



# City of Richmond

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## Meeting Minutes - Final Planning Commission

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Monday, April 3, 2023

1:30 PM

5th Floor Conference Room

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**To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-3-April-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

After achieving a quorum, Mr. Poole called the regular meeting of the Planning Commission to order at 1:44 pm.

### Roll Call

Mr. Reginald Gordon attended the meeting as designee for Commissioner Lincoln Saunders.

- **Present**    5 -    \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Lincoln Saunders, \* Commissioner Andreas Addison, and \* Commissioner Rodney Poole
- **Absent**    4 -    \* Commissioner Max Hepp-Buchanan, \* Commissioner Vivek G. Murthy, \* Commissioner Samuel Young, and \* Commissioner Rebecca Rowe

### Chair's Comments

Mr. Poole welcomed all who were present.

### Approval of Minutes

[PDRMIN](#)  
[2023.007](#)

CPC DRAFT Minutes - March 20, 2023

**A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that the March 20, 2023 Minutes be adopted. The motion carried by the following vote:**

- Aye --**    4 -    \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Andreas Addison and \* Commissioner Rodney Poole
- Abstain --**    1 -    \* Commissioner Lincoln Saunders

### Director's Report

## Council Action Update

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

## Consideration of Continuances and Deletions from Agenda

2. [ORD. 2023-068](#) To authorize the special use of the property known as 3600 Grove Avenue for the purpose of a multifamily dwelling containing up to 260 dwelling units and amenity spaces, with off-street parking, upon certain terms and conditions. (As Amended) (1st District)

**A motion was made by Commissioner Pinnock, seconded by Commissioner Addison, that this ordinance be continued to the April 17, 2023 Planning Commission meeting. The motion carried unanimously.**

12. [ORD. 2023-090](#) To authorize the special use of the property known as 708 China Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (5th District)

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

## Consent Agenda

The Consent Agenda items were considered by the Commission as a group, and there was a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda. No members of the public spoke on any items listed on the Consent Agenda.

Commissioner Poole stated that while he will be voting on the consent agenda as a whole, he will be abstaining from making a vote on Item #3 (ORD. 2023-067).

**A motion was made by Commissioner Greenfield, seconded by Mr. Gordon on behalf of Commissioner Saunders, that the Consent Agenda be adopted. The motion carried by the following vote, with Chairman Poole abstaining on Item 3:**

Aye -- 5 - \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Lincoln Saunders, \* Commissioner Andreas Addison and \* Commissioner Rodney Poole

3. [ORD. 2023-067](#) To authorize the special use of the property known as 1619 West Cary Street for the purpose of two two-family detached dwellings, upon certain terms and conditions. (5th District)

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

4. [ORD. 2023-091](#) To amend and reordain Ord. No. 97-370-351, adopted Dec. 15, 1997, which authorized the property known as 701 German School Road for the purpose of authorizing an existing radio broadcast studio and office tower and the replacement of an existing telecommunications tower with a new tower of increased height, to remove the limitation on the number of

permitted wireless communications providers, upon certain terms and conditions. (9th District)

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

5. [ORD. 2023-093](#) To authorize the special use of the properties known as 2100 Newbourne Street, 2102 Newbourne Street, and 2104 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.**

6. [ORD. 2023-094](#) To authorize the special use of the properties known as 2110 Newbourne Street, 2112 Newbourne Street, 2112 ½ Newbourne Street, and 2114 Newbourne Street for the purpose of up to four two-family detached dwellings, upon certain terms and conditions. (7th District)

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

7. [ORD. 2023-098](#) To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by the Richmond Redevelopment and Housing Authority and known as 400 East 15th Street, 426 East 15th Street, and 1421 Dinwiddie Avenue for the purpose of maintaining the properties as a City green space, playground, and recreational area. (8th District)

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

8. [ORD. 2023-099](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Easement between the City of Richmond and the Commonwealth of Virginia for the purpose of granting to the Commonwealth of Virginia a permanent easement on, over, under, and across a City-owned property known as 800 North 5th Street to install, operate, and maintain certain impact attenuator equipment, and devices that will be located within the permanent easement on the City-owned property known as 800 North 5th Street. (6th District)

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

9. [ORD. 2023-100](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Easement between the City of Richmond and the Commonwealth of Virginia for the purpose of granting to the Commonwealth of Virginia a permanent easement on, over, under, and across a City-owned property known as 800 North 5th Street to install, operate, and maintain certain sign facilities, equipment, and devices that will be located within the permanent easement on the City-owned property known as 800 North 5th Street. (6th District)

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

**Regular Agenda**

10. [UDC 2023-02](#) UDC 2023-02 FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

Ray Roakes gave an overview of this request, noting that the Urban Design Committee recommended denial of this request at their previous meeting.

