



City of Richmond

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Meeting Minutes - Draft Planning Commission

Tuesday, December 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

Mr. Poole called the regular meeting of the Planning Commission to order at 6:00 pm.

Roll Call

After establishing that there was an in-person quorum, Commissioner Knight requested to participate in the meeting virtually due to an illness. A motion was made by Commissioner Pinnock, seconded by Commissioner Addison, that Commissioner Knight be permitted to participate in the meeting virtually. The motion passed unanimously.

-- Present 9 - * Commissioner Burchell Pinnock, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, and * Commissioner Brian White

Chair's Comments

Approval of Minutes

1. [PDRMIN 2024.027](#) CPC Draft Minutes - November 4, 2024

A motion was made by Commissioner White, seconded by Commissioner Pinnock, that the November 4, 2024 minutes be adopted. The motion passed unanimously.

Aye -- 7 - * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Andreas Addison and * Commissioner Brian White

Director's Report

None.

Consideration of Continuances and Deletions from Agenda

None.

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.

There were no speakers during the public comment period.

Mr. Pinnock noted that he will be abstaining from voting on Ordinance 2024-307.

A motion was made by Commissioner White, seconded by Commissioner Greenfield, to adopt the consent agenda as presented. The motion carried unanimously, with Commissioner Pinnock abstaining from Item #2 (ORD. 2024-307).

Aye -- 9 - * Commissioner Burchell Pinnock, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Dakia K. Knight, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison and * Commissioner Brian White

- 2. [ORD. 2024-307](#) To authorize the special use of the property known as 303 Bates Street for the purpose of a mixed-use building, upon certain terms and conditions. (6th District)

This item was recommended for approval.

- 3. [ORD. 2024-308](#) To authorize the special use of the property known as 207 East Ladies Mile Road for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (3rd District)

This item was recommended for approval.

- 4. [ORD. 2024-309](#) To authorize the special use of the property known as 5220 Euclid Avenue for the purpose of up to eleven single-family detached dwellings, under certain terms and conditions. (7th District)

This item was recommended for approval.

- 5. [ORD. 2024-311](#) To authorize the special use of property known as 5790 Hull Street Road for the purpose of (i) an automotive repair and automotive parts sales facility and (ii) a grocery, convenience, and specialty food store, upon certain terms and conditions, and to repeal Ord. No. 89-246-231, adopted Sept. 11, 1989, and all amendatory ordinances thereto. (9th District)

This item was recommended for approval.

- 6. [ORD. 2024-313](#) To close, to public use and travel, an alley in the block bounded by Maury Street, East 4th Street, Everett Street and East 3rd Street, consisting of 1,980± square feet, upon certain terms and conditions. (6th District)

This item was recommended for approval.

- 7. [ORD. 2024-314](#) To repeal ch. 30, art. IX, div. 6 (§§ 30-950-30-950.5); to amend and reordain City Code §§ 30-402.1, concerning permitted principal uses, 30-402.2, concerning permitted accessory uses and structures, 30-412.1, 30-413.2, 30-413.11, 30-414.1, 30-416.1, 30-418.1, and 30-419.2, all concerning permitted principal uses, 30-419.3, concerning permitted principal uses on corner lots, 30-419.4, concerning permitted accessory uses and structures, 30-420.1, 30-422.1, 30-424.1, 30-426.1, 30-428.1, 30-430.1, and 30-432.1, all concerning permitted principal uses, 30-432.5, concerning compliance with master plan, 30-433.2 and 30-433.11, concerning permitted principal and accessory uses, 30-433.13, concerning yard requirements, 30-434.1, 30-436.1, 30-438.1, and 30-440.1, concerning permitted principal and accessory uses, 30-440.3, concerning yards, 30-442.1, concerning permitted principal and accessory uses, 30-442.4, concerning yards, 30-444.2, concerning permitted principal and accessory uses, 30-444.4, concerning yards, 30-446.2, concerning permitted principal and accessory uses, 30-446.4, concerning yards, 30-447.2, concerning permitted principal and accessory uses, 30-447.3, concerning yards and setbacks, 30-447.4, concerning land area coverage, 30-447.11, concerning permitted principal and accessory uses, 30-447.12, concerning yards and setbacks, 30-447.13, concerning land area coverage, 30-448.1, 30-449.2, 30-450.1, and 30-451.2, all concerning permitted principal and accessory uses, 30-451.5, concerning yard requirements, 30-452.1 and 30-457.2, concerning permitted principal and accessory uses, 30-457.3, concerning principal uses permitted by conditional use permit, 30-691.5, concerning phasing of development, 30-691.7, concerning plan of development, 30-692.1:2., concerning applications for the installation or construction of projects, 30-692.3, concerning permitted use of alternative support structures, 30-692.4, concerning review criteria for installations utilizing alternative support structures, 30-698.3, concerning approvals, 30-1045.6. concerning specific conditions applicable to particular uses, 30-1170.6, concerning enforcement and guarantees; and to amend ch. 30, art. X, div. 4 (§§ 30-1030 - 30-1030.8) concerning plans of development.

