



# City of Richmond

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## Meeting Minutes - Final Planning Commission

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Tuesday, February 6, 2024

6:00 PM

Council Chambers

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To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Feb-6-2024>

### Call To Order

Mr. Poole called the meeting to order at 6:00 pm.

### Roll Call

Traci Deshazor attended the meeting on behalf of Lincoln Saunders.

- Present 8 - \* Commissioner Vivek G. Murthy, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Dacia K. Knight, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Lincoln Saunders, and \* Commissioner Andreas Addison
- Absent 1 - \* Commissioner Burchell Pinnock

### Chair's Comments

#### Appointment of PlanRVA Representative

Commissioner Greenfield nominated Commissioner Poole to continue to be the Planning Commission representative for PlanRVA. The nomination was seconded by Commissioner Knight. A roll call vote was taken. The nomination of Mr. Poole as representative to PlanRVA passed unanimously.

**This was adopted**

### Approval of Minutes

2. [PDRMIN  
2024.002](#) CPC Draft Minutes - January 2, 2024

**The meeting minutes for the January 2, 2024 Planning Commission meeting were adopted.**

- Aye --** 7 - \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Dacia K. Knight, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Lincoln Saunders and \* Commissioner Andreas Addison

- Abstain --** 1 - \* Commissioner Vivek G. Murthy

3. [PDRMIN  
2024.003](#) CPC Draft Minutes - January 16, 2024

The meeting minutes for the January 16, 2024 Planning Commission meeting were adopted.

Aye -- 8 - \* Commissioner Vivek G. Murthy, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Dakia K. Knight, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Lincoln Saunders and \* Commissioner Andreas Addison

**Director's Report**

Director Vonck updated the Planning Commission on the status of the Zoning Ordinance Rewrite.

**Consideration of Continuances and Deletions from Agenda**

4. [ORD. 2024-006](#) To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by Grove Avenue Partners LLC and located at 10 Belt Boulevard in the city of Richmond for the purpose of providing community services related to homelessness and housing alternatives. (8th District)

**A motion was made by Commissioner Young, seconded by Commissioner Greenfield, that this item be continued to the February 20, 2024 meeting of the Planning Commission. The motion carried unanimously.**

5. [ORD. 2024-014](#) To authorize the special use of the property known as 2017 2nd Avenue for the purpose of a two-family detached dwelling, upon certain terms and conditions. (6th District)

**A motion was made by Commissioner Murthy, seconded by Commissioner Greenfield, that this item be continued to the February 20, 2024 meeting of the Planning Commission. The motion carried unanimously.**

6. [ORD. 2024-015](#) To authorize the special use of the properties known as 1200, 1202, 1204, 1206, 1208, 1210, 1212, and 1220 North 26th Street for the purpose of ten single-family attached dwellings and [ten] six garages [as an accessory use] which may be used as accessory dwelling units, upon certain terms and conditions. (As Amended) (7th District)

**A motion was made by Commissioner Young, seconded by Commissioner Knight, that this item be continued to the February 20, 2024 meeting of the Planning Commission. 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 comment period, three people spoke in opposition to ORD. 2024-020 and one person expressed concerns about ORD. 2024-017.

Autumn Davis spoke in opposition to ORD. 2024-020, citing historic preservation concerns.

Cassie Knight spoke in opposition to ORD. 2024-020, citing concerns with affordability, density, and impact on adjacent properties during construction.

Anas Elkattan spoke in opposition to ORD. 2024-020, citing concerns with the impact of construction on adjacent parcels.

Leah Gerard expressed concerns with ORD. 2024-017, specifically pertaining to parking, obstruction of the existing view, walkability, and safety.

Following the public hearing, a motion was made by Commissioner Rowe, seconded by Commissioner Knight, to move Item #13 (ORD. 2024-020) to the regular agenda. The motion passed unanimously.

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

**Aye --** 8 - \* Commissioner Vivek G. Murthy, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Dakia K. Knight, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Lincoln Saunders and \* Commissioner Andreas Addison

7. [ORD. 2024-012](#) To conditionally rezone the properties known as 4400 East Main Street and 4500 Old Main Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District, upon certain proffered conditions. (7th District)  
**This item was recommended for approval.**
  
8. [ORD. 2024-013](#) To rezone the property known as 809 Oliver Hill Way from the M-1 Light Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)  
**This item was recommended for approval.**
  
9. [ORD. 2024-016](#) To authorize the conditional use of the property known as 309 East Broad Street for the purpose of authorizing a nightclub, upon certain terms and conditions. (6th District)  
**This item was recommended for approval.**
  
10. [ORD. 2024-017](#) To authorize the special use of the property known as 1912 West Cary Street for the purpose of a mixed-use development, upon certain terms and conditions. (5th District)  
**This item was recommended for approval.**
  
