



City of Richmond

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Meeting Minutes Planning Commission

Monday, June 6, 2022

1:30 PM

Council Chambers, 2nd Floor, City Hall

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 1:30 p.m.

Roll Call

NOTE: Reginald Gordon served as an alternate for Lincoln Saunders.

- **Present** 7 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, *
Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, *
Commissioner Rodney Poole, * Commissioner Andreas Addison, and *
Commissioner Samuel Young
- **Absent** 1 - * Commissioner Elizabeth Hancock Greenfield

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

There were no minutes to approve.

Director's Report

Mr. Kevin Vonck provided a brief update.

Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its May 23, 2022 meeting.

Update Rules of Procedure to allow for periodic virtual participation by CPC members

Mr. Kevin Vonck informed the Commission this would be ready for a vote at the next

meeting.

Consideration of Continuances and Deletions from Agenda

- 1. [ORD. 2022-094](#) To authorize the special use of the property known as 1203 East Brookland Park Boulevard for the purpose of a mixed-use building containing up to 43 dwelling units, upon certain terms and conditions. (6th District)

A motion was made by Commissioner Murthy, seconded by Commissioner Thompson, that this Ordinance be continued to the June 21, 2022 meeting of the Planning Commission. The motion carried unanimously. (Commissioner Addison was not present for the vote)

- 2. [ORD. 2021-097](#) To authorize the special use of the property known as 1500 North Lombardy Street for the purpose of four wall signs, upon certain terms and conditions. (3rd District)

A motion was made by Commissioner Gordon, seconded by Commissioner Pinnock, that this Ordinance be continued to the July 5, 2022 meeting of the Planning Commission. The motion carried unanimously. (Commissioner Addison was not present for the vote)

- 3. [CPCR.2022.062](#) Institutional Master Plan Amendment for the University of Richmond

A motion was made by Commissioner Young, seconded by Commissioner Hepp-Buchanan, that this City Planning Commission Resolution be continued to the July 5, 2022 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 hearing, one person spoke:

Ms. Carol Pratt spoke in opposition to Item 7 (2516 East Leigh Street), stating concern regarding parking.

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

A motion was made by Commissioner Young, seconded by Commissioner Murthy, that the Consent Agenda be amended to continue Item 8 to the June 21, 2022 meeting of the Planning Commission. The motion carried unanimously.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Gordon, that the Consent Agenda be approved as amended. The motion carried by the following vote (with Reginald Gordon served as an alternate for Lincoln Saunders):

Aye -- 8 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Burchell Pinnock, * Commissioner Rodney Poole, * Commissioner Andreas Addison, * Commissioner Samuel Young and * Lincoln Saunders

4. [ORD. 2022-122](#) To authorize the special use of the property known as 3336 Cutshaw Avenue for the purpose of three two-family detached dwellings and a parking area, upon certain terms and conditions. (As Amended) (1st District)
This Ordinance was recommended for approval to the City Council with the following amendment:
The portion of the Property designated on the Plans as “Parcel 4” is permitted to be used as a parking area or may be redeveloped according to the zoning regulations prescribed by the applicable underlying zoning district.
5. [ORD. 2022-145](#) To rezone the property known as 600 Decatur Street from the B-7 Mixed-Use Business District to the B-4 Central Business District. (6th District)
This Ordinance was recommended for approval to the City Council.
6. [ORD. 2022-146](#) To rezone the property known as 1200 Dinwiddie Avenue from the M-1 Light Industrial District to the B-7 Mixed-Use Business District. (6th District)
This Ordinance was recommended for approval to the City Council.
7. [ORD. 2022-147](#) To authorize the special use of the property known as 2516 East Leigh Street for the purpose of (i) an age-restricted multifamily dwelling containing up to 62 dwelling units and an accessory parking area and (ii) up to nine single-family attached dwellings, upon certain terms and conditions, and to repeal Ord. No. 95-151-153, adopted Jun. 26, 1995. (7th District)
This Ordinance was recommended for approval to the City Council.
8. [ORD. 2022-148](#) To authorize the special use of the property known as 3216 3rd Avenue for the purpose of four single-family detached dwellings, with off-street parking, upon certain terms and conditions. (6th District)
This Ordinance was recommended for continuance to the June 21, 2022 meeting of the Planning Commission.
9. [ORD. 2022-157](#) To amend Ord. No. 2021-042, adopted May 24, 2021, which (i) accepted a program of proposed Capital Improvement Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, (ii) adopted a Capital Budget for Fiscal Year 2021-2022, and (iii) determined a means of financing the same, to modify the purpose of the Heritage Center / Lumpkin’s Jail (Devil’s Half Acre) project in the Economic and Community Development category to provide that the scope of such project includes

the planning, design, and implementation of the memorialization of the property known as 1305 North 5th Street due to the property's historical significance associated with its use as the Burial Grounds for Free People of Colour and Slaves, and the relocation, stabilization, renovation, and interpretation of the Winfree Cottage, the home of an enslaved woman. (6th District)

This Ordinance was recommended for approval to the City Council.

10. [SUBD
2022.004](#)

Subdivision Exception Request for 4508 Grove Avenue, per Sec. 25-9 of the Subdivision Ordinance.

This Subdivision Exception Request was approved.

Regular Agenda

11. [ORD.
2022-121](#)

To authorize the special use of the properties known as 2100, 2106, 2112, 2118, and 2124 Broad Rock Boulevard for the purpose of a commercial building with off-street parking, upon certain terms and conditions. (As Amended) (9th District)

Jonathan Brown provided staff's presentation.

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

A motion was made by Commissioner Gordon, seconded by Commissioner Max Hepp-Buchanan, that this Ordinance be recommended for approval to the City Council with the following amendments:

- on/off-premises sale of beer and wine permitted
- on-premises beer/wine consumption permitted for restaurant uses
- nightclub, dance hall, and adult uses prohibited
- outdoor cooking prohibited
- no live or amplified music permitted inside or outside

The motion carried unanimously.

Upcoming Items

Mr. Matthew Ebinger shared a list of items tentatively scheduled for the June 21, 2022 meeting of the Planning Commission.

There was a reminder that there will be a tour for members of the Planning Commission on Friday, June 17, 2022 at 1:00 PM. Commissioners, and anyone else wishing to join, are asked to assemble at City Hall in the 5th Floor Conference Room.

Adjournment

Mr. Poole adjourned the meeting at 2:14 pm.