This item was recommended for approval.

- 8. [CPCR.2024.034](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A FINAL COMMUNITY UNIT PLAN AMENDMENT FOR STONY POINT SHOPPING CENTER, TO AUTHORIZE THE CONSTRUCTION OF RESTAURANT OUTDOOR SEATING LOCATED AT 3088 STONY POINT ROAD, WITHIN MAP SECTION E OF THE SOUTHERN PORTION OF THE STONY POINT COMMUNITY UNIT PLAN

This item was adopted.

- 9. [UDC 2024-45](#) UDC 2024-45 Location, Character, and Extent review of a proposed bus platform, located within the right-of-way on the southeast corner of Brauers

Lane and Mechanicsville Turnpike.

This item was forwarded to the Urban Design Committee for review.

Regular Agenda

10. [ORD. 2024-282](#)

To authorize the special use of the property known as 1321 Porter Street for the purpose of a multifamily dwelling containing up to four dwelling units, upon certain terms and conditions. (6th District)

Emily Pinchbeck, applicant, made herself available to answer questions from members of the Planning Commission, noting that her goal was to bring the building into compliance by obtaining a special use permit (SUP) for four units, as the zoning code currently only permits two.

During the public comment period, the following people spoke in support of this request:

- Ross Mulder (resident of 1300 block of Forestry)
- Sophia Oliveri (former tenant of 1321 Porter St.)
- Zuma Andu (neighbor)
- Hannah (resident of Perry St.)

Following the public hearing, members of the Planning Commission discussed this case, raising concerns about transparency regarding ownership and the safety of the third floor

A motion was made by Commissioner Saunders, seconded by Commissioner Greenfield, that this item be recommended for denial. The motion carried unanimously.

11. [ORD. 2024-310](#)

To authorize the special use of the property known as 6241 Forest Hill Avenue for the purpose of up to two single-family detached dwellings, upon certain terms and conditions. (4th District)

Shaianna Trump, Planner Associate, provided an overview of this request. The applicant also addressed the Planning Commission and asked for their support for this request.

Mr. Poole opened the public comment period.

Katrina Kamali.spoke in favor of this request.

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

After brief discussion, a motion was made by Commissioner Young, seconded by Commissioner Greenfield, that this item be recommended for approval. The motion carried unanimously.

12. [ORD. 2024-312](#)

To authorize the special use of the property known as 7100 Jahnke Road for the purpose of a mixed-use building containing up to 14 dwelling units, with off-street parking, upon certain terms and conditions. (4th District)

Jonathan Brown, Planner, provided an overview of this request.

Will Gillette, representative for the applicant, provided additional details on this request, including a summary of public outreach efforts that have been made pertaining to this request. Mr. Gillette made himself available to answer any questions that the Planning Commission may have.

Mr. Poole opened a public comment period. During the public comment period, the following people spoke in opposition.

Carrie Wormold (Boulder Park HOA) – Concerned about increased traffic congestion, insufficient parking, and the impact of short-term rentals on the neighborhood, especially given recent developments.