11. [ORD. 2024-018](#) To authorize the special use of the property known as 801 Craigie Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions. (6th District)  
**This item was recommended for approval.**
  
12. [ORD. 2024-019](#) To authorize the special use of the property known as 12 Granite Avenue for the purpose of a single-family detached dwelling, with driveway access

to the street, upon certain terms and conditions. (1st District)

**This item was recommended for approval.**

14. [ORD. 2024-021](#) To authorize the special use of the property known as 5114 Salem Street for the purpose of three single-family detached dwellings, upon certain terms and conditions. (7th District)

**This item was recommended for approval.**

15. [ORD. 2024-022](#) To authorize the special use of the property known as 5101 Stratford Crescent for the purpose of a single-family detached dwelling with an accessory building, upon certain terms and conditions. (1st District)

**This item was recommended for approval.**

16. [ORD. 2024-023](#) To authorize the special use of the property known as 3112 Woodcliff Avenue for the purpose of two single-family detached dwellings, upon certain terms and conditions. (6th District)

**This item was recommended for approval.**

17. [ORD. 2024-027](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to accept funds in the total amount of \$4,000,000.00 from CSX Transportation, Inc., 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 increasing estimated revenues from the funds received from CSX Transportation, Inc. and the amount appropriated to the Department of Public Works' Arthur Ashe Boulevard Bridge Replacement project in the Transportation - G.O. Bonds category by \$4,000,000.00, all for the purpose of funding the replacement of the Arthur Ashe Boulevard bridge.

**This item was recommended for approval.**

18. [ORD. 2024-028](#) To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Grant Agreement and Purchase Option between the City of Richmond and The Salvation Army for the purpose of funding the construction of The Salvation Army's long-term shelter operation to be known as the "Center of Hope" located at 1900 Chamberlayne Avenue. (3rd District)

**This item was recommended for approval.**

19. [PAC 2024-002](#) Jefferson Park Mural

**This item was approved.**

**Regular Agenda**

- 13. [ORD. 2024-020](#) To authorize the special use of the properties known as 1401 Hull Street and 1407 Hull Street for the purpose of a mixed-use building with off-street parking, upon certain terms and conditions. (6th District)

Kevin Vonck gave an overview of this request noting that the use is by-right but that relief from required setbacks has been requested.

Lory Markham, representative for the developer, answered questions from members of the Planning Commission. Specifically, Ms. Markham was asked if Low Income Housing Tax Credits would be used for this project. Ms. Markham stated that they are being pursued but have not been awarded yet.

There was brief discussion on the historical character of the neighborhood.

**A motion was made by Commissioner Greenfield, seconded by Commissioner Young, that this item be recommended for approval. The motion carried with the following vote:**

- 20. [CPCR.2024.03](#) To declare an intent to amend zoning regulations set forth in Chapter 30 of the Richmond City Code for the following purposes: alignment with state law and regulations; correction of mistakes in recent amendments to zoning regulations; removal of unintentional complications to development of permitted uses; and to address changing conditions.

Brian Mercer gave an overview of the proposed changes to the zoning ordinance that would be covered in the proposed omnibus legislation.

**Following brief discussion, motion was made by Commissioner Greenfield, seconded by Commissioner Addison, that this City Planning Commission Resolution be adopted. The motion carried unanimously.**

**Aye --** 8 - \* Commissioner Vivek G. Murthy, \* Commissioner Samuel Young, \* Commissioner Rebecca Rowe, \* Commissioner Dakia K. Knight, \* Commissioner Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner Lincoln Saunders and \* Commissioner Andreas Addison

- 21. [UDC 2024-08](#) Section 17.05 and 17.07 General Character, and Extent Review - New GRTC Bus Stop Sign and Bench

Ray Roakes gave an overview of this request.

Raquel Aguirre, representative for the applicant, noted that she is available to answer any questions.

Mr. Poole opened the public comment period.

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

**A motion was made by Commissioner Murthy, seconded by Commissioner Rowe, that this Section 17.07 item be adopted. The motion carried unanimously.**

**Aye -- 8 -** \* Commissioner Vivek G. Murthy, \* Commissioner Samuel Young, \*  
Commissioner Rebecca Rowe, \* Commissioner Dakia K. Knight, \* Commissioner  
Elizabeth Hancock Greenfield, \* Commissioner Rodney Poole, \* Commissioner  
Lincoln Saunders and \* Commissioner Andreas Addison

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

Alyson Oliver gave an overview of the actions that were taken at the February 22, 2024 City Council Meeting and a summary of the items that will be on the next Planning Commission agenda.

### **Adjournment**

Mr. Poole adjourned the meeting at 7:28 pm.