



# City of Richmond

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## Meeting Minutes - Draft Planning Commission

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Monday, November 6, 2023

1:30 PM

5th Floor Conference Room

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

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 pm.

### Roll Call

-- Present    9 -    \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \*  
Commissioner Elizabeth Hancock Greenfield, \* Commissioner Samuel Young, \*  
Commissioner Rebecca Rowe, \* Commissioner Lincoln Saunders, \*  
Commissioner Andreas Addison, \* Commissioner Rodney Poole, and \*  
Commissioner Dakia K. Knight

### Chair's Comments

During the Chair's Comments, the Planning Commission unanimously voted to move meetings for the 2024 Calendar Year to the first and third Tuesdays of each month at 6:00 pm.

### Approval of Minutes

There were no minutes to approve at this meeting.

### Director's Report

### Consideration of Continuances and Deletions from Agenda

1. [CPCR.2023.025](#) Resolution of the City Planning Commission to adopt the Shockoe Small Area Plan as an amendment to the Richmond 300 Master Plan.

A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this City Planning Commission Resolution be continued to the November 20, 2023 Regular Meeting of the Planning Commission. The motion carried unanimously.

Aye -- 7 - \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \*  
Commissioner Elizabeth Hancock Greenfield, \* Commissioner Samuel Young, \*  
Commissioner Rebecca Rowe, \* 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.

During the public comment period, Steve Harms, Policy Advisor to the CAO and Mandy Herbert of HomeAgain spoke in support of ORD. 2023-317.

David Williams spoke in opposition to ORD. 2023-320.

**A motion was made by Commissioner Greenfield, seconded by Commissioner Knight, that the consent agenda be adopted. The motion carried unanimously.**

Aye -- 7 - \* Commissioner Vivek G. Murthy, \* Commissioner Burchell Pinnock, \*  
Commissioner Elizabeth Hancock Greenfield, \* Commissioner Samuel Young, \*  
Commissioner Rebecca Rowe, \* Commissioner Rodney Poole and \*  
Commissioner Dakia K. Knight

2. [ORD. 2023-316](#) To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2021-204, adopted Sept. 13, 2021, pertaining to the "Stony Point Community Unit Plan," for the purpose of amending the development standards, as they pertain to Map Section E of the Southern Portion of the Plan, to allow for additional signs on the property known as 3000 Stony Point Road. (4th District)

**This item was recommended for approval.**

3. [CPCR.2023.0 27](#) RESOLUTION OF THE RICHMOND CITY PLANNING COMMISSION APPROVING A PRELIMINARY COMMUNITY UNIT PLAN AMENDMENT TO THE STONY POINT COMMUNITY UNIT PLAN, FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS, AS THEY PERTAIN TO MAP SECTION E OF THE SOUTHERN PORTION OF THE PLAN, TO ALLOW FOR ADDITIONAL SIGNS ON THE PROPERTY KNOWN AS 3000 STONY POINT ROAD.

**This Planning Commission Resolution was approved.**

4. [ORD. 2023-317](#) To authorize the special use of the property known as 7 North 2nd Street for the purpose of a certain hostel use or emergency housing use, upon certain terms and conditions, and to repeal Ord. No. 2011-141-144, adopted Jul. 25, 2011. (6th District)

**This item was recommended for approval.**

5. [ORD. 2023-320](#) To authorize the special use of the property known as 1904 Powhatan Street for the purpose of two single-family detached dwellings, upon certain terms and conditions. (5th District)

**This item was recommended for approval.**

**Regular Agenda****6. [ORD.  
2023-318](#)**

To authorize the special use of the properties known as 3731 Grubbs Lane, 3731-A Grubbs Lane, 4045 Walmsley Boulevard, and 4057 Walmsley Boulevard for the purpose of up to ten multifamily dwellings, upon certain terms and conditions. (8th District)

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

Following the staff presentation, Brian Jackson, applicant, provided additional information on the request, including an overview of the community outreach that has been conducted, details on the affordability of the units, a summary of the proposed design scheme and parking availability.

Mr. Poole opened the public hearing.

Bryon Ballard, previous owner of the subject property, spoke in favor of this request.

Louis Oliveri spoke in opposition to this request, citing concerns with the density, parking, and traffic, but expressed support for the proposed design.

Clifton Dowdey spoke in opposition to the request, citing concern that the proposal does not fit the character of the neighborhood.

Janet Oliveri spoke in opposition to the request, citing a concern with increased property taxes and loss of privacy.

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

Mr. Jackson responded to some of the concerns expressed during the public hearing, specifically focusing on the concerns over increased traffic. Mr. Jackson noted that the surrounding roadways have sufficient capacity to handle the proposed density.

**Following brief discussion, a motion was made by Commissioner Young, seconded by Commissioner Rowe, that this ordinance be recommended for approval. The motion carried unanimously.**

**7. [ORD.  
2023-319](#)**

To authorize the special use of the property known as 3500 Hanover Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions. (1st District)

Ray Roakes, Planner, gave an overview of this request.

Anne Waite, applicant and property owner, provided members of the Planning Commission of an overview of existing structures with a similar scale and massing in the surrounding community. Ms. Waite also gave an overview of her outreach efforts prior to applying for this approval.

Melissa Vaughn, architect, spoke to the proposed design of the structure, noting that she has tried to balance the needs of the home owner with a context-sensitive design.

Mr. Poole opened the public hearing.

Greg Hanson spoke in opposition to this request, noting concerns with the scale of the addition and potential impact of construction equipment.

Michelle O'Brien spoke in opposition to the request, citing concerns with incompatibility with the character of the neighborhood.

Charles Carpenter spoke in opposition to the request, citing concerns with scale and the precedent that might be set by approving this request.

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

Following the motion, members of the Planning Commission discussed this request. Discussion focused on the limited nature of this request, which only asked for relief from the second front yard setback on a corner lot. It was noted that all other zoning standards are met, including maximum lot coverage.

**A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this ordinance be recommended for approval. The motion carried unanimously.**

### **Council Action Update and Upcoming Items**

Alyson Oliver, Planning Commission Secretary, gave an overview of the items that would be on the November 20th, 2023 agenda.

### **Adjournment**

Mr. Poole adjourned the meeting at 3:36 pm.