



City of Richmond

City Hall
Richmond VA, 23219
(p) 804.646.6304
(f) 804.646.5789

Meeting Minutes Planning Commission

Monday, November 19, 2018

1:30 PM

5th Floor Conference Room

Call To Order

Mr. Poole called the regular meeting of the Planning Commission to order at 1:30 p.m.

Roll Call

-- Present 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson, and * Committee Member Ellen Robertson

Chair's Comments

Mr. Poole welcomed all who were present.

Approval of Minutes

1. [PDRMIN
2018.020](#)

Attachments: [CPC Draft Minutes_Nov 5, 2018](#)

A motion was made by Committee Member Robertson, seconded by Commissioner Murthy, that the November 5, 2018 Meeting Minutes be adopted. The motion carried by the following vote:

Aye -- 8 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

Excused -- 1 - * Commissioner Selena Cuffee-Glenn

Director's Report

- Richmond 300 (City Master Plan) Update

Ms. Maritza Pechin provided an update on Richmond 300 (City Master Plan update), particularly on upcoming parking study meetings.

- Council Action Update

Mr. Ebinger provided an update on the actions taken by City Council at its November 13, 2018 meeting.

Consideration of Continuances and Deletions from Agenda

There were no continuances or deletions from the agenda.

Consent Agenda

Public Hearing: No one spoke during the public hearing for the Consent Agenda.

A motion was made by Commissioner Murthy, seconded by Committee Member Robertson, that the Consent Agenda be approved. The motion carried by the following vote:

Aye -- 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

2. [UDC 2018-40](#)

Attachments: [UDC to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Section 17.05 Review item was approved

3. [UDC 2018-43](#)

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved

4. [UDC 2018-44](#)

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Letter of Opposition](#)

This UDC Item was approved.

5. [UDC 2018-45](#)

Attachments: [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Supplemental Documents](#)

This Location, Character and Extent Item was approved

6. [UDC 2018-46](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)
[Public Comment - Opposition](#)
[Letters of Opposition provided at Planning Commission Meeting](#)

This Location, Character and Extent Item was approved

7. [UDC 2018-47](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved

8. [UDC 2018-48](#)

- Attachments:** [UDC Report to CPC](#)
[Staff Report to UDC](#)
[Location & Plans](#)

This Location, Character and Extent Item was approved

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

9. [ORD. 2018-304](#)

To amend and reordain Ord. No. 75-309-302, adopted Dec. 15, 1975, as most recently amended by Ord. No. 2017-227, adopted Dec. 11, 2017, pertaining to the “Stony Point Community Unit Plan,” for the purpose of amending the development standards, as they pertain to Map Section K of the Southern Portion of the Plan, to allow for residential development.

- Attachments:** [Staff Report](#)
[Ord. No. 2018-304](#)
[2018 Development Plan](#)
[Conceptual Layout Plan](#)
[Landscape Buffer Plan](#)
[Common Area Amenities Plan](#)
[Survey](#)
[Application Form](#)
[Applicant's Report](#)
[Map](#)
[Resolution](#)
[Letters of Opposition](#)

Mr. David Watson provided staff's presentation.

Mr. Jeff Geiger provided the applicant's presentation. He clarified that the project will be 3-stories in height, not 2-stories.

Mr. Johannas asked what is the pricing of the units.

Mr. Geiger stated pricing starts at \$240,000 to \$250,000.

Mr. Johannas asked where is the nearest bus stop.

Mr. Geiger stated the bus stop is nearby on Forest Hill Avenue near its intersection with the lake.

Ms. Robertson asked are any units affordable.

Mr. Geiger stated the units are middle market rate affordable, though none of the units will be priced based on household income affordability levels.

Public Hearing:

No one spoke in favor.

Opposition:

Mr. Robert Bedell, Summerhill Community, stated the buffer is going to be reduced and would not be sufficient. The development would not be appropriate for the neighborhood.

Mr. Jim Park, Summerhill Community, stated he and the neighborhood are concerned with the density of the development. The units along Evansway Lane should front on Evansway Lane. The development will replace wetlands with a pond. He is concerned with the impact on their groundwater issues. Three-story buildings are not appropriate.

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Mr. Johannas stated affordability in this area is important. He suggests applicant considers addressing Evansway Lane.

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

- Aye --** 9 - * Chair Rodney Poole, * Vice Chair Melvin Law, * Commissioner David Johannas, * Commissioner Selena Cuffee-Glenn, * Commissioner Vivek G. Murthy, * Commissioner Elizabeth Hancock Greenfield, * Commissioner Max Hepp-Buchanan, * Commissioner John Thompson and * Committee Member Ellen Robertson

Upcoming Items

Mr. Ebinger listed the items tentatively scheduled for the December 3, 2018 meeting.

Adjournment

Mr. Poole adjourned the meeting at 2:38 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.

Rodney M. Poole, Chair

Matthew J. Ebinger, Secretary