



City of Richmond

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Meeting Minutes Planning Commission

Monday, April 1, 2019

1:30 PM

5th Floor Conference Room

Call To Order

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

Roll Call

- Present 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner John Thompson, * Commissioner Ellen Robertson, and * Commissioner Elizabeth Hancock Greenfield
- Absent 1 - * Commissioner Max Hepp-Buchanan

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN 2019.008](#)

Attachments: [CPC Draft Minutes March 18, 2019](#)

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Thompson, that the March 18, 2019 Meeting Minutes be adopted. The motion carried by the following vote:

- Aye --** 6 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner John Thompson and * Commissioner Ellen Robertson
- Abstain --** 2 - * Commissioner David Johannas and * Commissioner Elizabeth Hancock Greenfield

Director's Report

- Introduction: Sharon Ebert, DCAO for Economic Development and Planning
- Richmond 300 Update

Mr. Olinger stated they had their first land use kickoff meeting on March 20. He stated they will continue to work with the discussion groups. Desman will be here on April 15, to present on the parking study.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its March 25, 2019 meeting.

Consideration of Continuances and Deletions from Agenda

A motion was made by Vice Chair Law, seconded by Commissioner Robertson, that Item 7 be moved to the Consent Agenda. The motion carried unanimously.

Consent Agenda

Public Hearing: No one spoke.

A motion was made by Vice Chair Law, seconded by Commissioner Cuffee-Glenn, that the Consent Agenda be approved as amended. The motion carried by the following vote:

Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner John Thompson, * Commissioner Ellen Robertson and * Commissioner Elizabeth Hancock Greenfield

2. [ORD. 2019-079](#) To amend Ord. No. 2011-211-2012-6, adopted Jan. 23, 2012, which authorized the special use of the properties known as 535½, 537, and 541 North 2nd Street, now known as 537 North 2nd Street, for the purpose of waiving parking, building height, maximum residential floor area, and setback requirements for the construction of a mixed-use building with up to 31 dwelling units and uses permitted in the underlying zoning district, to remove a condition requiring a non-commercial mural, upon certain terms and conditions.

Attachments: [Ord. No. 2019-079](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

3. [ORD. 2019-080](#) To authorize the special use of the property known as 326 East Broad Street for the purpose of permitting signs with an aggregate area exceeding that permitted by the underlying zoning regulations, upon certain terms and conditions.

Attachments: [Staff Report](#)
[Ord. No. 2019-080](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

4. [ORD. 2019-081](#) To authorize the special use of the properties known as 1809 and 1815 East Franklin Street for the purpose of uses allowed in the B-5 Central Business District, including dwelling units on the ground floor without the application of certain requirements of City Code § 30-442.1(6), upon certain terms and conditions.

Attachments: [Ord. No. 2019-081](#)
[Staff Report](#)
[Application Form - 1809 E Franklin](#)
[Application Form - 1815 E Franklin](#)
[Applicant's Report](#)
[Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

5. [ORD. 2019-082](#) To amend Ord. No. 2017-194, adopted Nov. 13, 2017, which authorized the special use of the property known as 3138 Grayland Avenue, now the properties known as 3136 Grayland Avenue and 3138 Grayland Avenue, for the purpose of two single-family detached dwellings, to modify the setback requirements pertaining to 3136 Grayland Avenue, upon certain terms and conditions.

Attachments: [Ord. No. 2019-082](#)
[Staff Report](#)
[Application Form & Applicant's Report](#)
[Plans & Survey](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

6. [ORD. 2019-084](#) To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road.

Attachments: [Ord. No. 2019-084](#)
[Staff Report](#)
[Map](#)

This Ordinance was recommended for approval to the City Council.

7. [ORD. 2019-031](#) To authorize the special use of the property known as 521 Craigie Avenue for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

- Attachments:** [Ord. No. 2019-031](#)
[Staff Report April 1, 2019 CPC Meeting](#)
[Staff Report March 4, 2019 CPC Meeting](#)
[Application Form](#)
[Applicant's Report](#)
[Plans](#)
[Map](#)

This Ordinance was recommended for approval to the City Council

The consent agenda consists of items that appear relatively non-controversial in nature and for which there was no known opposition at the time this agenda was set. 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

**8. [CPCR.2019.0](#)
[24](#)**

- Attachments:** [Staff Report](#)
[Resolution](#)
[Maps](#)

Ms. Anne Darby provided staff's presentation.

