



City of Richmond

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Meeting Minutes Planning Commission

Monday, December 5, 2022

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Dec-5-22>

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:33 pm.

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 Lincoln Saunders

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:

1. [PDRPRES
2022.084](#)

Citizens are 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.

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

There were no minutes to approve.

Director's Report

[PDRPRES
2022.085](#)

Mr. Kevin Vonck provided an update on development review.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its November 14, 2022 meeting.

Consideration of Continuances and Deletions from Agenda

- 2. [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)

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

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 Lincoln Saunders

- 3. [UDC 2022-23](#)

Title: CONCEPTUAL Location, Character, Extent review of the Norborne Extended Detention Pond located at 2600 Pompey Spring Road.

A motion was made by Commissioner Elizabeth Hancock Greenfield, seconded by Commissioner Vivek G. Murthy, that this Location, Character and Extent Item be continued to the December 19, 2022 meeting of the Planning Commission to allow it to be reconsidered by the Urban Design Committee on December 8, 2022. The motion carried unanimously.

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 Lincoln Saunders

- 4. [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 Pinnock, seconded by Commissioner Murthy, that this ordinance be continued to the December 19, 2022 meeting of the Planning Commission. The motion carried unanimously.

- 5. [CPCR.2022.083](#)

Title: 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 Burchell Pinnock, seconded by Commissioner Vivek G. Murthy, that this City Planning Commission Resolution be continued to the Planning Commission meeting on December 19, 2022. The motion carried unanimously.

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 Lincoln Saunders

- 6. [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 Greenfield, seconded by Commissioner Hepp-Buchanan, that this ordinance be continued to the January 17, 2023 meeting of the Planning Commission. The motion carried unanimously.

Consent Agenda

Mr. Ebinger presented the Consent Agenda to the Planning Commission.

Public Hearing:

Virginia Smith spoke in opposition to Item 10 - 1 Calycanthus Road.

David Lisowski, Landscape Architect, spoke for the applicant and indicated he would contact Virginia Smith.

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that the Consent Agenda 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 Rodney Poole, * Commissioner Samuel Young and * Commissioner Rebecca Rowe

Excused -- 2 - * Commissioner Andreas Addison and * Commissioner Lincoln Saunders

- 7. [ORD. 2022-328](#) To amend and reordain Ord. No. 2019-303, adopted Nov. 12, 2019, which authorized the special use of the property known as 3200 West Broad Street for the purpose of a temporary wireless telecommunications monopole and associated equipment, to now authorize an automatic teller machine accessible from the exterior of the building, upon certain terms and conditions. (2nd District)

This Ordinance was recommended for approval to the City Council.

- 8. [ORD. 2022-329](#) To amend Ord. No. 2022-057, adopted May 9, 2022, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2022-2023 and the four fiscal

years thereafter, adopted a Capital Budget for Fiscal Year 2022-2023, and determined a means of financing the same, by transferring \$52,000.00 from the Percent for Arts project; and to amend Ord. No. 2022-055, adopted May 9, 2022, which adopted the Fiscal Year 2022-2023 General Fund Budget and made appropriations thereto, by (i) creating a new line item in the Non-Departmental agency entitled "RRHA for Hillside Court Playground," (ii) increasing estimated revenues by \$52,000.00, and (iii) appropriating \$52,000.00 to the new RRHA for Hillside Court Playground in the Non-Departmental agency, all for the purpose of providing funds for improvements to the Hillside Court community playground located at 1500 Harwood Street in the city of Richmond. (6th District)

This Ordinance was recommended for approval to the City Council.

9. [ORD. 2022-330](#) To authorize the special use of the properties known as 1503 North 35th Street, 1505 North 35th Street, and 1507 North 35th Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions, and to repeal Ord. No. 1996-48-49, adopted Apr. 9, 1996. (7th District)

This Ordinance was recommended for approval to the City Council.

10. [ORD. 2022-331](#) To authorize the special use of the property known as 1 Calycanthus Road for the purpose of an accessory building to a single-family detached dwelling, upon certain terms and conditions. (1st District)

This Ordinance was recommended for approval to the City Council.

11. [ORD. 2022-332](#) To authorize the special use of the property known as 500 Bancroft Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (3rd District)

This Ordinance was recommended for approval to the City Council.

12. [ORD. 2022-333](#) To authorize the special use of the property known as 2003 Dinwiddie Avenue for the purpose of three single-family detached dwellings and a home occupation with up to three employees who do not reside on the property, upon certain terms and conditions. (As Amended) (8th District)

This Ordinance was recommended for approval to the City Council.

13. [ORD. 2022-334](#) To authorize the special use of the property known as 2012 Hanover Avenue for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions. (2nd District)

This Ordinance was recommended for approval to the City Council.

14. [ORD. 2022-335](#) To authorize the special use of the property known as 1223 West Leigh Street for the purpose of a multifamily dwelling containing up to three dwelling units, upon certain terms and conditions. (2nd District)

This Ordinance was recommended for approval to the City Council.

15. [ORD. 2022-336](#) To authorize the special use of the property known as 801 East Main Street for the purpose of a mixed-use building without operable windows, upon certain terms and conditions. (6th District)
This Ordinance was recommended for approval to the City Council.
16. [ORD. 2022-337](#) To authorize the special use of the property known as 3015 Midlothian Turnpike for the purpose of a single-family dwelling, upon certain terms and conditions. (5th District)
This Ordinance was recommended for approval to the City Council.
17. [ORD. 2022-338](#) To authorize the special use of the property known as 4907 New Kent Road for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (4th District)
This Ordinance was recommended for approval to the City Council.
18. [ORD. 2022-339](#) To authorize the special use of the property known as 2109 Newbourne Street for the purpose of up to three two-family detached dwellings, upon certain terms and conditions. (7th District)
This Ordinance was recommended for approval to the City Council.
19. [ORD. 2022-340](#) To authorize the special use of the property known as 2119 Selden Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (7th District)
This Ordinance was recommended for approval to the City Council.
20. [ORD. 2022-341](#) To authorize the special use of the property known as 4337 Shackelford Road for the purpose of a two-family detached dwelling, upon certain terms and conditions. (8th District)
This Ordinance was recommended for approval to the City Council.
21. [ORD. 2022-342](#) To authorize the special use of the property known as 4860 Warwick Road for the purpose of up to 16 single-family attached dwellings, upon certain terms and conditions. (8th District)
This Ordinance was recommended for approval to the City Council.
22. [ORD. 2022-343](#) To rezone the property known as 2100 Bainbridge Street from the R-7 Single- and Two-Family Urban Residential District to the B-7 Mixed-Use Business District. (5th District)
This Ordinance was recommended for approval to the City Council.
23. [UDC 2022-24](#)

FINAL Location, Character, and Extent review of the Greening Greater Fulton project, located in the 4900 and 5000 blocks of Government Road.

This Location, Character and Extent Item was approved.

24. [SUBD](#)
[2022.011](#)

Title: Preliminary subdivision approval for Kinwick Subdivision, 3329, 3425 & 3511 Hopkins Road, (123 lots and common area)

This Tentative Subdivision was approved.

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.

Regular Agenda

No items on Regular Agenda.

Upcoming Items

Mr. Ebinger shared a list of items scheduled for the December 19, 2022 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 2:25 pm.