



City of Richmond

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Meeting Minutes - Final Planning Commission

Tuesday, March 5, 2024

6:00 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Mar-5-2024>

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 12:00 p.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

Commissioner Greenfield, acting Chair of the Planning Commission in Commissioner Poole's absence, called the meeting to order at 6:00 pm.

Roll Call

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

Chair's Comments

Approval of Minutes

1. [PDRMIN 2024.005](#) CPC Draft Minutes - February 6, 2024

A motion was made by Commissioner Pinnock, seconded by Commissioner Knight, that the February 6, 2024 meeting minutes be adopted. The motion carried by the following vote:

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

2. [PDRMIN 2024.006](#) CPC Draft Minutes - February 20, 2024

A motion was made by Commissioner Young, seconded by Commissioner Knight, that the February 20, 2024 meeting minutes be adopted. The motion carried by the following vote:

Aye -- 5 - * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Rebecca Rowe, * Commissioner Elizabeth Hancock Greenfield and * Commissioner Andreas Addison

Abstain -- 2 - * Commissioner Samuel Young and * Commissioner Dakia K. Knight

Director's Report

Kevin Vonck, Director of Planning and Development Review, reminded members of the Planning Commission that applications are open for the Zoning Ordinance Refresh Advisory Council, and invited everyone to pass the information along to those who might be interested.

Council Action Update

Alyson Oliver, Planning Commission Secretary, gave an overview of actions taken at the February 26, 2024 City Council meeting.

Consideration of Continuances and Deletions from Agenda

None.

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.

There were no speakers during the public comment period.

Commissioner Murthy noted that he would be abstaining from voting on ORD. 2024-050 (Item #3) and ORD. 2024-053 (Item #4).

- 3. [ORD. 2024-050](#) To authorize the special use of the property known as 2510 Lynhaven Avenue for the purpose of a multifamily dwelling containing up to 50 dwelling units, upon certain terms and conditions. (8th District)
This item was recommended for approval.

- 4. [ORD. 2024-053](#) To direct the sale of the City-owned real estate located at 2510 Lynhaven Avenue, consisting of 3.937± acres, for nominal consideration to YWCA Richmond, and in connection therewith to authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Purchase, Sale & Development Agreement between the City and YWCA Richmond, all for the purpose of facilitating the construction of an affordable multifamily residential development. (8th District)
This item was recommended for approval.

- 5. [ORD. 2024-052](#) To authorize the special use of the property known as 1412 Rogers Street for the purpose of a two-family detached dwelling, upon certain terms and conditions. (7th District)
This item was recommended for approval.

Regular Agenda

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)

Jonathan Brown gave an overview of this request.

Tavaris McCoy, representative for the applicant, made himself available to answer questions from the Planning Commission.

Commissioner Greenfield opened the public hearing.

Sandra Johnson spoke in favor of the request.

Mark Olinger spoke on behalf of the Church Hill Central Civic Association, noting remaining concerns that they would like to see addressed in the plans pertaining to architecture and streetscaping.

Seeing no one else wishing to speak, Commissioner Greenfield closed the public hearing.

Following the public comment period there was brief discussion regarding the proposed architecture and height. There was additional discussion about the approval timeline and a request that the applicant work with the neighborhood to help clarify the architecture of the proposed dwellings if the applicant pursues a 2-story option.

A motion was made by Commissioner Young, seconded by Commissioner Rowe, that this item be recommended for approval with an amendment to incorporate the updated plans and authorize up to six accessory dwelling units. The motion passed unanimously.

7. [ORD. 2024-049](#) To authorize the special use of the properties known as 1 Rear North Auburn Avenue and 3145 Rear Floyd Avenue for the purpose of a surface parking lot, garages, and electric vehicle charging stations, upon certain terms and conditions. (As Amended) (1st District)

Shaianna Trump gave an overview of this request.

Commissioners asked clarifying questions about the request, including possible methods of enforcing that the parking spaces are leased on a monthly basis.

Mark Baker, representative for the applicant clarified that the proposed EV chargers would require users to charge their vehicles overnight, making these spots undesirable for users to use on a short-term basis.

Commissioner Greenfield opened the public hearing.

Karen Kelly spoke in opposition of this request and shared a opposition petition with 46 signatures to the Planning Commission.

Nick Zullo spoke in opposition, citing pedestrian safety and enforcement concerns.

Matthew Pierson spoke in opposition, citing concerns with drainage, safety, traffic, and trash.

Liz Kelin spoke in opposition of this request, citing drainage and maintenance concerns.

Phil Edwards spoke in opposition of this request, citing concerns about drainage, traffic, and maintenance.

Seeing no one else wishing to speak, Commissioner Greenfield closed the public hearing.

Following the public hearing, Commissioners discussed this request, specifically exploring how drainage concerns can be monitored and remedied, as well as enforcement of the requirement to rent the parking spaces on a monthly basis.

A motion was made by Commissioner Pinnock, seconded by Commissioner Murthy, that this item be recommended for approval with an with an amendment to the ordinance specifying that the special use would be authorized only for use by individuals on a monthly basis. The motion passed unanimously.

8. [ORD.
2024-051](#)

To authorize the special use of the property known as 2904 Noble Avenue for the purpose of a single-family detached dwelling with a driveway within the front yard, upon certain terms and conditions. (3rd District)

Ray Roakes gave an overview of this request.

Cameron Vanzura, the applicant, addressed the Planning Commission, giving a summary of the timeline for the construction of the existing driveway.

Planning Commissioners briefly asked the applicant clarifying questions about the feasibility of removing the existing driveway and existing alley access.

Commissioner Greenfield opened the public hearing.

Michelle Brown Harris in support of this request on behalf of the Battery Park Civic Association.

Maritza Pechin spoke in opposition of this request.

Seeing no one else wishing to speak, Commissioner Greenfield closed the public hearing.

Joseph Davenport spoke on behalf of the Department of Public Works, stating that the department does not support this request.

A motion was made by Commissioner Rowe, seconded by Commissioner Young, that this item be recommended for denial. The motion carried unanimously.

9. [PDRPRES
2024.013](#)

Richmond 300: A Guide for Growth Update to the Planning Commission

Marianne Pitts, Deputy Director of the Office of Equitable Development, presented an annual update on the Richmond 300 Master Plan, noting major milestones that have been

accomplished over the past year.

Marianne Pitts, Deputy Director of the Office of Equitable Development Commission
an update on actions taken related to the Richmond 300 Master Plan and
answered subsequent questions.

Upcoming Items

Ms. Oliver gave an overview of items to expect on the March 19, 2024 Planning Commission agenda.

Adjournment

Commissioner Greenfield adjourned the meeting at 8:11 pm.