Mr. Johannes asked is the plan of development process still being discussed.

Ms. Darby stated yes. That and all components of Monroe Ward rezoning will be brought back to the Planning Commission in ordinance form. Design guidelines are also being drafted to be used with the plan of development.

Mr. Poole asked do you expect any further public meetings.

Ms. Darby stated nothing additional to what has already taken place. Public hearings will be held for the ordinances.

Public Hearing:

Ms. Cyane Crump, Executive Director, Historic Richmond stated she appreciates that consideration was given to the many concerns expressed regarding the historic nature of Franklin Street. She looks forward to further discussions with staff.

A motion was made by Commissioner Cuffee-Glenn, seconded by Commissioner Johannes, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:

- Aye --** 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannes, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner John Thompson, * Commissioner Ellen Robertson and * Commissioner Elizabeth Hancock Greenfield

9. [CPCR.2019.025](#)

Attachments: [Staff Report](#)
[Resolution](#)
[Rezoning Summary](#)

Ms. Anne Darby provided staff's presentation.

Mr. Poole asked what is the zoning of Virginia Union University.

Ms. Darby stated institutional.

Mr. Poole asked do they have a master plan.

Ms. Darby stated they are updating their master plan.

Mr. Poole asked are you engaging Councilman Hilbert.

Ms. Darby stated we will as part of this process.

Mr. Murthy asked is there consistent ownership of property along Lombardy.

Ms. Darby stated no. There is one property owner that owns three.

Ms. Cuffee-Glenn stated Dr. Lucas has expressed interest in discussing their plans for updating the Virginia Union University Institutional Master Plan.

Mr. Poole asked staff to follow up with Dr. Lucas.

Public Hearing: No one spoke.

Mr. Poole stated this is an extraordinarily important area with great potential for redevelopment.

A motion was made by Commissioner Robertson, seconded by Commissioner Cuffee-Glenn, that this City Planning Commission Resolution be adopted. The motion carried by the following vote:

Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner John Thompson, * Commissioner Ellen Robertson and * Commissioner Elizabeth Hancock Greenfield

10. [PDRPRES 2019.004](#)

Attachments: [Presentation](#)

Mr. Mark Olinger provided staff's presentation.

Mr. Poole asked what is meant by third party monitoring.

Mr. Olinger stated the City would do registration. A third party vendor would do monitoring.

Mr. Poole asked are they being used to identify noncompliance.

Mr. Olinger stated yes. They would notify the City and the City would issue zoning violation.

Ms. Greenfield asked if STRs are allowed in residential areas, is there an opportunity for community feedback once the ordinance is passed.

Mr. Olinger stated not in the current draft of the ordinance.

Mr. Murthy asked is the thought about capacity max for certain areas.

Mr. Olinger stated that can be discussed further by staff. The idea is to try to get operators to comply, not to continue operating underground.

Ms. Greenfield asked how will exemptions to STR regulations be dealt with.

Mr. Olinger stated there are a couple tied to the real estate industry.

Ms. Robertson asked how are we defining short term rental.

Mr. Olinger stated anything less than 30 days.

Ms. Robertson asked how would this be used.

Mr. Olinger stated they would need to have it as their primary place of residence.

Mr. Thompson asked is there anything about local management.

Mr. Olinger stated there needs to be contact information for someone nearby. We can look into adding that to the ordinance.

Mr. Poole asked what are the next steps.

Mr. Olinger stated he hopes to be done with public engagement before the end of May with introduction this summer.

Public Hearing:

Mr. John Albright, 1414 Grove Avenue, raised questions about tenants serving as operators, the number of days allowed, violation fees, no limitation on parking, and total limit of people permitted.

Ms. Cyane Crump thanked the staff. She stated many features of the draft ordinance are reflected in model ordinances elsewhere.

Upcoming Items

Mr. Ebinger informed the Commission of items tentatively scheduled for the April 15, 2019 meeting.

Adjournment

Mr. Poole adjourned the meeting at 2:44 p.m.

All persons attending the meeting are requested to register on the attendance sheets that have been placed on the chairs and are also available at the table by the conference room entrance. Once you have completed an attendance sheet, it should be provided to the Commission staff.

Melvin D. Law, Vice Chair

Matthew J. Ebinger, Secretary