



City of Richmond

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

Meeting Minutes - Draft Planning Commission

Monday, July 17, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-17-July-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 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 1:32 pm.

Roll Call

- Present 7 - * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, * Commissioner Rodney Poole, and * Commissioner Dakia K. Knight
- Absent 2 - * Commissioner Burchell Pinnock, and * Commissioner Rebecca Rowe

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

2. [PDRMIN 2023.017](#) CPC DRAFT Minutes - June 20, 2023

A motion was made by Commissioner Saunders, seconded by Commissioner Knight, that this PDR Minutes be adopted. The motion carried by the following vote:

- Aye --** 3 - * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight
- Abstain --** 2 - * Commissioner Elizabeth Hancock Greenfield and * Commissioner Samuel Young

Director's Report

There was no Director's Report.

Council Action Update

Alyson Oliver provided members of the Planning Commission with an update on actions taken at the City Council meeting on June 26, 2023.

Consideration of Continuances and Deletions from Agenda

- 3. [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 Young, seconded by Commissioner Greenfield, that this ordinance be continued to the September 18, 2023 Planning Commission meeting. The motion carried unanimously.

- 4. [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 Greenfield, seconded by Commissioner Young, that this City Planning Commission Resolution be continued to the September 18, 2023 meeting of the Planning Commission. The motion carried unanimously.

Aye -- 6 - * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

- 5. [ORD. 2023-108](#) To authorize the special use of the property known as 910 Parrish Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (1st District)

A motion was made by Commissioner Knight, seconded by Commissioner Murthy, that this ordinance be continued to the September 5, 2023 Planning Commission meeting. The motion carried unanimously.

- 6. [ORD. 2023-196](#) To amend and reordain City Code §§ 30-402.2, 30-411.3, 30-412.2, 30-413.3, 30-413.13, 30-414.2, 30-416.2, 30-418.2, 30-419.4, 30-420.2, and 30-426.2, all concerning permitted accessory uses and structures in certain zoning districts, and § 30-1040.3, concerning additional exceptions granted by the Board of Zoning Appeals; and to amend ch. 30, art. XII of the City Code by adding therein a new § 30-1220.31:1, concerning certain definitions.

A motion was made by Commissioner Young, seconded by Commissioner Greenfield, that this ordinance be continued to the September 18, 2023 Planning Commission meeting. The motion carried unanimously.

- 7. [ORD. 2023-203](#) To authorize the special use of the property known as 2301 Grove Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (2nd District)

A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that this ordinance be continued to the August 21, 2023 Planning Commission meeting. The motion carried unanimously.

- 8. [ORD. 2023-205](#) To authorize the special use of the property known as 2401 Rosewood Avenue for the purpose of a single-family detached dwelling and accessory building, upon certain terms and conditions. (5th District)

A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that this ordinance be continued to the August 21, 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 public hearing held for all items listed on the Consent Agenda. During the public hearing, one member of the public expressed concerns about ORD. 2023-209 and another member of the public asked general questions about the procedure for continued items.

A motion was made by Commissioner Greenfield, seconded by Commissioner Young, that the consent agenda be adopted as presented. The motion carried unanimously.

Aye -- 6 - * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Lincoln Saunders, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

- 9. [ORD. 2023-189](#) To authorize the special use of the property known as 1203 North 19th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

This ordinance was recommended for approval.

- 10. [ORD. 2023-190](#) To authorize the special use of the property known as 200 West Marshall Street for the purpose of a mixed-use building, in which any of the principal and accessory uses set forth in City Code § 30-440.1, concerning permitted principal and accessory uses in the B-4 Central Business District, shall be permitted, except that the uses specified in subsections (2), (4), and (26) thereof shall not be permitted, upon certain terms and conditions.

This ordinance was recommended for approval.

11. [ORD. 2023-197](#) To amend Ord. No. 2023-073, adopted May 8, 2023, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2023-2024, and (iii) determined a means of financing the same, by increasing anticipated revenue from general obligation bonds by \$4,742,000.00 and by appropriating \$4,742,000.00 to the Department of Public Work's Highland Grove/Dove Street Redevelopment project in the Transportation - G.O. Bonds category for the purpose of providing additional funding for the construction 139 residential units.
- This ordinance was recommended for approval.**
12. [ORD. 2023-198](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the amount of \$762,414.00 from the Federal Highway Administration, to amend Ord. No. 2023-073, adopted May 8, 2023, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, by establishing a new project for the Department of Public Works in the Transportation Category called the Safe Streets and Roads for All Planning Activities project, and to appropriate the increase to the Fiscal year 2023-2024 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' Safe Streets and Roads for All Planning Activities project in the Transportation Category by \$762,414.00 for the purpose of funding the implementation of Vision Zero traffic safety program activities.
- This ordinance was recommended for approval.**
13. [ORD. 2023-199](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$459,720.00 from the Virginia Department of Transportation, to amend Ord. No. 2023-073, adopted May 8, 2023, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2023-2024 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2023-2024, and determined a means of financing the same, to appropriate the increase to the Fiscal year 2023-2024 Capital Budget by increasing estimated revenues and the amount appropriated to the Department of Public Works' New Traffic Control Signals Project in the Transportation - G.O. Bonds category by \$459,720.00 for the purpose of providing new traffic control devices at certain stop-controlled intersections.
- This ordinance was recommended for approval.**
14. [ORD. 2023-200](#) To authorize the special use of the property known as 1330 North 25th Street for the purpose of an automated teller machine, upon certain terms and conditions.

