



# City of Richmond

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## Meeting Minutes Planning Commission

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Monday, November 2, 2015

1:30 PM

5th Floor Conference Room

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### Call To Order

Mr. Poole called the meeting to order at 1:30p.m.

### Roll Call

**Present** 8 - Mr. Rodney Poole  
Mr. Melvin Law  
Mr. David Johannas  
Ms. Lynn McAteer  
Mr. Jeffrey Sadler  
Mr. Doug Cole  
Ms. Selena Cuffee-Glenn  
Mr. Vivek Murthy

**Absent** 1 - Ms. Ellen Robertson

### Chair's Comments

### Approval of Minutes

[a2015 - 1387](#) October 19, 2015 Meeting Minutes

**Attachments:** [Draft October 19, 2015 Meeting Minutes](#)

A motion was made by Mr. Johannas, seconded by Mr. Law, that the minutes from the Commission's October 19, 2015 meeting be approved. The motion carried by the following vote:

**Aye:** 6 - Mr. Poole, Mr. Law, Mr. Johannas, Mr. Sadler, Mr. Cole and Mr. Murthy

**Excused:** 1 - Ms. McAteer

**Abstain:** 1 - Ms. Cuffee-Glenn

### Director's Report

- Public Meeting on the Broad/E. Main Street Corridor Plan - November 19, 2015 from 5:30 to 7:30 at DMV (2300 W Broad St)
- Council Action Update

### Consideration of Continuances and Deletions from Agenda

The Commission agreed to move item number 8, ORD. 2015-156, from the

**Regular Agenda to the Consent Agenda.**

1. [UDC No. 2015-13](#) Conceptual Location, Character and Extent Review of a new building for the Horticulture, Maintenance and Public Safety Departments at Maymont, 800 Swan Lake Drive

A motion was made by Ms. Cuffee-Glenn, seconded by Mr. Cole, that this Location, Character and Extent item be continued to the Commission's January 4, 2016 meeting. The motion carried unanimously.

**Consent Agenda**

A motion was made by Mr. Law, seconded by Mr. Murthy, that the Consent Agenda be approved. The motion carried unanimously.

2. [ORD. 2015-225-219](#) To accept a deed from the School Board conveying 100 West Baker Street to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Ord. No. 2015-225-219](#)

**This Ordinance was recommended for approval on the Consent Agenda.**

3. [ORD. 2015-226-220](#) To declare surplus and to direct the sale of City-owned real estate located at 100 West Baker Street for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of facilitating private investment, job creation, and economic development in the area around the property.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Ord. No. 2015-226-220](#)

**This Ordinance was recommended for approval on the Consent Agenda.**

4. [ORD. 2015-227-221](#) To authorize the special use of the property known as 1712 Bellevue Avenue for the purpose of commercial events as a permitted principal use, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Survey](#)  
[Application & Applicant's Report](#)  
[Management Plan.docx](#)  
[Bellevue Civic Association Support.pdf](#)  
[Ord. No. 2015-227-221](#)

Mr. Poole congratulated Ms. Gloria Freye on her retirement and recognized her for her

dedication to her clients and her professionalism. He thanked her for her complete and delightful representation of applicant's before the Commission over the past 24 years.

**This Ordinance was recommended for approval on the Consent Agenda.**

- 5. [ORD. 2015-229-223](#) To authorize the special use of the property known as 3508 East Broad Street for the purpose of waiving the parking requirement for a single-family dwelling and a dwelling unit located in an accessory building, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Application](#)  
[Plans](#)  
[Petition of Support](#)  
[CHA Support.pdf](#)  
[Ord. No. 2015-229-223](#)

**This Ordinance was recommended for approval on the Consent Agenda.**

- 6. [ORD. 2015-228-222](#) To authorize the special use of the properties known as 1800 Highpoint Avenue, 1814 Highpoint Avenue, and 1815 Highpoint Avenue for the purpose of a mixed-use development that includes multifamily residential use and uses permitted in the B-6 Mixed-Use Business District, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Application Form & Applicant's Report](#)  
[Parking Analysis](#)  
[Location Map](#)  
[Letter of Support](#)  
[Plans & Survey](#)  
[Ord. No. 2015-228-222](#)

**This Ordinance was recommended for approval on the Consent Agenda.**

- 8. [ORD. 2015-156-203](#) To authorize the special use of the property known as address 311 Stockton Lane for the purpose of authorizing two accessory dwelling units, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Plat](#)  
[Plans](#)  
[Application & Applicant's Report](#)  
[Ord. No. 2015-156-203](#)

This Ordinance was recommended for approval on the Consent Agenda.

### **Regular Agenda**

7. [ORD. 2015-201-206](#) To authorize the special use of the property known as 2519 Mandy Lane for the purpose of a family day home for up to 12 children located within an existing single-family dwelling, upon certain terms and conditions.

**Attachments:** [Staff Report](#)  
[Location Map](#)  
[Application & Applicant's Report](#)  
[Ord. No. 2015-201-206](#)

Mr. Willy Thompson presented this item as outlined in the staff report.

Ms. McAteer asked if there is enough space for 12 children.

Mr. Thompson stated that the building code and the licensing regulations would regulate square footage required for the use.

Mr. Sadler stated that Virginia is rated one of the worst states for child care oversight at home day care centers. He stated that there is a 3:1 ratio of children dying in at home daycare over commercial daycare centers. He also stated that the amount of time dedicated to other work within the home exceeds the amount of time watching the children. He also stated that there are four convicted violent sex offenders within three blocks of this daycare center.

**A motion was made by Ms. Cuffee-Glenn, seconded by Ms. McAteer, that this Ordinance be recommended for approval to the City Council. The motion carried by the following vote:**

**Aye:** 7 - Mr. Poole, Mr. Law, Mr. Johannas, Ms. McAteer, Mr. Cole, Ms. Cuffee-Glenn and Mr. Murthy

**No:** 1 - Mr. Sadler

### **Upcoming Items**

### **Adjournment**

Mr. Poole adjourned the meeting at 1:46 pm.