



# City of Richmond

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

## Meeting Minutes - Final Planning Commission

---

Monday, March 6, 2023

1:30 PM

5th Floor Conference Room

---

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-6-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](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.

### Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:31 pm.

### Roll Call

- Present    8 -    \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \*  
                                 Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield,  
                                 \* Commissioner Rebecca Rowe, \* Commissioner Lincoln Saunders, \*  
                                 Commissioner Andreas Addison, and \* Commissioner Rodney Poole
- Absent    1 -    \* Commissioner Samuel Young

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

[PDRMIN](#)  
[2023.004](#)

Title: CPC DRAFT Minutes - February 21, 2023

**A motion was made by Commissioner Saunders, seconded by Commissioner Murthy, that the February 21, 2023 Minutes be adopted. The motion carried by the following vote:**

- Aye --**    6 -    \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \*  
                                 Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield,  
                                 \* Commissioner Lincoln Saunders and \* Commissioner Rodney Poole

## Director's Report

There was no Director's Report at this meeting.

## Council Action Update

Alyson Oliver provided an update on the actions taken by City Council at its February 27, 2023 meeting.

## Consideration of Continuances and Deletions from Agenda

Mr. Poole requested that item #7 be moved to the top of the Regular Agenda.

## Consent Agenda

The Consent Agenda items were considered by the Commission as a group, and there was a combined public hearing held for all items listed on the Consent Agenda. No one spoke during the public comment period.

**A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that the consent agenda be adopted as recommended. The motion carried by the following vote.**

Aye -- 6 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Lincoln Saunders and \* Commissioner Rodney Poole

1. [ORD.  
2023-055](#)

To close, to public use and travel, a portion of an alley in the block bounded by East 6th Street, Albany Avenue, East 7th Street, and Maury Street, consisting of 245± square feet, upon certain terms and conditions.

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

2. [SUBD  
2023.004](#)

Title: Subdivision exception for 5300 Hull Street, 5311 Warwick Road, 5315 Warwick Road, and 5323 Warwick Road, per Section 25-219 of the Subdivision Ordinance.

**This request was approved.**

## Regular Agenda

3. [PDRPRES  
2023.016](#)

Title: CIP Presentation to the Planning Commission

Jason May, Director of Budget and Strategic Planning, presented the high-level details of the Mayor's Proposed FY 2024 Budget, focusing on the overarching goals of the plan and a summary of the City's revenue and expenditures.

Following the presentation, members of the Planning Commission briefly discussed the high-level details of the plan pertaining to transportation funding.

7. [CPCR.2023.005](#)

Title: Resolution to declare an intent to amend the official zoning ordinance for the purpose of amending additional sections that reference required parking and loading spaces.

Brian Mercer provided the Commissioners with an overview of this resolution.

Mr. Poole asked if there were any members of the public wishing to speak on this resolution.

Terry Ramsey spoke in opposition to the resolution, requesting that the Planning Commissioners vote against endorsing this resolution.

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

There was discussion amongst the Planning Commissioners about whether or not it would be more appropriate for this resolution to be initiated by the City Council.

**Following the discussion, a motion was made by Commissioner Pinnock, seconded by Commissioner Hepp-Buchanan that this Resolution be adopted. The motion carried by the following vote:**

**Aye --** 5 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield and \* Commissioner Rebecca Rowe

**No --** 1 - \* Commissioner Rodney Poole

**Excused --** 1 - \* Commissioner Lincoln Saunders

4. [CPCR.2023.006](#)

Title: Resolution to declare an intent to amend the official zoning ordinance for the purpose of amending the TOD-1 district in accordance with the Richmond 300 Master Plan.

Deputy Director Maritza Pechin provided an overview of the resolutions proposed by Items 4-6.

Members of the Planning Commission discussed the details of the three requests, including the geographical scope of the proposed TOD-1 changes, the motivation for allowing one-story buildings in TOD-1 district, and whether or not there is any value in extending the signage overlay into the nearby areas of land owned by Virginia Commonwealth University. Ms. Pechin addressed the concerns raised by the Commissioners by noting that proposed TOD-1 changes would apply to all TOD-1 properties throughout the city, that one-story buildings are being requested to allow for smaller outbuildings within the newly proposed baseball diamond, and that there would be no advantage to extending the signage overlay district to the VCU owned properties because, as a state entity, they are not subject to local zoning control.

Mr. Poole opened the public hearing on Items 4-6.

Mark Olinger addressed the members of the Planning Commission, expressing concerns with allowing one-story buildings in the TOD-1 district.

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

**A motion was made by Commissioner Pinnock, seconded by Commissioner Hepp-Buchanan, that resolution be adopted. 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 Rebecca Rowe, \* Commissioner Andreas Addison and \* Commissioner Rodney Poole

**Excused --** 1 - \* Commissioner Lincoln Saunders

5. [CPCR.2023.007](#)

Title: Resolution to declare an intent to amend the official zoning ordinance for the purpose of creating a Stadium District Signage Overlay in accordance with the Richmond 300 master plan to fulfill the vision for the Diamond District.

**A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this resolution be adopted. 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 Rebecca Rowe, \* Commissioner Andreas Addison and \* Commissioner Rodney Poole

**Excused --** 1 - \* Commissioner Lincoln Saunders

6. [CPCR.2023.008](#)

Title: Resolution to declare an intent to amend the official zoning ordinance map for the purpose of mapping the boundaries of the Stadium District Signage Overlay with the boundaries generally east of Ashe Boulevard and West of Hermitage Road in accordance with the Richmond 300 master plan to fulfill the vision for the Diamond District.

**A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this resolution be adopted. 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 Rebecca Rowe, \* Commissioner Andreas Addison and \* Commissioner Rodney Poole

**Excused --** 1 - \* Commissioner Lincoln Saunders

8. [PDRPRES 2023.017](#)

Title: Richmond 300 Amendment: Appendix D Draft Presentation

Ms. Pechin presented an overview of the timeline for amending the Richmond 300 Master Plan to include Appendix D: Updating the Master Plan.

Members of the Planning Commission briefly discussed the proposal and requested that the Memo prepared by staff regarding the proposed updates be included in the Appendix.

**A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this PDR Presentation be adopted. The motion carried by the following vote:**

**Aye --** 5 - \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Rebecca Rowe, \* Commissioner Andreas Addison and \* Commissioner Rodney Poole

### **Upcoming Items**

Alyson Oliver provided Commissioners with an overview of items that will likely be on the next Planning Commission agenda.

### **Adjournment**

Mr. Poole adjourned the meeting at 3:03 pm.