



City of Richmond

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Meeting Minutes - Final Planning Commission

Tuesday, February 21, 2023

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-21-Feb-23>

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 are 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** 7 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders, and * Commissioner Rodney Poole
- **Absent** 2 - * Commissioner Samuel Young, and * Commissioner Andreas Addison

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

[PDRMIN](#)
[2023.003](#)

CPC DRAFT Minutes - February 6, 2023

A motion was made by Commissioner Murthy, seconded by Commissioner Rowe, that the February 6, 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 Rebecca Rowe and * Commissioner Rodney Poole
- Excused** -- 1 - * Commissioner Lincoln Saunders

Director's Report

Council Action Update

Alyson Oliver provided an update on the actions taken by City Council at its February 13, 2023 meeting.

Consideration of Continuances and Deletions from Agenda

1. [UDC 2023-02](#)

Title: UDC 2023-02 FINAL Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this Location, Character and Extent Item be continued to the March 20, 2023 Planning Commission meeting to allow this item to be considered by the Urban Design Committee at their March 9, 2023 meeting. 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 Lincoln Saunders and * Commissioner Rodney Poole

2. [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 item be continued to the April 17, 2023 Planning Commission meeting. The motion carried unanimously.

3. [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 Pinnock, seconded by Commissioner Murthy, that this item be continued to the April 17, 2023 Planning Commission meeting. The motion carried unanimously.

Aye -- 7 - * Commissioner Max Hepp-Buchanan, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rebecca Rowe, * Commissioner Lincoln Saunders and * Commissioner Rodney Poole

Consent Agenda

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

A motion was made by Commissioner Greenfield, seconded by Commissioner Rowe, that the consent agenda be adopted as recommended. 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 Lincoln Saunders and * Commissioner Rodney Poole

4. [ORD. 2023-045](#)

To close, to public use and travel, a portion of South 9th Street located just east of the Manchester Bridge and on Brown’s Island, consisting of 3,936± square feet, upon certain terms and conditions.

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2023-053](#)

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 (i) establishing a new project for the Department of Public Works in the City Facility Maintenance & Improvements category called the “Diamond Capital Maintenance” project and (ii) transferring funds in the amount of \$3,500,000.00 from the Capital Maintenance Reserve and appropriating such transferred funds to the Department of Public Works’ new Diamond Capital Maintenance project in the City Facility Maintenance & Improvements category, for the purpose of funding capital maintenance of the City’s baseball stadium known as the Diamond.

This Ordinance was recommended for approval to the City Council.

6. [UDC 2023-01](#)

Title: UDC 2023-01 CONCEPT Location, Character, Extent review of the Bridge Replacement on Hull Street over the Manchester Canal

This Location, Character and Extent Item was approved with conditions

Regular Agenda

7. [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. (As Amended) (5th District)

Mark Baker, Baker Development, addressed the Commissioners on behalf of the applicant, providing an overview of the proposed changes to the draft conditions.

A public hearing was held on this request. Six people spoke in favor and six people spoke in opposition. of this request:

- Catesby Saunders-Duval spoke in favor of the request, noting excitement to see something happen with the currently vacant building and for the proposed outdoor dining.

- Paul Serignese, President of the Byrd Park Civic League, spoke in favor of the request. Mr. Serignese went over the results of a survey that was circulated in April 2022 when the cafe was first proposed. At that time, those surveyed were largely in support of the proposal.

- Thomas Courtney spoke in favor of the request, noting that the characteristics of the proposed eatery are similar to other highly successful locations found in the fan.

- Igor Martic spoke in favor of the request, noting that he believes the proposed eatery will help improve the current conditions on the block.

- Sean Pierce spoke in favor of the request, noting that he would like to see fewer conditions placed on the property.

- Mary C. Davis spoke in opposition to the request, citing concerns about noise, safety, and traffic.

- Amber Burkhart spoke in opposition to the request and provided the Commissioners with a letter detailing her concerns. The letter was circulated prior to the meeting and signed by several neighbors.

- Elaine Goodman spoke in opposition to the request, citing concerns with how the eatery by negatively impact nearby residential properties.

- Kurt Engleman spoke in opposition to the request, citing concerns with the proposed outdoor seating, proximity to residential properties, and potential noise.

- Sharon Stine spoke in opposition to the request, noting concerns about possible trash and noise caused by the outdoor dining. Ms. Stine noted that she would be more likely to support a request that did not include outdoor dining.

- Joe Crouch spoke in opposition to the request, stating that he felt the outdoor dining was too extensive.

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

Following the public hearing, the Commissioners discussed the details of the request including: the proposed changes to the conditions; sound restrictions in the City Code that would apply to the property; and the size of the proposed outdoor dining.

A motion was made by Commissioner Greenfield, seconded by Commissioner Saunders, that this item be recommended for approval with conditions to the City Council. The motion carried by the following vote:

8. [UDC 2023-03](#)

Title: UDC 2023-03 CONCEPT AMENDMENT location, character, extent review of the replacement of a bridge on E. Broad Street; 1554 E. Broad Street

Ray Roakes, Secretary to the Urban Design Committee, gave an overview of the request.

Member of the Planning Commission briefly discussed the details of the request, including any plans to consider future transportation needs, such as bike lanes, and the design and height of the parapet.

Mr. Poole opened the public comment period. Seeing no one wishing to speak, the public comment period was closed by Mr. Poole.

A motion was made by Commissioner Rowe, seconded by Commissioner Murthy, that this Item 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 Lincoln Saunders and * Commissioner Rodney Poole

9. [CPCR.2023.001](#)

Title: Resolution of the Richmond City Planning Commission to establish the Zoning Ordinance Re-Write Advisory Council.

Kevin Vonck, Director of the Planning and Development Review Department, gave an overview of this request, providing an overview of the purpose and proposed makeup of the Advisory Council.

Member of the Planning Commission discussed the request, specifically focusing on the composition of the Advisory Council. There was discussion about whether or not specific technical trades should be identified to sit on the council, as well as a discussion on residency requirements.

Mr. Poole opened the public comment period.

Anna Medinger addressed the Commission, requesting that the resolution include a stronger residency requirement.

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

A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that this Resolution 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 Rebecca Rowe and * Commissioner Rodney Poole

10. [PDRPRES 2022.089](#)

Title: Richmond 300 Annual Report

Martiza Pechin, Deputy Director for the Office of Equitable Development, gave a presentation to the Planning Commission on actions taken related to the Richmond 300

Master Plan over the course of 2022. The presentation include a general overview of the contents of the plan, an update on specific metrics, as well as a summary of the "Big Moves" that have happened over the course of 2022.

Mr. Poole opened the public comment period.

Anna Medinger asked some general questions about the proposed short term rental and parking minimum zoning ordinance amendments.

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

Upcoming Items

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

Adjournment

Mr. Poole adjourned the meeting at 3:44 pm.