (i) art galleries; (ii) offices, including business, professional and administrative offices, medical and dental offices and clinics; (iii) studios of writers, designers and artists engage in the graphic arts; (iv) personal services businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops and similar establishments; (v) printing, publishing and engraving establishments; (vi) recreation and entertainment uses, including theaters, museums, amusement centers, lodges and clubs, meeting facilities, auditoriums and assembly halls; (vii)

retail stores and shops; and (viii) accessory uses and structures customarily incidental and clearly subordinate to such uses, upon certain terms and conditions, and to repeal Ord. No. 2007-009-48, adopted Mar. 12, 2007. (6th District)

**This Ordinance was recommended for approval to the City Council.**

- 11. [ORD. 2022-265](#) To authorize the special use of the property known as 6228 Forest Hill Avenue for the purpose of a wall, upon certain terms and conditions. (4th District)

**This Ordinance was recommended for approval to the City Council.**

- 13. [ORD. 2022-267](#) To authorize the special use of the property known as 4704 Grove Avenue for the purpose of a single-family dwelling with off-street parking, upon certain terms and conditions. (1st District)

**This Ordinance was recommended for approval to the City Council.**

- 14. [ORD. 2022-269](#) To close, to public use and travel, an unimproved portion of Tate Street located between a public alley and its terminus with Nine Mile Road, consisting of 11,613± square feet, upon certain terms and conditions. (7th District)

**This Ordinance was recommended for approval to the City Council.**

- 15. [ORD. 2022-273](#) To (i) declare surplus and direct the sale of a portion of the City-owned real estate known as 2101 Commerce Road, consisting of 1.546 acres ±, for nominal consideration to 2107 West Commerce LLC and (ii) retain certain easements for the purpose of providing access from the public right-of-way to an adjacent parcel of real estate known as 2107 Commerce Road. (As Amended) (8th District)

**This Ordinance was recommended for approval to the City Council with the amendments to be introduced at the October 3, 2022 City Council Special Meeting.**

- 16. [ORD. 2022-274](#) To declare a public necessity for and to authorize the acquisition of six parcels of real estate owned by West Commerce Properties LLC and known as 2101Rear Commerce Road, 2114 Rear Bellemeade Road, 2600 Rear Lynhaven Avenue, 2215 Concord Avenue, 2237 Concord Avenue, and 2110 Lumkin Avenue for the purpose of facilitating the expansion of Broad Rock Creek Park. (8th District)

**This Ordinance was recommended for approval to the City Council.**

- 17. [PAC2022 - 751](#)

Gift of Art - Greening Greater Fulton Sculpture (Government Road near Williamsburg Road)

**This request was approved.**

- 21. [UDC 2022-17](#)

Conceptual 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**

**Regular Agenda**

**18. [ORD. 2021-097](#)**

To authorize the special use of the property known as 1500 North Lombardy Street for the purpose of four wall signs, upon certain terms and conditions. (3rd District)

Director Vonck gave an overview of this request, including a timeline of related requests and approvals to date.

Mr. Dale G. Mullen of Whiteford Taylor Preston, LLP and representative for the applicant, provided additional information on the request.

Chairman Poole opened the public hearing. The following people spoke in favor of this request:

- Lawrence West, BLM RVA
- Rashaun Lee Taylor Richardson
- Felicia Cosby, VUU

Seeing no one else wishing to speak, the Public Hearing was closed by Chairman Poole.

Members of the Planning Commission discussed the request. The main topics of discussion included: the general need for the sign and the timeline of events leading to the sign's installation; concern over setting a precedent by approving a sign of this size; and the safety of the sign's installation and the need for an engineering report to make any further decisions.

**A motion was made by Commissioner Pinnock, seconded by Commissioner Poole, that this Ordinance be deferred to the December 5th, 2022 Planning Commission meeting to allow the applicant time to prepare an engineering report to be reviewed and commented on by the Building Official. The motion carried by the following vote:**

- Aye --** 9 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Andreas Addison, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe and \* Commissioner Reginald Gordon

**20. [UDC 2022-16](#)**

Final location, character, and extent review of the interim (temporary) condition of the traffic circle located at 1700 Monument Avenue (formerly Lee Circle).

Director Vonck gave an overview of this request. Ms. Jeanie Welliver, representative for the applicant, provided additional information on the request.

Chairman Poole opened the public hearing.

Brandon Fountain spoke on the request, raising concerns about the proposed budget and the need for more community engagement.

Kat Driggs spoke on the request, expressing concerns about the planting timeline, the

lack of public access. Ms. Driggs also spoke on how the space has been used historically and the need to take down the fence surrounding the property.

Rashaun Lee Taylor Richardson spoke on the need for public access to the site to be restored. Mr. Richardson noted that he would like to see the fence removed and would like the Jersey barrier to remain.

Michael Lantz, president of the Monument Avenue Preservation Society, spoke on this request noting safety concerns surrounding the site and the need for restricting public access to the site. Mr. Lantz requested that the existing fences and barriers remain until the proposed plantings have been installed.

Lawrence West, President of BLM RVA, spoke on this request, raising concerns with the cost and temporary nature of the proposal. Mr. West also spoke on the historical use of the space and advocated for more public accessibility.

Pedro Ledesma III spoke on this request, encouraging the commission to support to the UDC recommendation and to consider a more thorough public engagement process.

Augustin Rodriguez spoke on the request, noting that the existing barriers should remain until the proposed plantings have been installed.

Seeing no one else wishing to speak, the public hearing was closed by Chairman Poole.

Members of the Planning Commission then discussed the request, directing several questions toward CAO Lincoln Saunders. Topics of discussion included the rationale for limiting public access to the traffic circle, the timeline for removing the barriers, and mitigation efforts to mitigate potential vandalism.

Jessie Gemmer spoke on the request, acknowledging the need for consensus when making a decision about how best to use this space.

John Beardsworth spoke on the request, noting that the existing barriers should remain in place until there is a clear plan for the space.

**A motion was made by Commissioner Young, seconded by Commissioner Gordon, that this Location, Character and Extent Item be adopted. The motion carried by the following vote:**

- Aye --** 7 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Andreas Addison, \* Commissioner Samuel Young and \* Commissioner Reginald Gordon
- No --** 2 - \* Commissioner Burchell Pinnock and \* Commissioner Rebecca Rowe

**Upcoming Items**

Alyson Oliver shared a list of items tentatively scheduled for the October 17, 2022 meeting of the Planning Commission.

**Adjournment**

Chairman Poole adjourned the meeting at 4:45 pm.