This ordinance was recommended for approval.

15. [ORD. 2023-201](#) To authorize the special use of the property known as 907 West 32nd Street for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

This ordinance was recommended for approval.

16. [ORD. 2023-202](#) To authorize the special use of the property known as 1410 West 43rd Street for the purpose of art gallery, office, studio, and retail uses, upon certain terms and conditions, and to repeal Ord. No. 95-281-275, adopted Nov. 13, 1995.

This ordinance was recommended for approval.

17. [ORD. 2023-204](#) To authorize the special use of the properties known as 2 Manchester Road and 4 Manchester Road for the purpose of a mixed-use development, upon certain terms and conditions.

This ordinance was recommended for approval.

18. [ORD. 2023-207](#) To authorize the special use of the properties known as 219 South Stafford Avenue and 2329 Parkwood Avenue for the purpose of up to 26 single-family attached dwellings, upon certain terms and conditions.

This ordinance was recommended for approval.

19. [ORD. 2023-208](#) To conditionally rezone the property known as 15 West Grace Street to remove the priority street frontage designation for the portion of the property along North Adams Street.

This ordinance was recommended for approval.

20. [ORD. 2023-209](#) To conditionally rezone the properties known as 4818, 4824, 4830, 4838, and 4850 Walmsley Boulevard from the RO-1 Residential Office District to the B-6 Mixed-Use Business District, the property known as 4870 Walmsley Boulevard from the B-2 Community Business District to the B-6 Mixed-Use Business District, and the property known as 4890 Walmsley Boulevard from the R-4 Single-Family Residential District to the B-6 Mixed-Use Business District.

This ordinance was recommended for approval.

21. [UDC 2023-13](#) UDC 2023-13 FINAL Location, Character, and Extent review of the Calhoun Community Center Park Renovation Phase 1 located at 536 Calhoun Street

This Location, Character, and Extent item was approved.

Regular Agenda

22. [ORD. 2023-191](#) To authorize the special use of the property known as 2615 Q Street for the purpose of a single-family detached dwelling, upon certain terms and conditions. (7th District)

David Watson, Planner, gave an overview of this request. Following the presentation, members of the Planning Commission asked clarifying questions regarding the applicable building codes and property line boundaries. To help answer some of the Planning Commission's questions, Erica Simms, a representative for the Maggie Walker Land Trust, also provided additional clarification on the proposed building materials, lot spacing, and development agreement.

Mr. Poole opened the public hearing.

Whitney Henderson, a adjoining property owner, spoke in opposition to the request.

Before any one else spoke on the proposal, a motion was made by Mr. Saunders, seconded by Mr. Murthy, to continue to this request to the September 18th meeting.

Following the motion, the members of the Planning Commission asked for staff and the applicant to provide additional clarification on the buildability of the lot, access on adjoining properties for routine maintenance, and examples of similar, successful development.

A motion was made by Commissioner Saunders, seconded by Commissioner Murthy, that this ordinance be continued to the September 18, 2023 Planning Commission meeting. The motion carried unanimously.

23. [ORD. 2023-206](#) To authorize the special use of the property known as 10 South Rowland Street for the purpose of a multifamily dwelling, with off-street parking, upon certain terms and conditions.

Jonathan Brown, Planner, gave an overview of this request. Following his presentation, the applicant, Louis Little, stated that he was available to answer any questions and that he had met previously with the Uptown Association on this request.

Mr. Poole opened the public hearing.

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

A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this ordinance be recommended for approval.

24. [CPCR.2023.020](#) A Resolution of the Richmond City Planning Commission to Adopt the Priority Neighborhoods Master Plan Amendment to the Richmond 300 Master Plan

Martiza Pechin, Deputy Director of the Office of Equitable Development, gave an overview of the Priority Neighborhoods Master Plan amendment.

Following the presentation, members of the Planning Commission asked questions about the phasing of the status of additional approvals, the project phasing, future plans to incorporate urban design recommendations, and additional opportunities for collaboration.

Alicia Garcia with the Richmond Region Housing Authority answered questions about

project phasing and the status of Section 18 approval, noting that they are currently in the due-diligence phase of the project.

Members of the Planning Commission noted their general support for the amendment.

A motion was made by Commissioner Murthy, seconded by Commissioner Knight, that this City Planning Commission Resolution be approved. The motion carried unanimously.

Aye -- 7 - * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Samuel Young, * Commissioner Lincoln Saunders, * Commissioner Andreas Addison, * Commissioner Rodney Poole and * Commissioner Dakia K. Knight

**25. [PDRPRES](#) Draft Jackson Ward Community Plan
[2023.039](#)**

Maritza Pechin, Deputy Director of the Office of Equitable Development, presented the draft Jackson Ward Community Plan to the Planning Commission.

Upcoming Items

Ms. Oliver provided an brief overview of some of the applications that will be presented to the Planning Commission in August. Additionally, the Planning Commission voted to cancel the first meeting in August, in light of the City Council recess.

Adjournment

Mr. Poole adjourned the meeting at 3:31 pm.