



City of Richmond

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Summary Planning Commission

Tuesday, June 21, 2022

1:30 PM

5th Floor Conference Room

Call To Order

Ms. Greenfield called the regular meeting of the Planning Commission to order at 1:39 p.m.

This meeting will be 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 will attend the meeting in-person, citizens may participate in the meeting virtually.

Special Guidelines for Public Access and Citizen Participation:

To access or participate, or both, in this Planning Commission meeting you have several options outlined in the following document:

[PDRPRES](#) Public Access and Participation Instructions- June 21, 2022
[2022.035](#)

Citizens are 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 will be 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.

Roll Call

- **Present** 6 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole, and * Commissioner Samuel Young
- **Absent** 3 - * Commissioner Burchell Pinnock, * Commissioner Andreas Addison, and * Commissioner Lincoln Saunders

Chair's Comments

Approval of Minutes

No minutes to approve.

Director's Report

Mr. Kevin Vonck provided an update.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its June

13, 2022 meeting.

- 11. [CPCR.2022.066](#) Resolution to update the Rules of Procedure to allow for periodic virtual participation by Planning Commission Members.

Public Hearing: No one spoke.

A motion was made by Commissioner Vivek G. Murthy, seconded by Commissioner John Thompson, that this City Planning Commission Resolution be approved. The motion carried unanimously, with Chairman Rodney Poole excused from the vote.

A motion was made by Commissioner Max Hepp-Buchanan, seconded by Commissioner Samuel Young, that Chairman Rodney Poole be able to participate in the meeting virtually due to personal illness.

The motion carried unanimously, with Chairman Rodney Poole excused from the vote.

Consideration of Continuances and Deletions from Agenda

- 1. [ORD. 2022-159](#) To rezone the property known as 500 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

A motion was made by Commissioner Thompson, seconded by Commissioner Murthy, that this Ordinance be continued to the July 18, 2022 meeting of the Planning Commission. The motion carried unanimously.

Consent Agenda

Mr. Ebinger presented the Consent Agenda.

Public Hearing: Grayson Gilbert and Sheryl Brooks spoke in opposition to Item 5.

A motion was made by Commissioner Young, seconded by Commissioner Murthy, to amend the Consent Agenda to continue Item 5 to the July 18, 2022 meeting of the Planning Commission. The motion carried by a vote of (5;1), with Commissioner Greenfield voting in opposition.

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that the Consent Agenda be approved as amended. The motion carried by the following vote:

Aye -- 6 - * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Rodney Poole and * Commissioner Samuel Young

- 2. [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 approval to the City Council.

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3. [ORD. 2022-160](#) To amend and reordain Ord. No. 88-249-225, adopted Oct. 10, 1988, as previously amended by Ord. No. 91-283-92-1, adopted Jan. 13, 1992, and Ord. No. 2014-193-175, adopted Oct. 13, 2014, which authorized the special use of the property known as Highland Park School, containing 2.61 acres, more or less, located on the southwest corner of Brookland Park Boulevard and Second Avenue, for an apartment building for the elderly (persons 60 years of age and older), for the purpose of reducing the residency age requirement for at least 80 percent of the occupied units to persons 55 years of age and older, to authorize additional on-site parking, upon certain terms and conditions. (6th District)

This Ordinance was recommended for approval to the City Council.
 4. [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)

This Ordinance was recommended for approval to the City Council.
 5. [ORD. 2022-161](#) To authorize the special use of the property known as 909 North 29th Street for the purpose of five single-family attached dwellings, with off-street parking, upon certain terms and conditions. (7th District)

This Ordinance was recommended for continuance to the July 18, 2022 meeting of the Planning Commission.
 6. [ORD. 2022-162](#) To authorize the special use of the property known as 1114 Azalea Avenue for the purpose of an automated teller machine as a principal use, upon certain terms and conditions. (3rd District)

This Ordinance was recommended for approval to the City Council.
 7. [ORD. 2022-163](#) To authorize the special use of the property known as 3001 Commerce Road for the purpose of parking areas and drive aisles illuminated by lighting structures in excess of 35 feet in height, upon certain terms and conditions. (8th District)

This Ordinance was recommended for approval to the City Council, with an amendment to include the property known as 2301 Commerce Road in the Ordinance.
 8. [ORD. 2022-164](#) To authorize the special use of the property known as 1504 Park Avenue for the purpose of a single-family attached dwelling, upon certain terms and conditions. (2nd District)

This Ordinance was recommended for approval to the City Council.
 9. [ORD. 2022-165](#) To authorize the special use of the property known as 2312 Summer Hill Avenue for the purpose of a day nursery for up to 12 children, upon certain terms and conditions. (8th District)

This Ordinance was recommended for approval to the City Council.

10. [ORD. 2022-185](#) To accept a quitclaim deed from the School Board conveying 4929 Chamberlayne Avenue to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed. (3rd District)

This Ordinance was recommended for approval to the City Council.

The Consent Agenda items will be considered by the Commission as a group, and there will be a single combined staff presentation and a single combined public hearing held for all items listed on the Consent Agenda.

Regular Agenda

12. [PDRPRES 2022.034](#) Discussion regarding the City Council resolution to amend the Richmond 300 Master Plan.

Ms. Maritza Pechin provided staff's presentation.

Public Hearing: No one spoke.

Upcoming Items

Mr. Matthew Ebinger shared a list of items tentatively scheduled for the July 5, 2022 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the meeting at 2:38 pm.