



City of Richmond

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Meeting Minutes - Draft Planning Commission

Monday, December 4, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-4-Dec-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.

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 Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, * Commissioner Rodney Poole, and * Commissioner Dakia K. Knight
- **Absent** 1 - * Commissioner Elizabeth Hancock Greenfield

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

2. [PDRMIN 2023.026](#) Draft Minutes - November 20, 2023

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that the minutes from the November 20, 2023 meeting of the Planning Commission be adopted. The motion carried unanimously.

- Aye --** 8 - * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

Director's Report

There was no Director's Report.

Consideration of Continuances and Deletions from Agenda

- 3. [ORD. 2023-346](#) To authorize the special use of the properties known as 901 North 36th Street and 909 North 36th Street for the purpose of up to ten single-family attached dwellings, upon certain terms and conditions. (7th District)

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this item be continued to the January 2, 2024 regular meeting of the Planning Commission.

- 14. [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 Rowe, seconded by Commissioner Knight, that this item be continued to the January 2, 2024 regular meeting of the Planning Commission.

- 15. [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 Rowe, seconded by Commissioner Knight, that this item be continued to the January 2, 2024 regular meeting of the Planning Commission.

Aye -- 8 - * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

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.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that consent agenda be adopted, as presented. The motion carried unanimously.

Aye -- 8 - * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Samuel Young, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

4. [ORD. 2023-341](#) To rezone the property known as 415 Oliver Hill Way from the B-5 Central Business District (Conditional) to the B-5 Central Business District. (6th District)
This item was recommended for approval.

5. [ORD. 2023-343](#) To amend and reordain Ord. No. 2022-022, adopted Feb. 28, 2022, which authorized the special use of the property known as 1628 North 27th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions, to provide for revised plans. (7th District)
This item was recommended for approval.

6. [ORD. 2023-344](#) To authorize the special use of the properties known as 1115 North 30th Street and 1117 North 30th Street for the purpose of two single-family attached dwellings, upon certain terms and conditions. (7th District)
This item was recommended for approval.

7. [ORD. 2023-345](#) To authorize the special use of the property known as 1323 North 30th Street for the purpose of up to three single-family attached dwellings, upon certain terms and conditions. (7th District)
This item was recommended for approval.

8. [ORD. 2023-348](#) To authorize the special use of the property known as 2036 Broad Rock Boulevard for the purpose of two single-family detached dwellings, upon certain terms and conditions. (9th District)
This item was recommended for approval.

9. [ORD. 2023-349](#) To authorize the special use of the property known as 5204 Campbell Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (7th District)
This item was recommended for approval.

10. [ORD. 2023-350](#) To authorize the special use of the properties known as 1823, 1825, and 1827 West Cary Street for the purpose of up to eight single-family attached dwellings, upon certain terms and conditions. (5th District)
This item was recommended for approval.

11. [ORD. 2023-351](#) To authorize the special use of the properties known as 6407 Midlothian Turnpike, 6413 Midlothian Turnpike, 6417 Midlothian Turnpike, and 6331 Old Warwick Road for the purpose of a multifamily development containing up to 122 dwelling units, upon certain terms and conditions. (9th District)
This item was recommended for approval.

- 12. [ORD. 2023-352](#) To authorize the special use of the property known as 1210 Westover Hills Boulevard for the purpose of a vocational school on the ground floor, upon certain terms and conditions. (4th District)

This item was recommended for approval.

- 13. [Location 2023-02](#) Location Review of proposed utility substation located at 928 E 4th Street.

This item was approved.

Regular Agenda

- 16. [ORD. 2023-340](#) To close, to public use and travel, an unimproved portion of West 20th Street located between Semmes Avenue and Sioux Falls Alley, consisting of 10,486 ± square feet, upon certain terms and conditions.

Joseph L. Davenport, ROW Manager for the Department of Public Works (DPW), made himself available for questions from members of the Planning Commission.

Preston Lloyd, representative for the applicant, also noted that he was available to answer any questions.

Mr. Poole opened the public hearing.

Janis Carter Lovejoy requested a continuance to allow the neighbors to discuss safety concerns with DPW and elected officials.

Sarah Sheridan requested a continuance to allow the neighbors to discuss safety concerns with DPW and elected officials.

Michael Rizzo spoke in opposition to the request, noting safety concerns.

Another resident of the Belle Heights community spoke in opposition to this request, citing safety concerns.

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

Members of the Planning Commission discussed the request. There were questions about the number of ingress and egress points that would result from this road closure. Mr. Davenport noted that there would be two and that one of them would come from a city-controlled easement.

A motion was made by Commissioner Addison, seconded by Commissioner Pinnock, that this item be continued to the January 2, 2024 meeting of the Planning Commission. The motion passed unanimously.

- 17. [ORD. 2023-342](#) To authorize the special use of the property known as 220 North 20th Street for the purpose of up to five single-family attached dwellings, upon certain terms and conditions. (7th District)

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

Will Gillette, representative for the applicant, made himself available to answer any

questions.

Mr. Poole opened the public hearing.

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

Members of the Planning Commission discussed the request, asking clarifying questions about the proposed screening and rooftop design.

A motion was made by Commissioner Murthy, seconded by Commissioner Rowe, that this item be recommended for approval. The motion carried unanimously.

18. [ORD.
2023-347](#)

To authorize the special use of the properties known as 4605, 4623, 4625, and 4627 West Broad Street for the purpose of exceeding the inclined plane height and rear setback for a mixed-use building and live/work units, upon certain terms and conditions. (As Amended) (1st District)

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

Jeffery Geiger, a representative for the applicant, provided additional details on the proposal, including architecture and site plan layout.

Mr. Poole opened the public hearing.

Zach Walker stated that he would like to see additional traffic safety improvements with this request, including a four-way stop.

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

Members of the Planning Commission discussed the proposed amendments to the request, which would be reintroduced to City Council at the next meeting.

A motion was made by Commissioner Young, seconded by Commissioner Murthy, that this item be recommended for approval, with the staff recommendation that the additional Plans submitted by the applicant entitled "Commonwealth -Live/Work Unit", and dated October 30, 2023, be included within the approved ordinance, and with the recognition that the proposed live/work units do not satisfy section 30-457.2(7) regarding minimum depth of ground floor commercial frontage.

The motion passed unanimously.

19. [PDRPRES
2023.084](#)

Richmond Connects Presentation

Dironna Clarke and Kelli Rowan presented an overview of the Richmond Connects draft to members of the Planning Commission and answered questions.

Upcoming Items

Alyson Oliver, Planning Commission Secretary, noted that there are no upcoming items until January 2, 2024. A motion was made by Commissioner Pinnock, seconded by Commissioner Knight, that the December 18, 2023 regular meeting of the Planning Commission be cancelled. The motion passed unanimously.

Adjournment

Mr. Poole adjourned the meeting at 4:37 pm.