



City of Richmond

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Summary Planning Commission

Monday, December 19, 2022

1:30 PM

5th Floor Conference Room

To access the meeting via Microsoft Teams: <https://tinyurl.com/CPC-Dec-19-22>

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:34 pm.

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:

1. [PDRPRES 2022.088](#) Public Access and Participation Instructions

Attachments: [Public Access and Participation Instructions - Planning Commission 12-19-2022](#)

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 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.

Roll Call

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

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

There were no minutes to approve.

Director's Report

Mr. Vonck wished everyone a happy, healthy holiday season.

- 2023 Meeting Schedule

Staff shared the 2023 Meeting Schedule with the Commission.

- Council Action Update

Mr. Matthew Ebinger provided an update on the actions taken by City Council at its December 12, 2022 meeting.

Consideration of Continuances and Deletions from Agenda

- 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)

Attachments: [Ord. No. 2022-205](#)

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this ordinance be continued to the January 3, 2023 meeting of the Planning Commission. The motion carried unanimously.

- 3. [CPCR.2022.0 83](#) 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

Attachments: [Resolution](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan that this City Planning Commission Resolution be continued to the January 3, 2023 meeting of the Planning Commission. The motion carried unanimously.

- 4. [ORD. 2022-362](#) To declare a public necessity for and to authorize the Chief Administrative Officer to accept two parcels of real property from Sauer Properties, Inc., and known as 1220 North 7th Street and 1241 North 7th Street for the purpose of a connector between the Shockoe Hill Burying Ground Historic District and the proposed Enslaved African Heritage Campus in the city of Richmond. (6th District)

Attachments: [Ord. No. 2022-362](#)

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this ordinance be continued to the January 3, 2023

meeting of the Planning Commission. The motion carried unanimously.

- 5. [ORD. 2022-363](#) To declare surplus and to direct the sale of a portion of the City-owned real estate known as 4835 Old Warwick Road, consisting of 0.1912 acres ± to Tana Properties LLC for \$8,579.00, for the purpose of facilitating private redevelopment of City-owned property. (9th District)

Attachments: [Ord. No. 2022-363](#)

A motion was made by Commissioner Murthy, seconded by Commissioner Hepp-Buchanan, that this ordinance be continued to the January 3, 2023 meeting of the Planning Commission. The motion carried unanimously.

- 6. [UDC 2022-23](#) CONCEPTUAL Location, Character, Extent review of the Norborne Extended Detention Pond located at 2600 Pompey Spring Road. (Continued from the December UDC Meeting)

Attachments: [Applicant Letter to Withdraw Application Application \(CURRENT\) Version 2 CONCEPT Plan \(December\)](#)

A motion was made by Commissioner Hepp-Buchanan, seconded by Commissioner Murthy, that this Location, Character and Extent Item be continued to the January 17, 2023 meeting of the Planning Commission. The motion carried unanimously.

Consent Agenda

Public Hearing: No one spoke.

A motion was made by Commissioner Greenfield, seconded by Commissioner Murthy, that the Consent Agenda 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 Rodney Poole, * Commissioner Andreas Addison and * Commissioner Samuel Young

Excused -- 1 - * Commissioner Lincoln Saunders

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.

- 7. [UDC 2022-28](#) UDC 2022-28 CONCEPT Location, Character, and Extent review of the proposed new Administration Building for the Waste Water Treatment Plant located at 1400 Brander Street.

Attachments: [UDC 2022-28 UDC Report to CPC](#)
[UDC 2022-28 - Staff Report to UDC](#)
[UDC-121283-2022 Application](#)
[UDC 2022-28 Project Narrative](#)
[UDC 2022-28 Site Plan](#)
[UDC 2022-28 Landscape Plan](#)
[UDC 2022-28 Materials Exhibit](#)
[Chair Consent Request](#)

This Conceptual Location, Character and Extent Item was approved.

8. [UDC 2022-29](#) UDC 2022-29 CONCEPT Location Character and Extent review of the proposed Whitcomb Community Park located at 2100 Sussex Street.

Attachments: [UDC 2022-29 UDC Report to CPC](#)
[UDC 2022-29 Staff Report to UDC](#)
[UDC-121286-2022 Application](#)
[UDC 2022-29 Narrative](#)
[UDC 2022-29 Rendered Layout Plan](#)

This Conceptual Location, Character and Extent Item was approved.

Regular Agenda

9. [UDC 2022-27](#) UDC 2022-27 CONCEPT Location, Character, and Extent review of the proposed Fire Department Training Facility located at 3000 East Belt Boulevard.

Attachments: [UDC 2022-27 UDC Report to CPC](#)
[UDC 2022-27 Staff Report to UDC](#)
[UDC-121281-2022 Application](#)
[UDC 2022-27 Narrative](#)
[UDC 2022-27 Civil Plans](#)
[UDC 2022-27 UPDATED Landscape Plan](#)
[UDC 2022-27 Training facility building](#)
[UDC 2022-27 Street view](#)
[Letter of Concern - Civic Association](#)
[Fire Dept Response to Civic Association](#)
[Letter of Concern - Sparks](#)
[Letter of Concern - Esparza - Wildlife Sanctuary](#)

Raymond Roakes provided staff's presentation.

Chief Melvin Carter and Chief Travis Ford spoke for the Fire Department.
Tom Delago, engineer, spoke for the applicant.

Public Hearing:

Mechelle Esparza Harris, Serene Wildlife Sanctuary, opposed
Monica Esparza, Southside Joint Neighborhood Team, opposed
Latoya Gray Sparks expressed concern

A motion was made by Commissioner Pinnock, seconded by Commissioner Greenfield, that this Conceptual Location, Character, and Extent Item be approved with the conditions recommended by the Urban Design Committee and the following new conditions:

-That the applicant work with the community to determine what impacts to the adjacent wildlife sanctuary may be anticipated, if any, and how they may be mitigated; enumerate and mitigate environmental impacts to the community, including noise and pollutants; and clarify the specific mutual benefits that the project can provide to the community in preparation for the Final Location, Character, and Extent application.

-That the applicant to provide a list of the top five to seven alternative properties considered for this project and why they were not suitable.

The motion passed with the following vote:

**Aye - Poole, Greenfield, Addison, Pinnock, Hepp-Buchanan, Young
No - Murthy
Excused - Saunders**

Upcoming Items

Mr. Ebinger shared a list of items scheduled for the January 3, 2023 meeting of the Planning Commission.

Adjournment

Mr. Poole adjourned the business portion of the meeting at 3:28 pm.