Following Mr. Roakes presentation, Councilperson Reva Trammell addressed the Planning Commission, expressing support for the request.

Dexter Goode, Senior Capital Projects Manager, provided additional information, noting that all comments that had been made from the UDC's Conceptual Review have been addressed, detailing community outreach efforts that have been made, and noting that there will only be four days of "active smoke" each year. Mr. Goode turned to Tom Delego with Greeley & Hansen, and Andy Sisson with VHB, to provide additional information on the project details and proposed landscaping.

Travis Ford, Assistant Chief and Melvin Carter, Fire Chief for the Richmond Fire Department addressed the Commissioners, noting the need and benefits of this proposal, providing an overview of the public outreach to date, and summarizing the other properties that were considered for this proposal.

Mr. Pool opened the public hearing. Eleven people spoke in opposition to the proposal:

Eric Hunter spoke in opposition and provided a brief history of the Hickory Hill Preservation Committee.

Joseph Miller spoke in opposition, expressing concerns about noise, smoke, and the public outreach process.

Michelle Esparza Harris, Serene Wildlife Sanctuary, spoke in opposition of the request, expressing environmental impact concerns, and noting that there was no direct outreach to the Wildlife Sanctuary.

Kendra Esparza Harris spoke in opposition to this request, noting that she understands the importance of the proposal but is concerned about the loss of green space and the impact on the Wildlife Sanctuary.

Melody Gray spoke in opposition to the request, expressing concerns with the incompatibility of the fire training facility with the existing community center.

Monica Esparza spoke in opposition to the request, citing environmental, health, and safety concerns, as well as concerns about the lack of outreach.

Louise McQueen spoke in opposition to the request, expressing concerns with the impact on the nearby residential properties and the community center.

Mary Bryant spoke in opposition to the request, urging the applicant to find another location that won't impact the community center.

Sheri Shannon, Southside Relief, spoke in opposition to this request, citing concerns

with the City's lack of support for existing community efforts.

Kenneth Gibson, spoke in opposition to the request, urging the Commissioner's to honor the UDC's recommendation of denial.

Charles Pool spoke in opposition to the request, noting that the industrial use seems to be incompatible with the existing residential and community uses.

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

Following the public hearing, Chief Carter addressed some of the concerns raised during the public hearing, noting that there is no live fire training happening within the existing community center. Chief Carter provided additional details on the grant and outreach process.

NOTE: Mr. Reginald Gordon voted as a designee for Commissioner Lincoln Saunders.

**A motion was made by Commissioner Addison, seconded by Commissioner Pinnock, that this Location, Character and Extent Item be denied for the following reasons:**

- the removal of greenspace;
- the adverse impact on the neighborhood;
- environmental impact concerns; and
- the Urban Design Committee's recommendation of denial.

**The motion carried by the following vote:**

**Aye --** 3 - \* Commissioner Burchell Pinnock, \* Commissioner Elizabeth Hancock Greenfield and \* Commissioner Andreas Addison

**No --** 2 - \* Commissioner Lincoln Saunders and \* Commissioner Rodney Poole

**11. [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. (As Amended) (7th District)

Matthew Ebinger provided an overview of this request.

Jennifer Mullen, Roth Jackson, provided additional information on the changes that have been made to this proposal since its introduction.

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

**After brief discussion, a motion was made by Commissioner Greenfield, seconded by Commissioner Addison that this Ordinance be recommended for approval, with the following amendments:**

- Replace the current site plan with the site plan dated March 29, 2023
- Reduce number of single-family detached dwellings from three to two
- Reduce number of single-family attached dwellings from eight to seven
- Reduce number of onsite parking spaces from 76 to 71
- Prohibit chain link fence

The motion carried unanimously.

13. [ORD.  
2023-092](#)

To amend and reordain Ord. No. 2018-310, adopted Dec. 17, 2018, which authorized the special use of the property known as 2712 East Leigh Street for the purpose of up to seven multifamily dwelling units and an accessory office, to authorize certain uses permitted on corner lots within the R-63 Multifamily Urban Residential District, upon certain terms and conditions. (7th District)

**Due to the lack of a quorum of the Planning Commission, this ordinance was continued to the April 17, 2023 meeting of the Planning Commission.**

14. [PDRPRES  
2023.024](#)

Presentation on the Priority Neighborhoods Draft Amendment to the Richmond 300 Master Plan

Ms. Maritza Pechin provided staff's presentation.

Councilperson Robertson spoke in support of this request, noting that this amendment will appropriately highlight and elevate the subject neighborhoods as a priority for the City of Richmond.

### **Upcoming Items**

Ms. Oliver shared a list of items tentatively scheduled for the April 17, 2023 meeting of the Planning Commission.

### **Adjournment**

Mr. Poole adjourned the meeting at 5:22 pm.