Joanne Myers (West River Gardens) – Opposes the retail aspect and short-term rentals of the project, believing they are redundant, disruptive, and would negatively affect the neighborhood.

Charles Myers (West River Gardens) – Argues that the project violates the city's master plan by introducing undesirable convenience stores and short-term rentals, and calls for proactive planning to better manage neighborhood growth.

Robin Parsons (West River Gardens) – Opposes the development due to traffic congestion, the saturation of vape stores in the area, and concerns that the convenience store would negatively affect the community and safety.

Laureen Rice (Westover Gardens) – Believes the project will exacerbate traffic issues, harm property ownership opportunities, and is incompatible with the residential character of the neighborhood.

Katie McCall (Boulder Park Townhomes) – Concerned about traffic congestion, lack of parking, and the potential for the development to bring in more vape stores, which would disrupt the neighborhood's quality of life.

Here are the speakers, along with a one-sentence summary of their opposition:

Mark Lindamood (Westover Gardens neighborhood): Opposes the development due to increased traffic congestion, particularly from red lights near key intersections, and concerns about the potential for "predatory" retail businesses that would harm the neighborhood's quality of life.

Mila Djordjevic (Boulder Park Townhomes): Opposes the development because it would negatively impact the safety and tranquility of the area, especially since the property is currently a forest and the development would not provide a community benefit.

Katrina Kamali (Castleton Rd): Opposes the proposal due to concerns about the safety of crossing Jank Rd, the potential for unsuccessful retail spaces, and the lack of ADA-compliant apartments, but is open to the idea of temporary housing for hospital patients.

Thomas Fern (Highland Manor, North End of High Oaks): Opposes the development, arguing it would detract from the residential character of the neighborhood, increase congestion, and introduce undesirable commercial establishments.

Sam Florr (Westover Gardens): Opposes the development because it would disrupt the peaceful, residential character of the neighborhood and because there is no need for another convenience store given the proximity of other retail options.

Marcel Miller (High Oaks Rd): Opposes the development due to concerns about traffic congestion, safety, and the negative impact it would have on the neighborhood, especially

since the development does not align with the originally planned residential nature of the area.

Nicole Faiza (Jank Rd): Opposes the development due to safety concerns, particularly the lack of infrastructure such as sidewalks and the danger of increased pedestrian traffic in an already hazardous area.

Patrick Foley (Westover Gardens): Opposes the development, primarily due to safety concerns for children in the area, and the potential negative impact on the neighborhood's peaceful character.

Kimberly Toomey: Opposes the development because she does not want another convenience store in the area, which she believes would negatively impact the neighborhood.

Kathy Fleming (Boulder Creek Townhomes): Opposes the development because she believes it would negatively impact the residential character of the area, cause increased traffic, and attract undesirable crowds, while the developers would not face the long-term consequences of their actions.

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

Following the public comment period, members of the Planning Commission discussed the request. Concerns were raised about the potential inclusion of controversial businesses like vape shops and tobacco retailers.

Mark Baker, representative to the applicant, committed to complying with future city regulations regarding tobacco and vape sales. However, some commissioners expressed hesitation, suggesting the need for further clarification on zoning restrictions and how they would apply to convenience stores. In order to allow the applicant more time to address these concerns, the following motion was made:

A motion was made by Commissioner Saunders, seconded by Commissioner Pinnock, that this item be continued to the December 17, 2024 meeting of the Planning Commission. The motion carried by the following vote:

Ayes: Burchell Pinnock, Dakia Knight, Rodney Poole, Lincoln Saunders, Andreas Addison, Brian White

Nos: Samuel Young, Rebecca Rowe, Elizabeth Hancock Greenfield

NOTE: The December 17, 2024 meeting has been cancelled. This item has been rescheduled to the January 21, 2025 meeting of the Planning Commission.

Upcoming Items

There were no upcoming items to discuss.

Adjournment

Mr. Poole adjourned the meeting at 8:58 pm.